



**DEVELOPMENT VARIANCE PERMIT NO. DVP00317**

**GERTRUDE MAHLUM**  
**Name of Owner(s) of Land (Permittee)**

**Civic Address: 3715 LAGOON 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 3, DISTRICT LOT 39, WELLINGTON DISTRICT, PLAN 32002**  
**PID No. 001-115-251**

3. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is hereby varied as follows:
  - *Section 7.5.1 Siting of Buildings* – to reduce the minimum rear yard setback in the R1 Zone from 7.5m to 1.5m for a single residential 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, Existing Bylaw 4500 Setbacks**  
**Schedule C Site Plan, Proposed Setbacks**

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 proposed building envelope and setbacks shown on the Site Plan prepared by Williamson and Associates, dated 2015-SEP-24, as shown on Schedule C.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 13TH DAY OF AUGUST, 2018.

*Sheila Grurie*  
Corporate Officer

*2018-AUG-17*  
Date

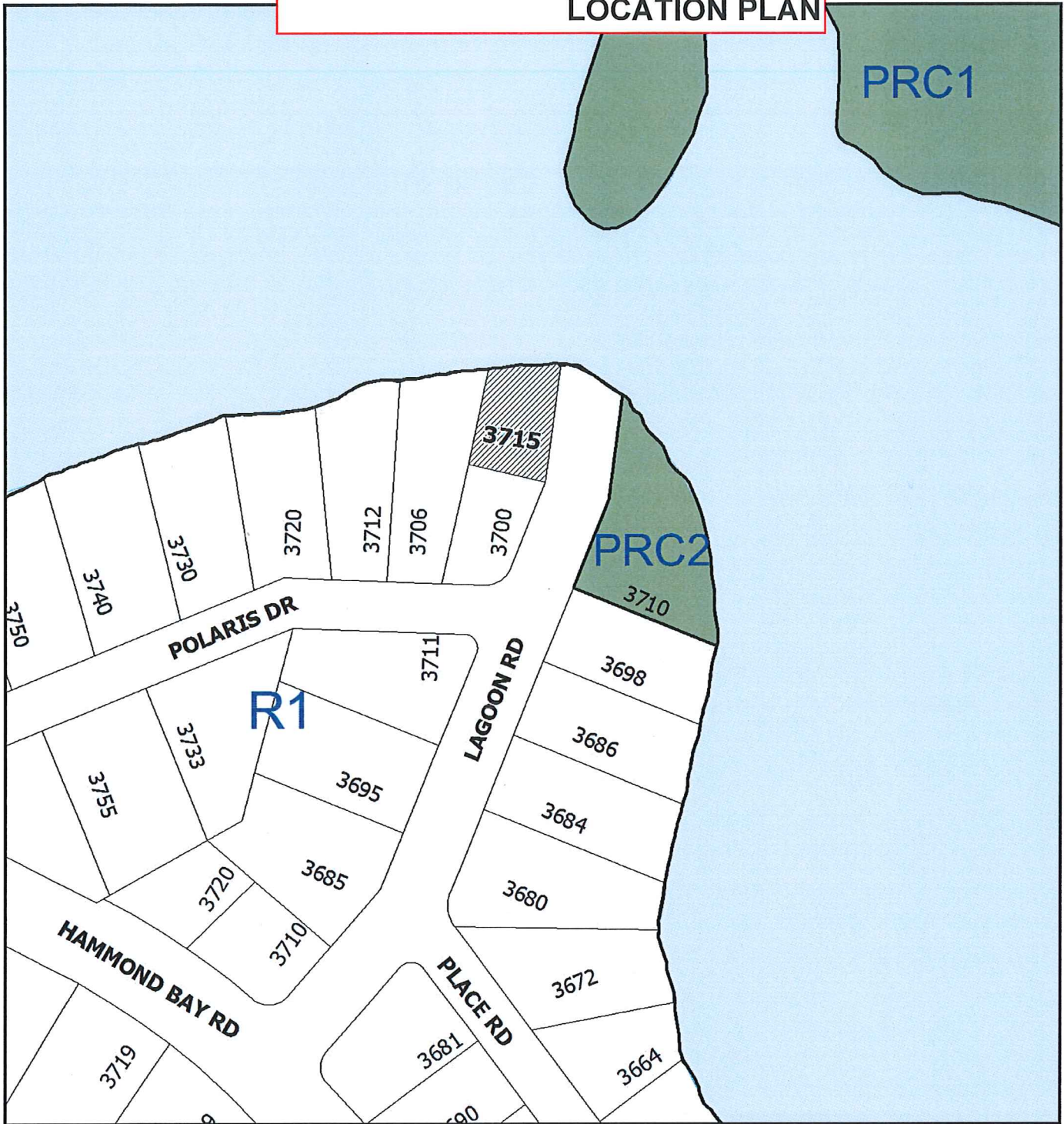
*DS/ln*

*Prospero attachment: DVP00317*

Development Variance Permit DVP00317  
3715 Lagoon Road

Schedule A

# LOCATION PLAN



DEVELOPMENT VARIANCE PERMIT NO. DVP00317

# LOCATION PLAN

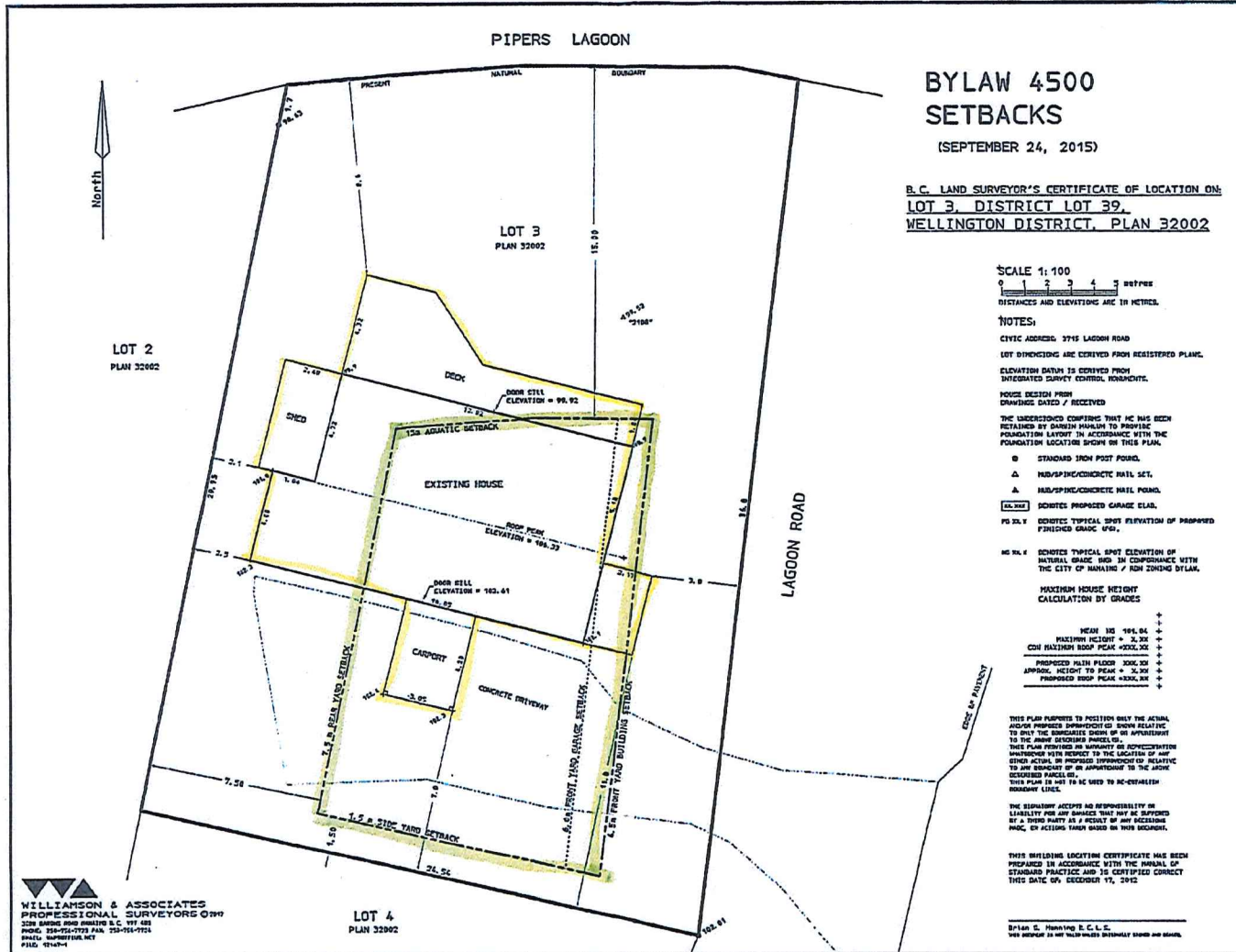
Civic: 3715 Lagoon Road  
Lot 3, District Lot 39,  
Wellington District, Plan 32002

 **Subject Property**

Development Variance Permit DVP00317  
3715 Lagoon Road

Schedule B

**SITE PLAN**  
**(Existing Bylaw 4500 Setbacks)**



**BYLAW 4500**  
**SETBACKS**

(SEPTEMBER 24, 2015)

B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION ON:  
LOT 3, DISTRICT LOT 39,  
WELLINGTON DISTRICT, PLAN 32002

SCALE 1:100

0 1 2 3 4 5 METRES

DISTANCES AND ELEVATIONS ARE IN METRES.

**NOTES:**

CIVIC ADDRESS: 3715 LAGOON ROAD

LOT DIMENSIONS ARE DERIVED FROM REGISTERED PLANS.  
ELEVATION DATA IS DERIVED FROM  
INTEGRATED SURVEY CONTROL MONUMENTS.

HOUSE DESIGN FROM  
DRAWINGS DATED / RECEIVED

THE UNDERSIGNED CERTIFIES THAT HE HAS BEEN  
RETAINED BY DANISH-HANSEN TO PROVIDE  
FOUNDATION LAYOUT IN ACCORDANCE WITH THE  
FOUNDATION LOCATION SHOWN ON THIS PLAN.

● STANDARD IRON POST FOUND.

▲ IRON/SP/PC/CONCRETE NAIL SET.

▲ IRON/SP/PC/CONCRETE NAIL FOUND.

□ EXIST. SCHEDULED PROPOSED GARAGE SLAB.

PG 20.1 SCHEDULES TYPICAL SPOT ELEVATION OF PROPOSED  
FINISHED GRADE SPOT.

PG 20.4 SCHEDULES TYPICAL SPOT ELEVATION OF  
NATURAL GRADE SHOWN IN CONFORMANCE WITH  
THE CITY OF VANCOUVER / SOI ZONING BYLAW.

MAXIMUM HOUSE HEIGHT  
CALCULATION BY GRADES

MEAN HG	100.04
MAXIMUM HEIGHT	+ 2.20
CGH (MAXIMUM ROOF PEAK)	+200.24
PROPOSED FULN FLOOR	100.20
APPROX. HEIGHT TO PEAK	+ 2.20
PROPOSED ROOF PEAK	+202.44

THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL  
AND/OR PROPOSED IMPROVEMENTS TO BE CONSTRUCTED  
TO ONLY THE BOUNDARIES SHOWN OR AS APPLICABLE  
TO THE ABOVE DESCRIBED PARCELS OR  
THIS PLAN FORMED OR IN WHOLE OR IN PART  
WHETHER WITH RESPECT TO THE LOCATION OF ANY  
LINE ACTUAL OR PROPOSED IMPROVEMENTS RELATIVE  
TO ANY BOUNDARY OR AN APPURTENANCE TO THE ABOVE  
DESCRIBED PARCELS.  
THIS PLAN IS NOT TO BE USED TO RE-EVALUATE  
BOUNDARY LINES.

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

THIS BUILDING LOCATION CERTIFICATE HAS BEEN  
PREPARED IN ACCORDANCE WITH THE MANUAL OF  
STANDARD PRACTICE AND IS CERTIFIED CORRECT  
THIS DATE OF: DECEMBER 17, 2015

Brian G. Henning B.C.L.S.  
100 BROADVIEW ST. VANCOUVER, BC V6L 1G6

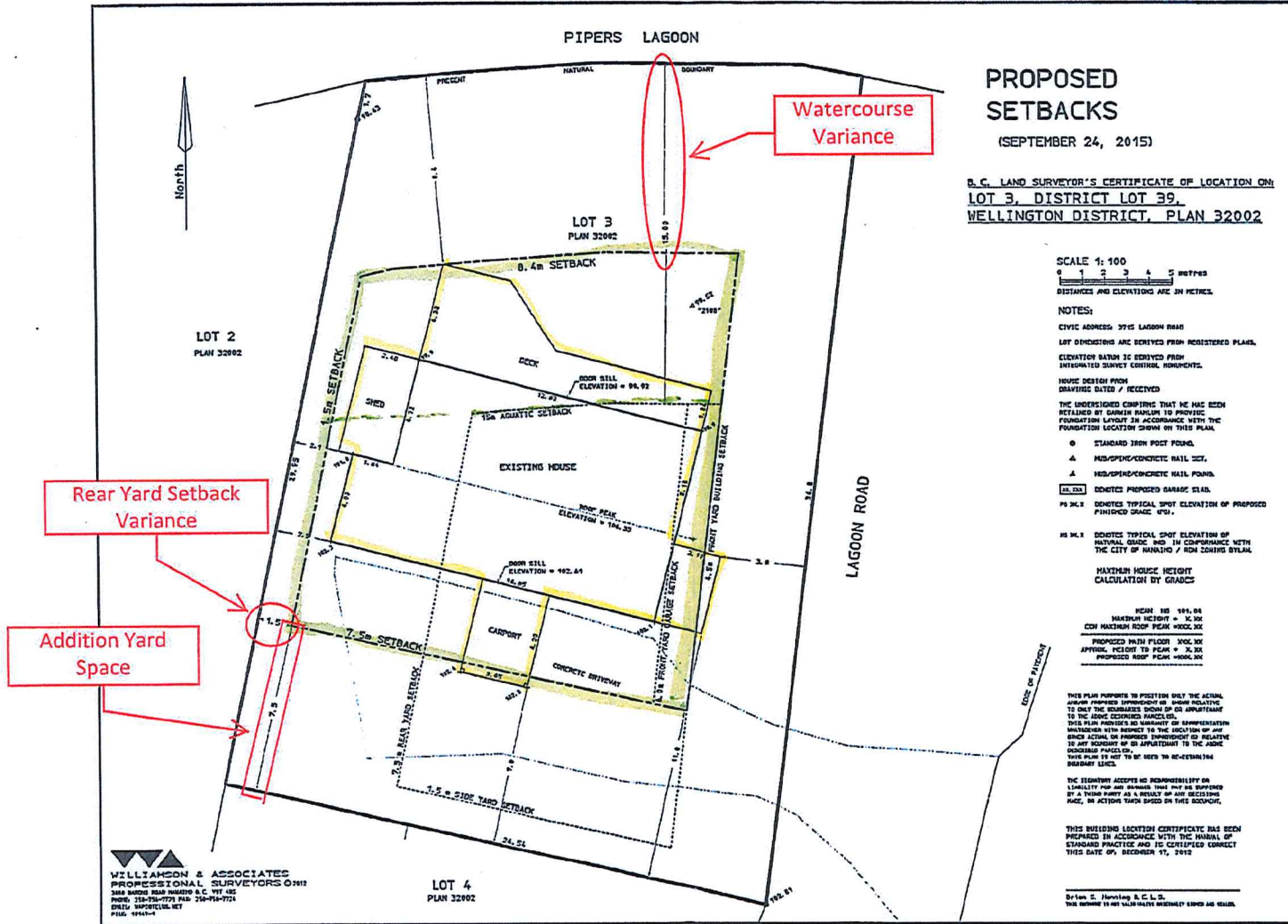
**WILLIAMSON & ASSOCIATES**  
**PROFESSIONAL SURVEYORS**  
328 BROADVIEW STREET, VANCOUVER, B.C. V6L 1G6  
PHONE: 604-275-7979 FAX: 604-275-7978  
EMAIL: SURVEY@WAS.VIC  
FID: 12147-1

DVP 317

Development Variance Permit DVP00317  
3715 Lagoon Road

Schedule C

# SITE PLAN (Proposed Setbacks)



## PROPOSED SETBACKS

(SEPTEMBER 24, 2015)

B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION ON  
LOT 3, DISTRICT 39,  
WELLINGTON DISTRICT, PLAN 32002

SCALE 1:100

0 1 2 3 4 5 METRES

DISTANCES AND ELEVATIONS ARE IN METRES.

### NOTES:

CEVIC ADDRESS: 3715 LAGOON ROAD  
LOT DIMENSIONS ARE DERIVED FROM REGISTERED PLANS.  
ELEVATION DATA IS DERIVED FROM  
INTERMEDIATE SURVEY CONTROL POINTS.

HOUSE DESIGN FROM  
DRAWINGS DATED / RECEIVED

THE UNDERSIGNED CERTIFIES THAT HE HAS BEEN  
RETIRED BY GORDON HANLON TO PROVIDE  
FOUNDATION LAYOUT IN ACCORDANCE WITH THE  
FOUNDATION LOCATION SHOWN ON THIS PLAN.

○ STANDARD IRON POST FOUND.  
▲ MET/SPINE/CONCRETE SILL CUT.  
▲ MET/SPINE/CONCRETE HAIL POND.

▭ DENOTES PROPOSED GARAGE SLAB.

PS X.1 DENOTES TYPICAL SPOT ELEVATION OF PROPOSED  
FINISHED GRADE (FGD).

PS X.2 DENOTES TYPICAL SPOT ELEVATION OF  
NATURAL GRADE (NG) IN CONFORMANCE WITH  
THE CITY OF VANCOUVER / RDA ZONING BYLAW.

### HANDED HOUSE HEIGHT CALCULATION BY GRACE

MEAN HG 981.08  
MAXIMUM HEIGHT = X.300  
CON. WINDSHIELD ROOF PEAK = 980.30  
PROPOSED MAIN FLOOR = 980.30  
APPROX. HEIGHT TO PEAK = X.300  
PROPOSED ROOF PEAK = 980.60

THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL  
JANUARY PROPOSED IMPROVEMENTS AS SHOWN RELATIVE  
TO ONLY THE ESTABLISHED DIMENSIONS OF AN APPLICABLE  
TO THE ADJACENT PARCELS.  
THIS PLAN PURPORTS NO WARRANTY OF REPRESENTATION  
WHATEVER WITH RESPECT TO THE LOCATION OR  
GENERAL ACTUAL OR PROPOSED IMPROVEMENTS OR RELATIVE  
TO ANY BOUNDARY OF AN APPLICABLE TO THE ADJACENT  
BORROWING PARCELS.  
THIS PLAN IS NOT TO BE USED TO RE-ESTABLISH  
BOUNDARY LINES.

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 MANUAL OF  
STANDARD PRACTICE AND IS CERTIFIED CORRECT  
THIS DATE OF: SEPTEMBER 15, 2015

By: Gordon S. Hanlon, B.C.L.S.  
THE SIGNATURE IS NOT VALID UNLESS ACCOMPANIED BY HIS SEAL.

**WILLIAMSON & ASSOCIATES**  
PROFESSIONAL SURVEYORS O.N.T.  
3040 SANDHURST ROAD, SUITE 102  
MISSISSAUGA, ONTARIO L4V 1V2  
PHONE: 905-276-7779 FAX: 905-276-7774  
EMAIL: WSA@WILLIAMSON-SURVEYORS.COM  
P.L.L.C. 1914-1

LOT 4  
PLAN 32002

DVP0317