



DEVELOPMENT VARIANCE PERMIT NO. DVP00318

SUSAN LEBO BEYERSTEIN

Name of Owner(s) of Land (Permittee)

Civic Address: 3, 114 GIBRALTER ROCK

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:

STRATA LOT 3, DISTRICT LOT 39, WELLINGTON DISTRICT, STRATA PLAN VIS5470 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID No. 025-851-675

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 for a principal building from 7.5m to 6.84m, a variance of .66m.
 - *Section 7.6.1 Size of Buildings* – to increase the maximum building height for a flat roof from 7m to 8.79m, a variance of 1.79m.
 - *Section 7.6.1 Size of Buildings* – to increase the maximum perimeter wall height as follows:
 - North elevation (front): from 7.32m to 9.1m, a variance of 1.78m.
 - West elevation (side): from 7.32m to 9.27m, a variance of 1.95m.
 - East elevation (side): from 7.32m to 8.82m, a variance of 1.5m.

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 and Height Survey

Schedule C Building Elevations

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 and Height Survey prepared by J.E Anderson & Associates dated 2017-AUG-22, as shown on Schedule B.
2. The subject property shall be developed generally in accordance with the Building Elevations prepared by Datum Point Studios dated 2017-AUG-29, as shown on Schedule C.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 18TH DAY OF SEPTEMBER, 2017.


Corporate Officer

2017-OCT-03
Date

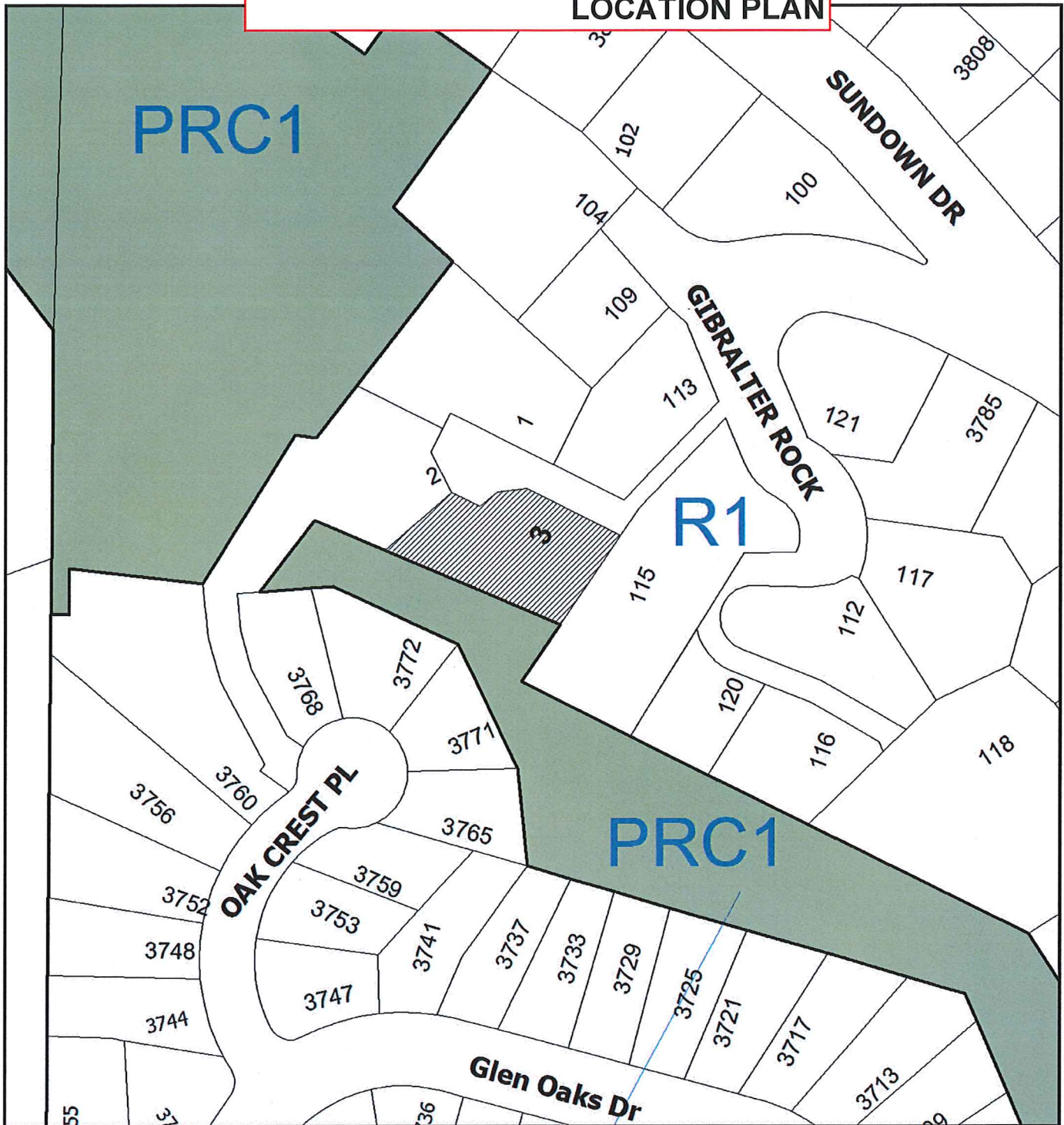
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Prospero attachment: DVP00318

Development Variance Permit DVP00318
#3, 114 Gibraltar Rock

Schedule A

LOCATION PLAN



DEVELOPMENT VARIANCE PERMIT NO. DVP00318

LOCATION PLAN

Civic: Unit 3 - 114 Gibraltar Rock
Strata Lot 3, District Lot 39, Wellington District,
Strata Plan VIS5470



**Subject
Property**

SITE and HEIGHT SURVEY



J.E. ANDERSON
& ASSOCIATES
SURVEYORS - ENGINEERS

TEL: 250-758-4631 FAX: 250-758-4650
NANAIMO - VICTORIA - PARKSVILLE

File: 88795

Civic: #3-114 Gibraltar Rock, Nanaimo, B.C.

Legal: Strata Lot 3, District Lot 39, Wellington District, Strata Plan VIS5470
together with an interest in the Common Property in proportion to the Unit
Entitlement of the Strata Lot as shown on form V

Dimensions are in metres and are derived from Strata Plan VIS5470.

This sketch does not constitute a redefinition of the legal boundaries
hereon described and is not to be used in any matter which would assume same.

This sketch plan has been prepared in accordance with the Professional Reference Manual and is
certified correct this 22nd day of August, 2017.

Douglas Holme VXC3QR

Digitally signed by Douglas Holme VXC3QR
Date: 2017.08.22 08:42:16 -07'00'

This document is not valid unless
originally signed and sealed or
digitally signed by BCLS

B.C.L.S.

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alter this document in whole or in part without the consent of the signatory.

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 document.

Subject to charges, legal notations, and interests shown on: Title No. CA3271812 (P.I.D. 025-851-675)

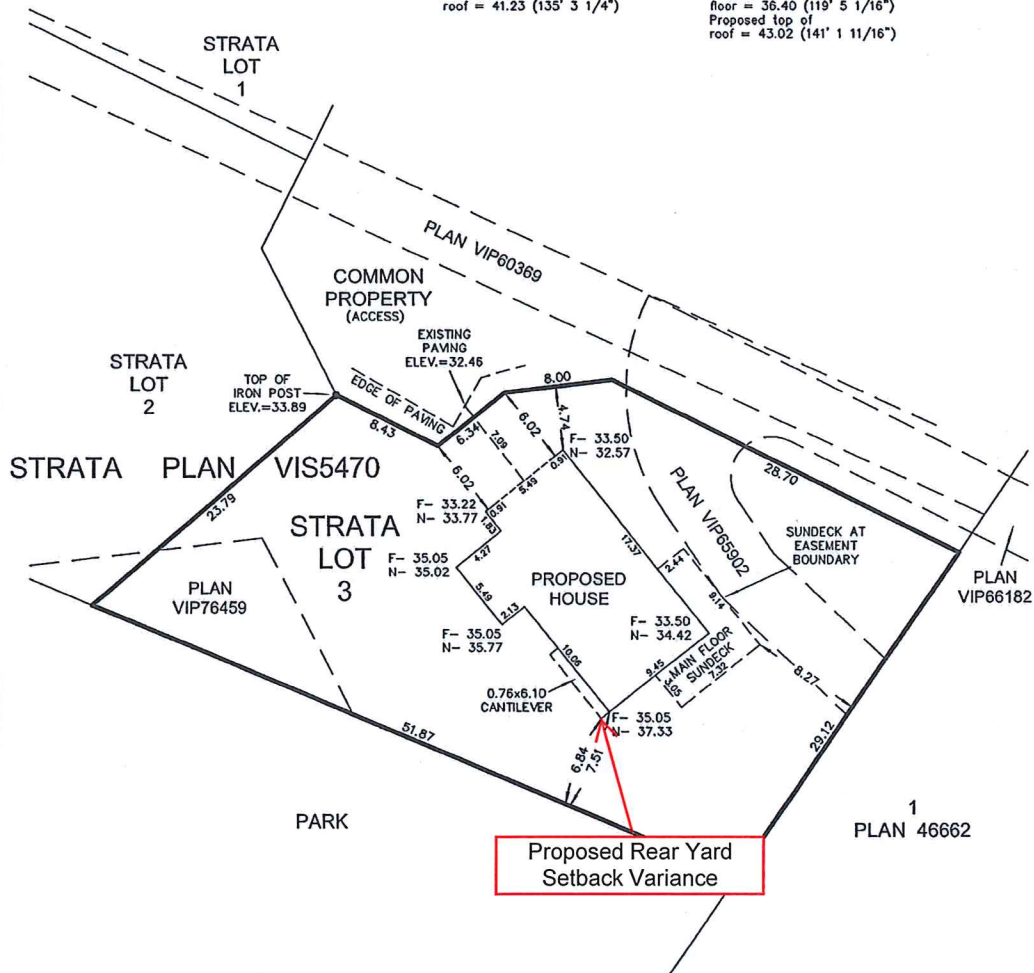
Scale 1:300

0 3 6 12 18 24 30

Datum for elevations, in metres, is assumed
F- denotes finished grade as per building plans
N- denotes natural grade

Average natural
grade = 34.81 (114' 2 1/2")
Average finished
grade = 34.23 (112' 3 5/8")
Maximum peak of
roof = 41.23 (135' 3 1/4")

Proposed garage
slab = 33.05 (108' 5")
Proposed basement
slab = 33.22 (109' 0")
Proposed main
floor = 36.40 (119' 5 1/16")
Proposed top of
roof = 43.02 (141' 1 11/16")



RECEIVED

DVP318

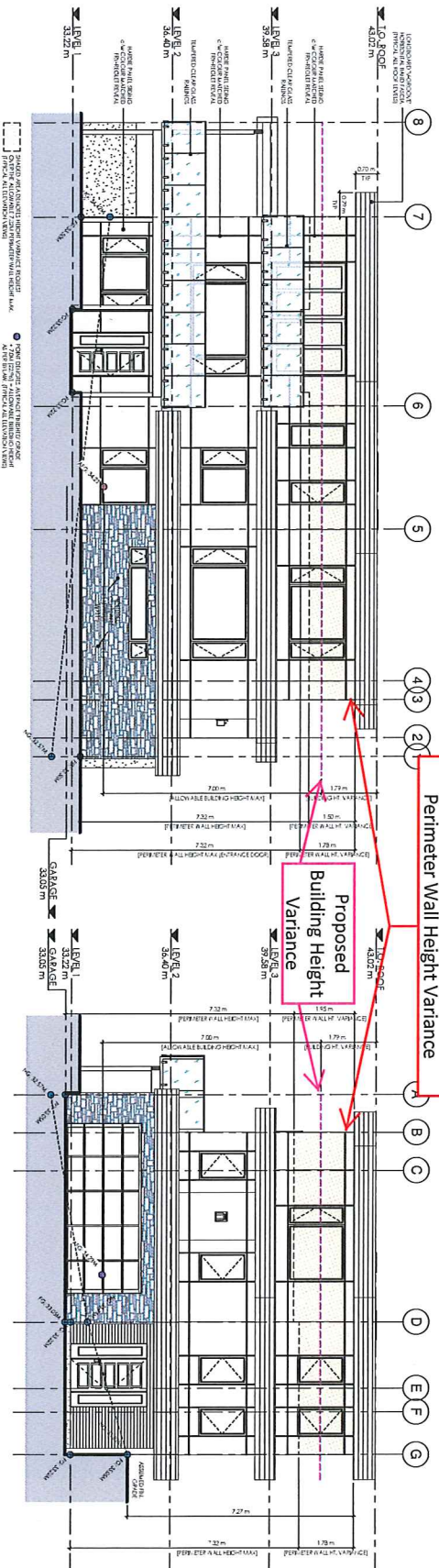
2017-AUG-28

Current Planning & Subdivision

BUILDING ELEVATIONS

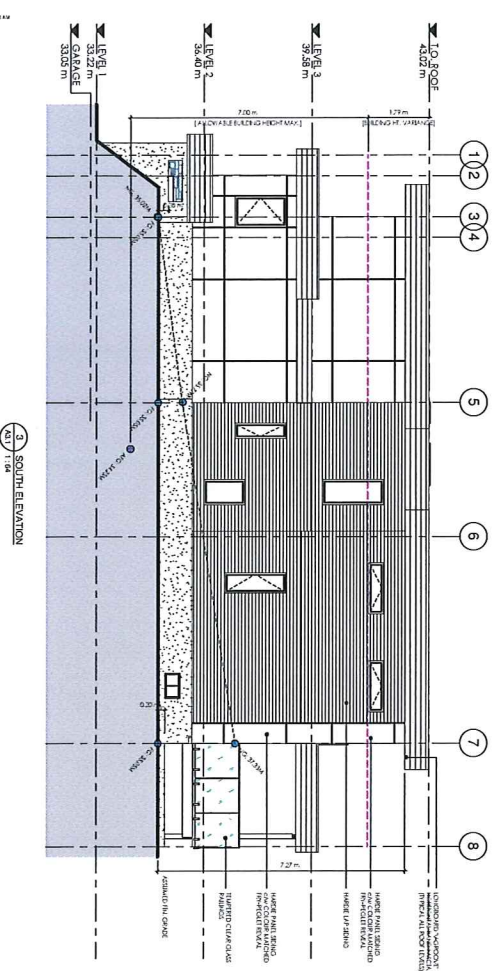
Shaded Area denotes Proposed
Perimeter Wall Height Variance

Proposed
Building Height
Variance

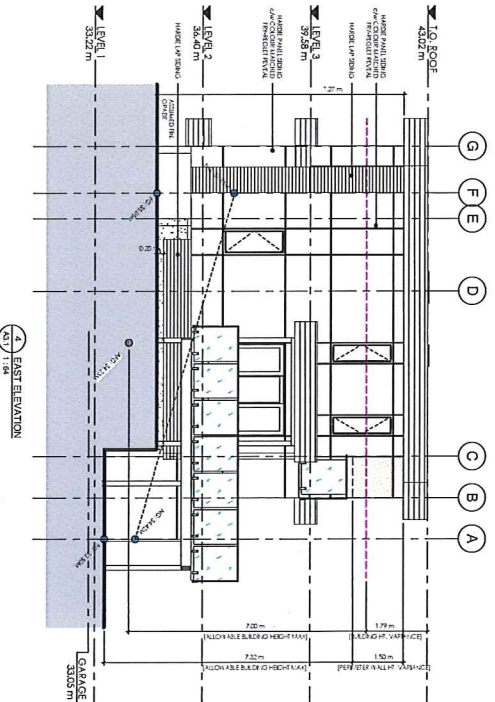


1 NORTH ELEVATION

2 WEST ELEVATION



3 SOUTH ELEVATION



4 EAST ELEVATION

FOR INFORMATION ONLY



10151720 DUNLOP ROAD
MILFORD, N.S. V1T 4M4
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E info@datumpoint.ca
WWW.DATUMPOINT.CA



ENGINEER SEAL

CLIENT

- 12 DVP & ELEVATION
13 DVP & ELEVATION
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Single Family
Residential

Building
Elevations

A3.1

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DVP 218
2017-AUG-29