



DEVELOPMENT VARIANCE PERMIT NO. DVP00313

STEVEN JOHN PHILLIPS
Name of Owner(s) of Land (Permittee)

Civic Address: 3312 STEPHENSON POINT 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 2, SECTION 11, WELLINGTON DISTRICT, PLAN 4923

PID No. 006-018-912

3. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is hereby varied to allow a heat pump to be located on the west side of the principal dwelling.
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 Plan

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.

CONDITION OF PERMIT

1. The heat pump shall be located on the west side of the principal dwelling generally in accordance with the Site Plan prepared by Harbour City Land Surveying Ltd., received 2017-MAY-11, as shown on Schedule B.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 19TH DAY OF JUNE, 2017.

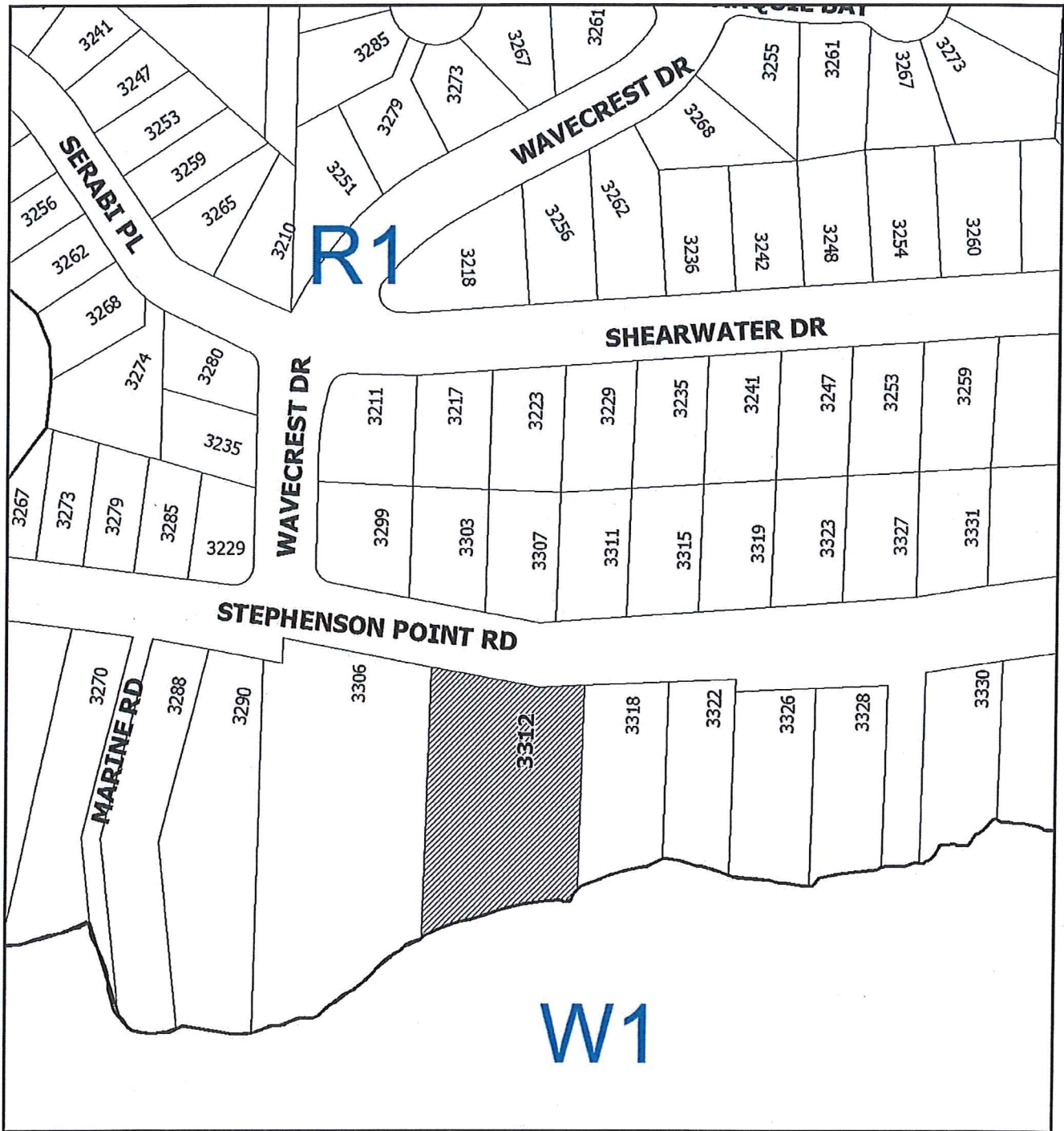
Sheila Murray
Corporate Officer

2017 - JUN - 30
Date

TR/ln

Prospero attachment: DVP00313

LOCATION PLAN



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LOCATION PLAN

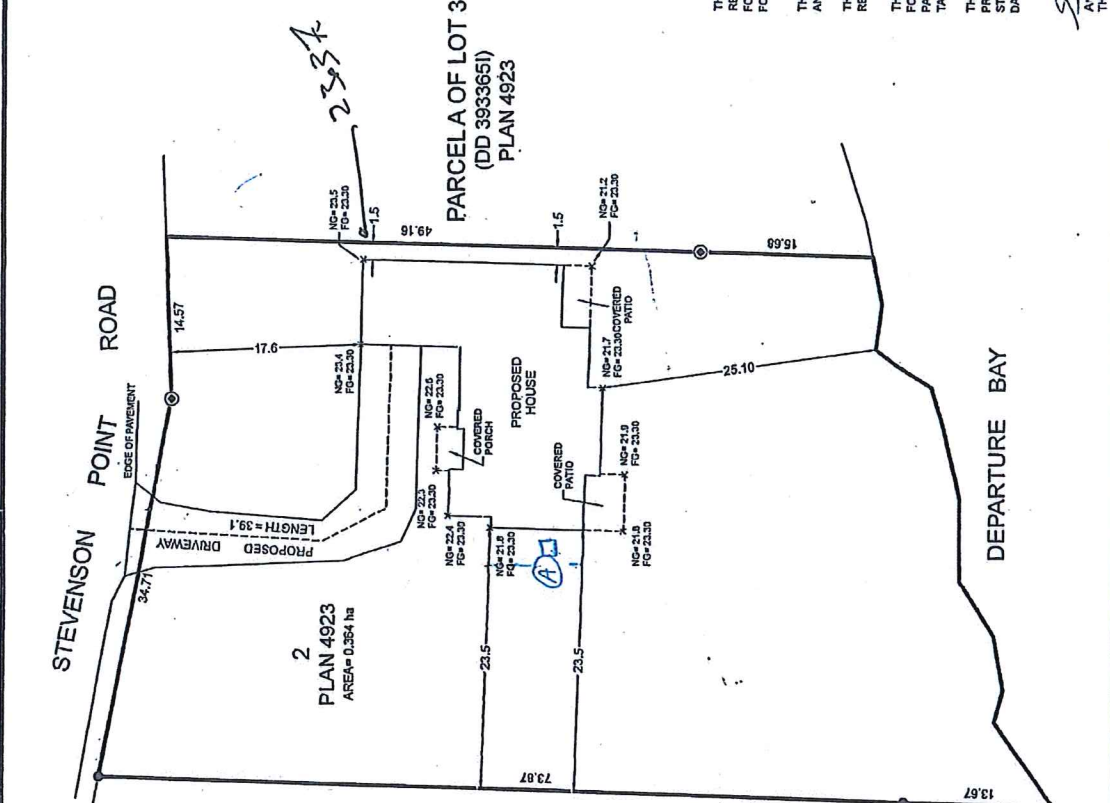
Civic: 3312 Stephenson Point Road
Lot 2, Section 11, Wellington District,
Plan 4923

 **Subject Property**

SITE PLAN

MAXIMUM HOUSE HEIGHT CALCULATION	
MEAN FG	23.30
MEAN NG	22.26
MAXIMUM HEIGHT PER BYLAW	9.00
MAXIMUM ROOF PEAK	31.26
PROPOSED MAIN FLOOR	23.56
HEIGHT TO PEAK	8.69
PROPOSED ROOF PEAK	30.39

MIN. GARAGE SLAB ELEVATION PER CITY OF NANAIMO GUIDELINES FOR SINGLE FAMILY ACCESSES	
EDGE OF PAVEMENT ELEVATION	24.72
MAXIMUM RECOMMENDED FALL	6.82
MIN. GARAGE SLAB ELEVATION	17.90
PROPOSED GARAGE SLAB ELEVATION	23.40



THE UNDERSIGNED CONFIRMS THAT HE HAS BEEN RETAINED BY DAVID EDMONDSON TO PROVIDE FOUNDATION LAYOUT IN ACCORDANCE WITH THE FOUNDATION LOCATION SHOWN ON THIS PLAN.

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES, INTERESTS AND LEGAL NOTATIONS AS SHOWN ON TITLE INC. F4309.

THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE NANAIMO STANDARD PRACTICES AND IS CERTIFIED CORRECT AS OF DATE OF AUGUST 2, 2016. **NOT TO BE REMOVED**

Andre McNicoll
ANDRE MCNICOLL
B.C.L.S.
THIS DOCUMENT IS INVALID UNLESS SIGNED AND SEALED.

B.C. LAND SURVEYOR'S CERTIFICATE OF PROPOSED LOCATION ON:
LOT 2, SECTION 11, WELLINGTON DISTRICT, PLAN 4923.

Scale 1:400
ALL DISTANCES AND ELEVATIONS ARE IN METRES AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

LOT DIMENSIONS ARE DERIVED FROM A FIELD SURVEY CONDUCTED IN 2016.
CIVIC ADDRESS: 3312 STEPHENSON POINT ROAD, NANAIMO
PID: 006-618-912. ZONING: R1

NOTES
HOUSE DESIGN FROM SSE
DRAWINGS DATED JULY, 2016.
ELEVATION DATUM IS DERIVED FROM OBSERVATION MONUMENT CONTROL POINT 1681712.
MONUMENT ELEVATION = 23.82.

LEGEND:
● DENOTES STANDARD LEGAL POST FOUND;
⊙ DENOTES NON STANDARD LEGAL POST FOUND.

● NG 23.4 DENOTES TYPICAL SPOT ELEVATION OF PROPOSED NATURAL GRADE (NG) IN CONFORMANCE WITH THE CITY OF NANAIMO / FIRM ZONING BYLAW.
● FG 23.30 DENOTES TYPICAL SPOT ELEVATION OF PROPOSED FINISHED GRADE (FG) IN CONFORMANCE WITH THE CITY OF NANAIMO ZONING BYLAW.

① Proposed Heat Pump Location

THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND/OR PROPOSED IMPROVEMENTS SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE LOT. THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENTS RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE DESCRIBED PARCELS. THIS PLAN IS NOT TO BE USED TO RE-DETERMINE BOUNDARY LINES.

RECEIVED
DVP00313
2017-MAY-11
Current Planning & Subdivision

Harbour City Land Surveying Ltd.
1281 LYNX RD
NANAIMO BC V9S 5R2
PHONE: 250-758-4780
DRAWING: 02022-HS-LDWG
LAYOUT: 1