



DEVELOPMENT VARIANCE PERMIT NO. DVP00315

CARRIE COTTON and RONALD COTTON
Name of Owner(s) of Land (Permittee)

Civic Address: 3583 HAMMOND BAY 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, DISTRICT LOT 39, WELLINGTON DISTRICT, PLAN 24613

PID No. 000-531-596

3. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" - Section 6.10.2 is hereby varied to increase the maximum front yard fence height from 1.2m to 3.2m, as measured from the finished grade at the bottom of the lowest retaining wall to the top of the highest retaining wall, to allow the proposed retaining walls on the subject property.
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 & Cross Section
Schedule C Context Photos

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. A separate application must be submitted for a building permit.

CONDITIONS OF PERMIT

1. The subject properties shall be developed in accordance with the site plan and retaining wall cross-section prepared by Lewkowich Engineering Associates Ltd., dated 2017-JUN-16, as shown on Schedule B.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 10TH DAY OF JULY, 2017.

Sky Snelgrove

Sky Snelgrove
Deputy Corporate Officer
City of Nanaimo

July 17, 2017

Date

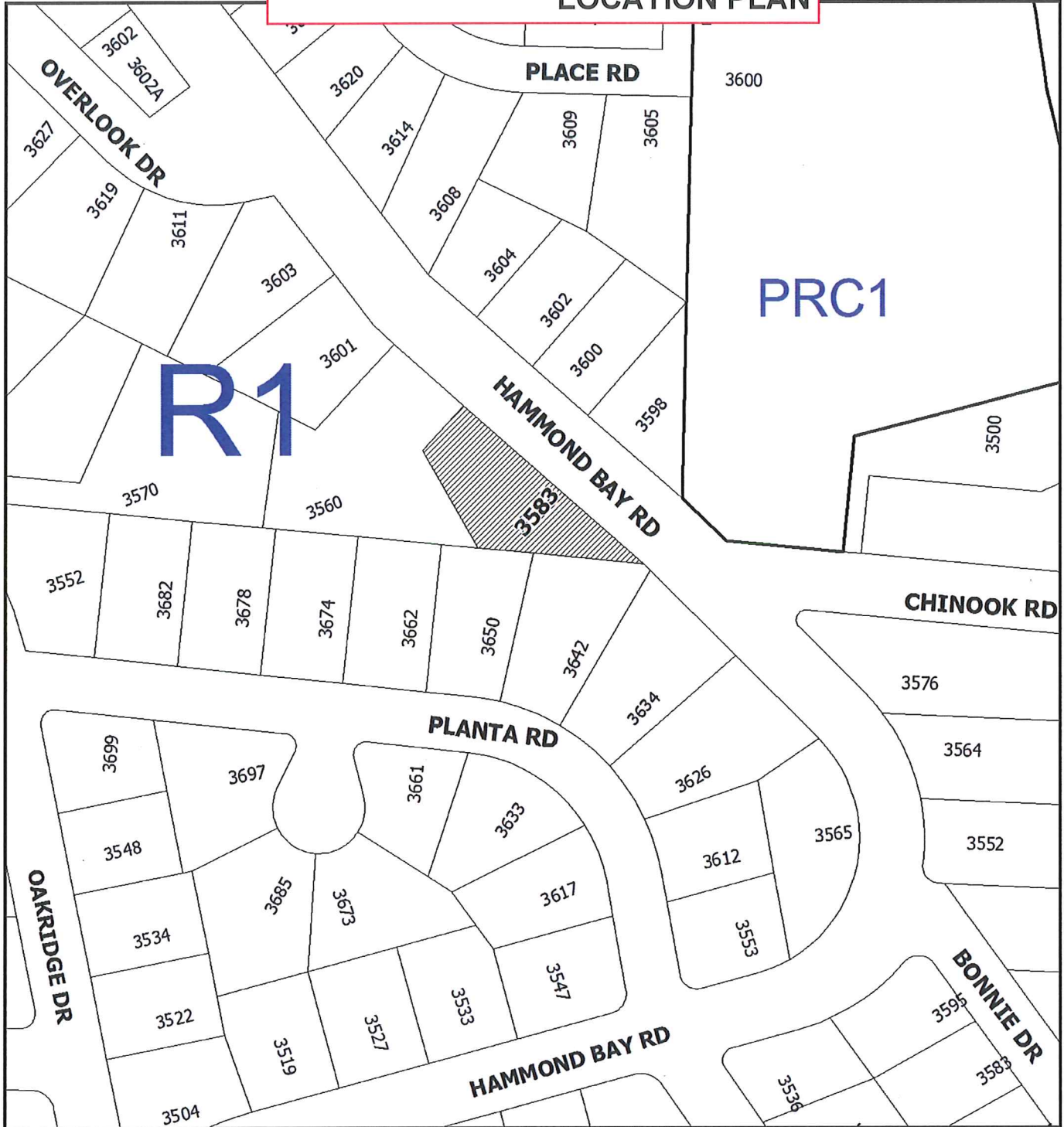
TR/in

Prospero attachment: DVP00315

Development Variance Permit DVP00315
3583 Hammond Bay Road

Schedule A

LOCATION PLAN



DEVELOPMENT VARIANCE PERMIT NO. DVP00315

LOCATION PLAN

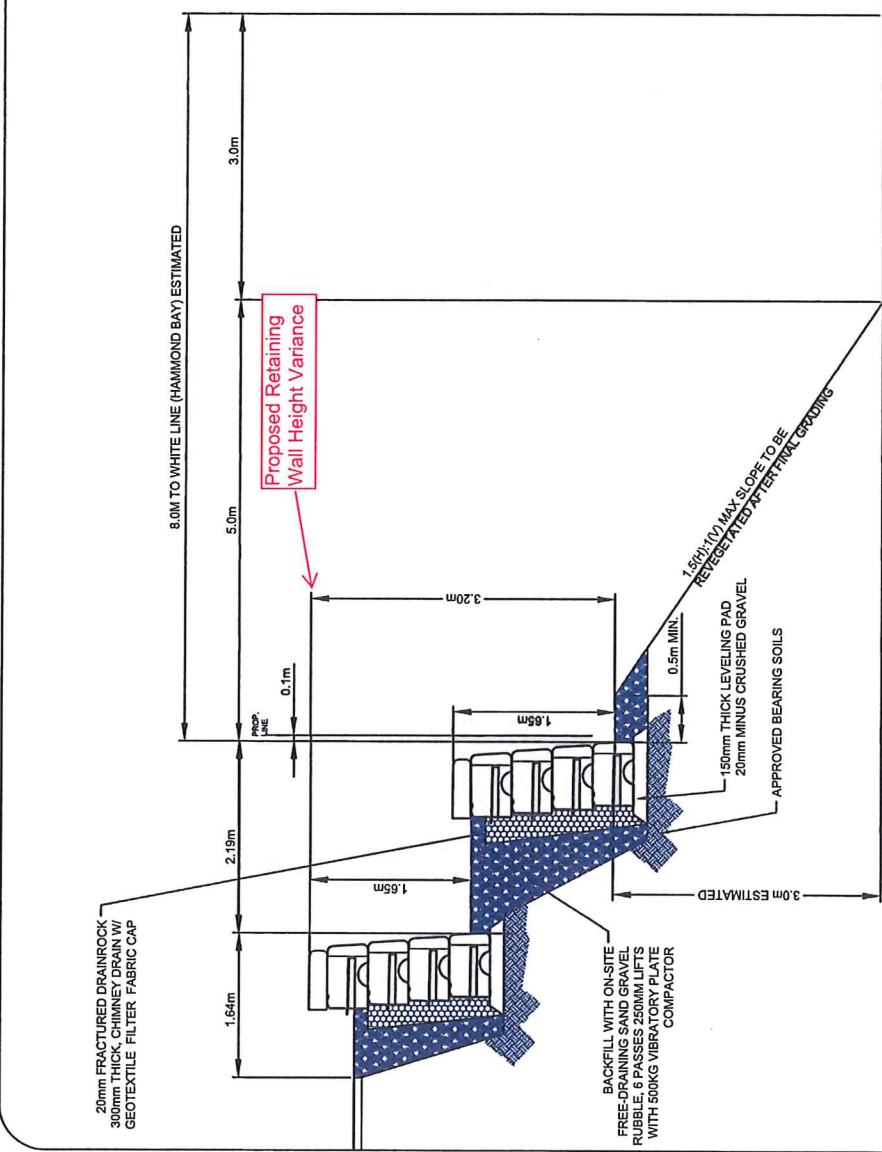
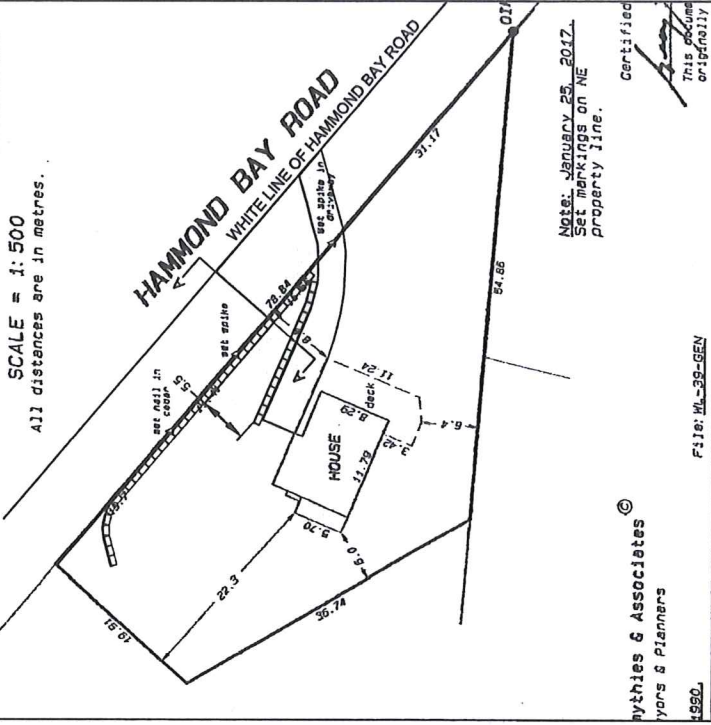
Civic: 3583 Hammond Bay Road
Lot 2, District Lot 39, Wellington District,
Plan 24613

 **Subject Property**

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Schedule B
SITE PLAN & CROSS SECTION

B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION OF HOUSE ON LOT 2, PLAN 24613, D.L. 39, WELLINGTON DISTRICT.



SECTION A-A
 Scale: 1:25

- NOTES:
1. RED-ROCK 28" DEEP INTERLOCKING BLOCKS
 2. SCH B-C, GEOTECHNICAL QUALITY ASSURANCE REQUIRED FOR BEARING SOILS, BACK FILL AND DRAINAGE
 3. ALL CHANGES MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER

REV No.	DATE	BY	P.ENG.	REVISION DESCRIPTION
01	June 16-17	JH	CH	ADD OVERALL HEIGHT DIMENSION
LEGEND				
DRAWING TITLE: RED-ROCK RETAINING WALLS				
PROJECT NAME: FRONT YARD IMPROVEMENTS				
LEGAL DESCRIPTION: 3583 HAMMOND BAY ROAD, NANAIMO, BC				
ENGINEER'S SEALS TO: B.C. PROFESSIONAL ENGINEERS ASSOCIATION				
ENGINEER: JH				
DRAWING No. F-4482				
PROJECT No. 01				
AS NOTED				
SCALE: AS NOTED				
DRAWN BY: JH				
PLOT DATE: MAY 11-17				
REVIEWED BY: WR				
SCALE: AS NOTED				
PROJECT No. F-4482				
DRAWING No. 01				
RECEIVED DVP315 2017-JUN-16				
Current Planning & Subdivision				
LAWKOWICH ENGINEERING ASSOCIATES LTD.				

Appendix

CONTEXT PHOTOS

Materials used to construct the wall from Nanaimo Precast.



3583 Hammond Bay Road



Wall 1

Wall 2

APPROVED
DVP 315
MAY 16 2017
NANAIMO