



DEVELOPMENT VARIANCE PERMIT NO. DVP00300

DANIEL PHILLIP SLEEMAN JENKIN and SHARON JANET CHAN-YAN
Name of Owner(s) of Land (Permittee)

Civic Address: 3330 STEPHENSON PT ROAD

1. This development variance permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied by this permit.
2. This permit applies to and only to those lands within the municipality described below, and any and all building structures and other developments thereon:

Legal Description:

LOT 1, DISTRICT LOT 29, WELLINGTON DISTRICT, PLAN 13044

PID No. 004-705-670

3. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:
 1. *Section 7.5.1* – to reduce the flanking side yard setback for a principal building from 4m to 1.68m.
 2. *Section 7.6.1* – to increase the maximum perimeter wall height as follows:
 - a. North elevation (front): from 7.32m to 10.43m
 - b. West elevation (flanking): from 7.32m to 12.19m
 - c. East elevation (side): from 7.32m to 12.68m
 - d. South elevation (rear): from 7.32m to 12.71m
 3. *Section 6.5.2* – to allow a heat pump in the side yard and to reduce the minimum side yard setback for a heat pump from 4.5m to 0.81m.

4. The permittee, as a condition of the issuance of this permit, shall develop the land described herein strictly in accordance with the following terms and conditions and provisions and in accordance with any plans and specifications attached hereto which shall form a part thereof.

Schedule A Location Plan

Schedule B Site Survey

Schedule C Elevations Illustrating Perimeter Wall Height Variances

5. If the permittee does not substantially commence the construction permitted by this permit within two years of the date of this permit, this permit shall lapse.
6. This permit prevails over the provisions of the bylaw in the event of conflict.
7. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Survey prepared by J.E Anderson & Associates dated 2016-DEC-21.
2. The subject property shall be developed generally in accordance with the elevations prepared by Raymond de Beeld Architect Inc. dated 2016-DEC-20.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 16TH DAY OF JANUARY, 2017.

Thia Jourie
Corporate Officer

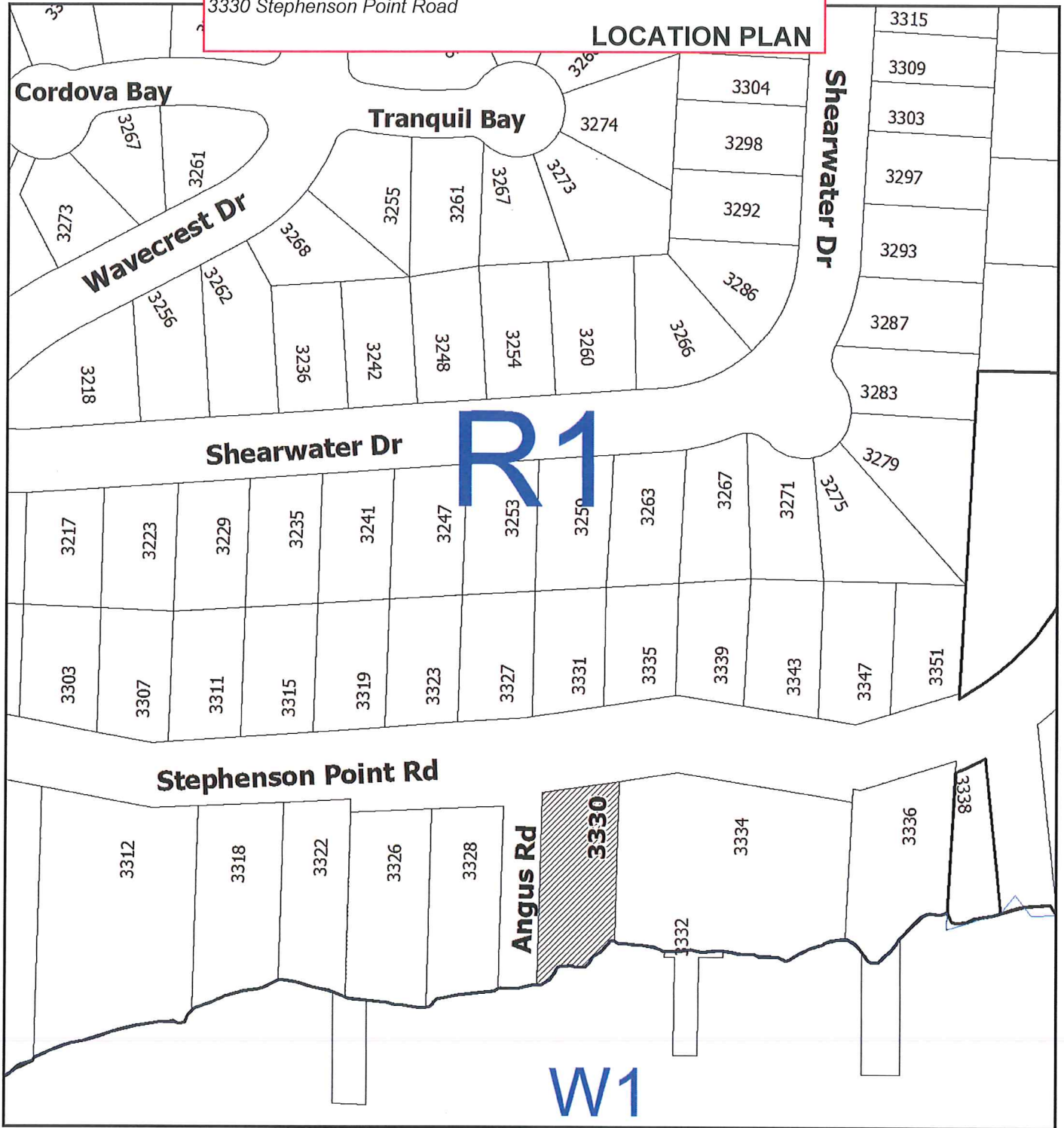
2017-JAN-20
Date

TR/ln

Prospero attachment: DVP00300

Development Variance Permit DVP00300 Schedule A
3330 Stephenson Point Road

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001022

LOCATION PLAN

Civic: 3330 Stephenson Point Road
Lot 1, District Lot 29, Wellington District, Plan 13044



Subject Property

SITE SURVEY

SITE PLAN

PHEASANT HILL HOMES

LOT 1, DISTRICT LOT 29,
WELLINGTON DISTRICT,
PLAN 13044

ADDRESS : 3330 STEPHENSON POINT RD.

PROJECT SURVEYOR : D.G. WALLACE

DRAWN BY : DAW DATE : DEC 21/16

OUR FILE : 88471 REVISION : 3rd



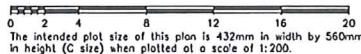
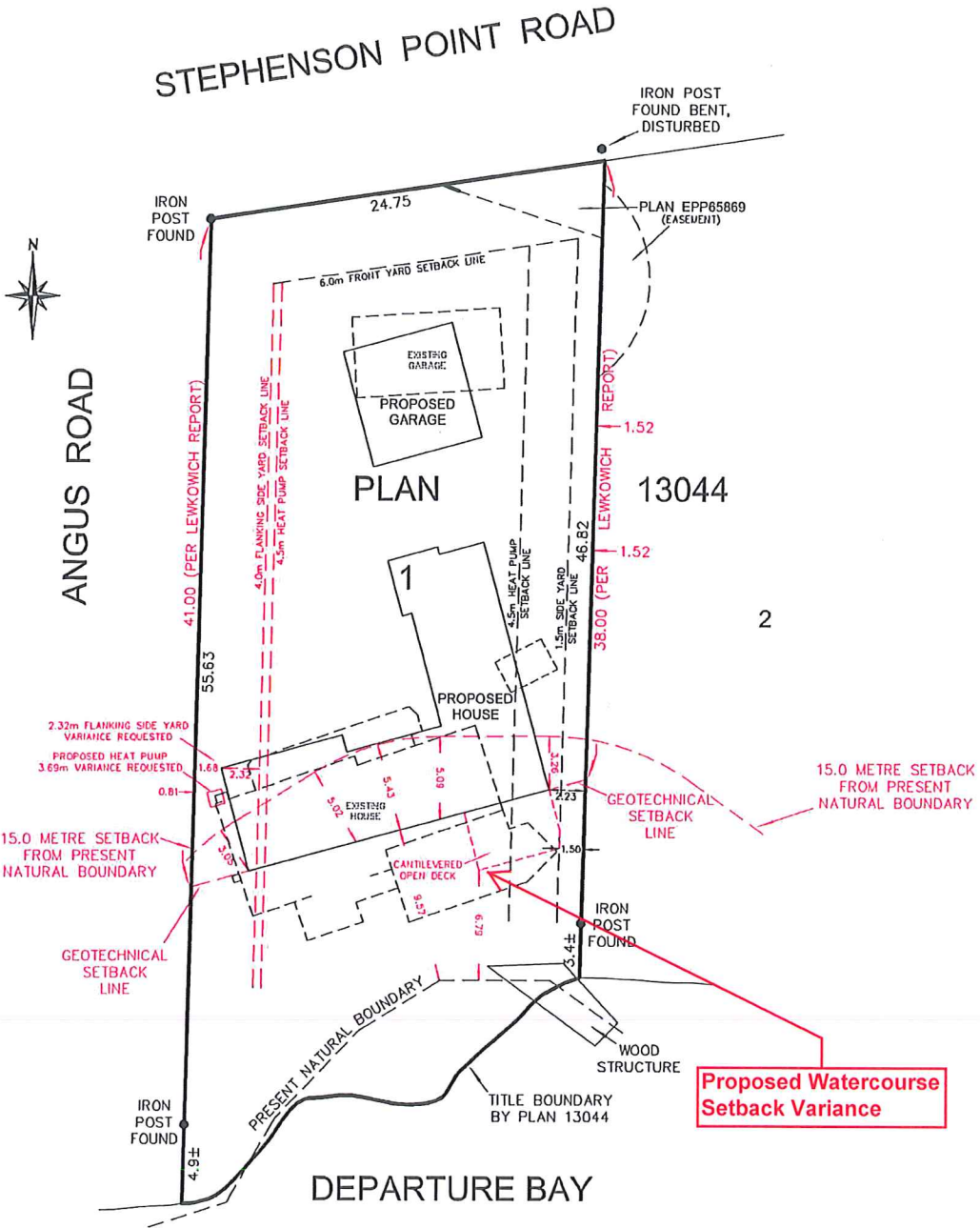
1A - 3411 BENTON RD, NANAIMO, B.C. V9T 2H1
TEL: 253-759-4631 FAX: 250-759-4663
E-MAIL: nanaimo@jeanderson.com
NANAIMO - VICTORIA - PARKSVILLE

LEGEND

SUBJECT TO CHARGES SHOWN
ON TITLE NO. CA4961768
(P.I.D. 004-705-670)

DIMENSIONS ARE DERIVED FROM
LAND TITLE OFFICE RECORDS

THIS PLAN HAS BEEN PREPARED IN
ACCORDANCE WITH THE PROFESSIONAL
REFERENCE MANUAL



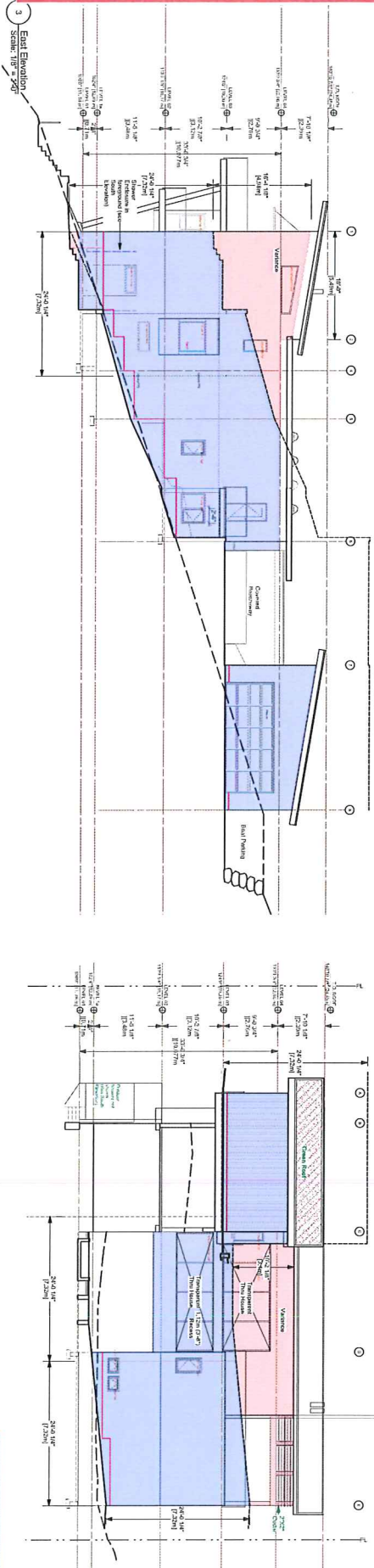
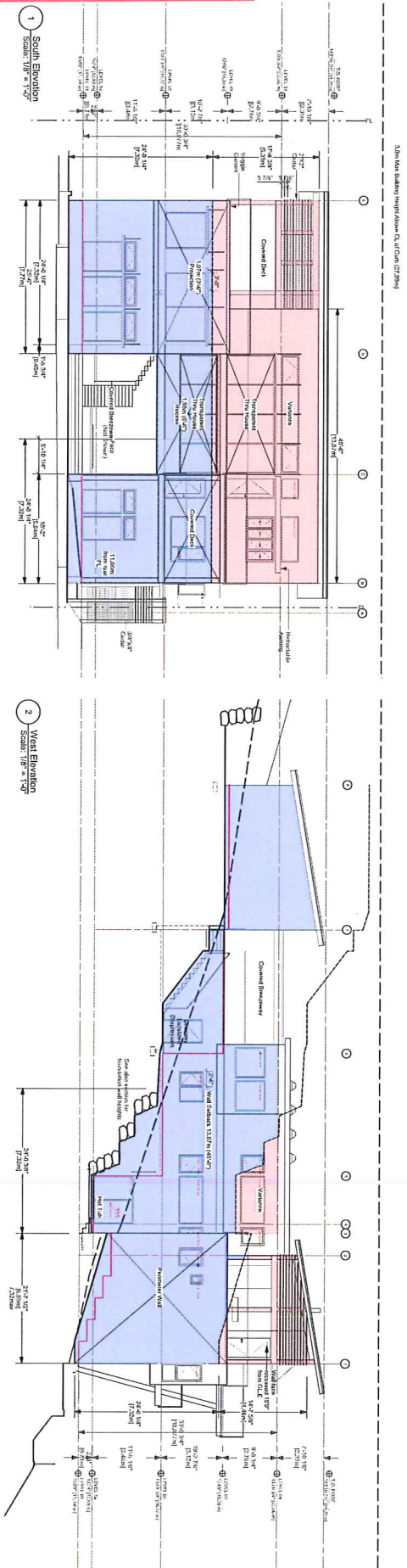
**Proposed Watercourse
Setback Variance**

RECEIVED
DP001022
2016-DEC-22
Curtis Planning & Evaluation

This sketch plan has been prepared in accordance with the Professional Reference Manual and is certified correct this 21st day of December, 2016.
David Wallace LEKU11 Digitally signed by David Wallace LEKU11 This document is not valid unless originally signed and sealed or digitally signed by BCL.S.
Date: 2016.12.21 14:24:48 -0800

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ELEVATIONS



<p>RAYMOND 66 BEELD ARCHITECT INC.</p> <p>725 Terminal Ave. Suite 200, Nanaimo, B.C. V9S 4K1 Tel: 250-754-8111 www.66beeld.com</p>		<p>CLIENT:</p> <p>STEPHENSON POINT RESIDENCE</p> <p>3330 Stephenson Point Road, Nanaimo, Bc Lot 1, District Lot 29, Wellington District, Plan 13044.</p>		<p>PROJECT TITLE:</p> <p>Elevations - Perimeter Wall Calc's</p>		<p>NO. 2</p> <p>DATE: 2016 11 29</p> <p>DESCRIPTION: Development Review Amendment Draw 1</p>	<p>NO. 1</p> <p>DATE: 2016 11 29</p> <p>DESCRIPTION: Development Review Amendment Draw 1</p>	<p>NO. 1</p> <p>DATE: 2016 11 29</p> <p>DESCRIPTION: Development Review Amendment Draw 1</p>	<p>NO. 1</p> <p>DATE: 2016 11 29</p> <p>DESCRIPTION: Development Review Amendment Draw 1</p>
<p>Do not scale drawings. Contractor shall verify dimensions to be indicated on drawings. The architect shall be responsible for the accuracy of the information and shall be responsible for the accuracy of the information. As indicated on drawings, the accuracy of the information is the responsibility of the architect and the client. The architect shall be responsible for the accuracy of the information and shall be responsible for the accuracy of the information. As indicated on drawings, the accuracy of the information is the responsibility of the architect and the client.</p>									
<p>RECEIVED By: Current Planning at 11:59 am, Dec 04, 2016</p> <p>STEPHENSON POINT TOWN</p> <p>DATE: 2016 11 29 PROJECT NO: 13044 AS NOTED 2016 11 29</p> <p>A6.3</p>									