CITY OF NANAIMO
THE HARBOUR CITY

**DEVELOPMENT VARIANCE PERMIT NO. DVP00321**

**GORDON WALTER GLIEGE**
**Name of Owner(s) of Land (Permittee)**

**Civic Address: 897 HOWARD AVENUE**

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:

   **SECTION 13, RANGE 6, SECTION 1, NANAIMO DISTRICT, PLAN 1747**

   **PID No. 007-035-896**

3. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is hereby varied as follows:

   - *Section 7.4.1 Minimum Lot Depth* - to reduce the minimum lot depth requirement from 30m to the following:
     Lots 2 and 3.....28.09m
     Lots 4 and 5.....28.10m
     Lots 6 and 7.....28.11m
     Lot 8 .....28.13m
     Lots 9-23 and 29 .....28.00m
     Lot 24 .....28.40m
     Lot 28 .....28.60m

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 Proposed Subdivision 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.

**CONDITIONS OF PERMIT**

1. The subject property is developed in accordance with the Proposed Subdivision Plan prepared by J.E. Anderson & Associates dated 2017-MAY-17, as shown on Schedule B.

2. The applicant is to obtain the necessary building permits for the demolition of the existing accessory buildings, located on proposed Lots 14-16, in order to facilitate the proposed subdivision.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE **11TH** DAY OF **SEPTEMBER**, **2017**.

Corporate Officer

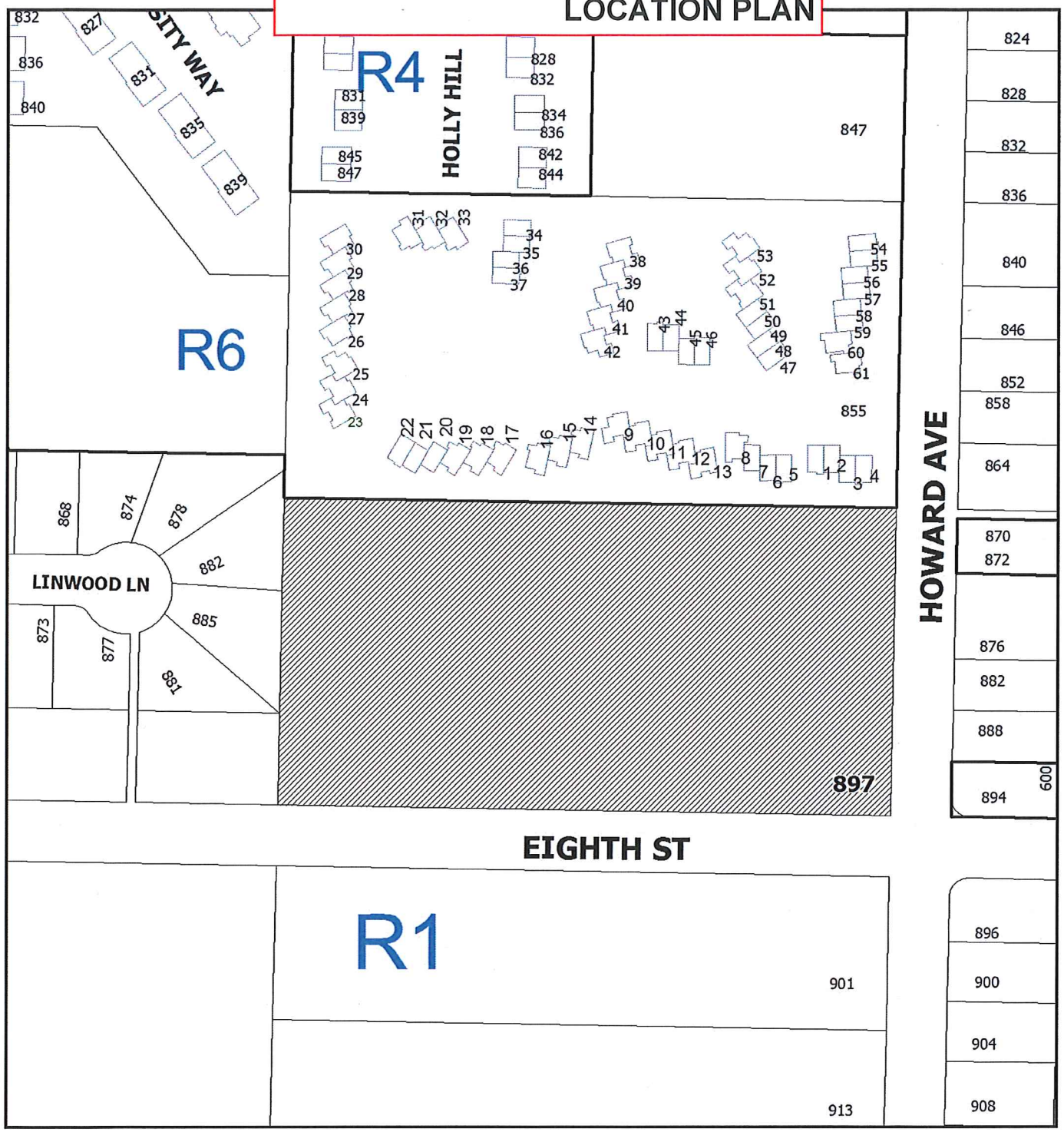
2017-SEP-14
Date

GN/ln

Prospero attachment: DVP00321

*Development Variance Permit DVP00321* **Schedule A**
*897 Howard Avenue*

**LOCATION PLAN**

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DEVELOPMENT VARIANCE PERMIT NO. DVP00321

# LOCATION PLAN

Civic: 897 Howard Avenue
Section 13, Range 6, Section 1,
Nanaimo District, Plan 1747

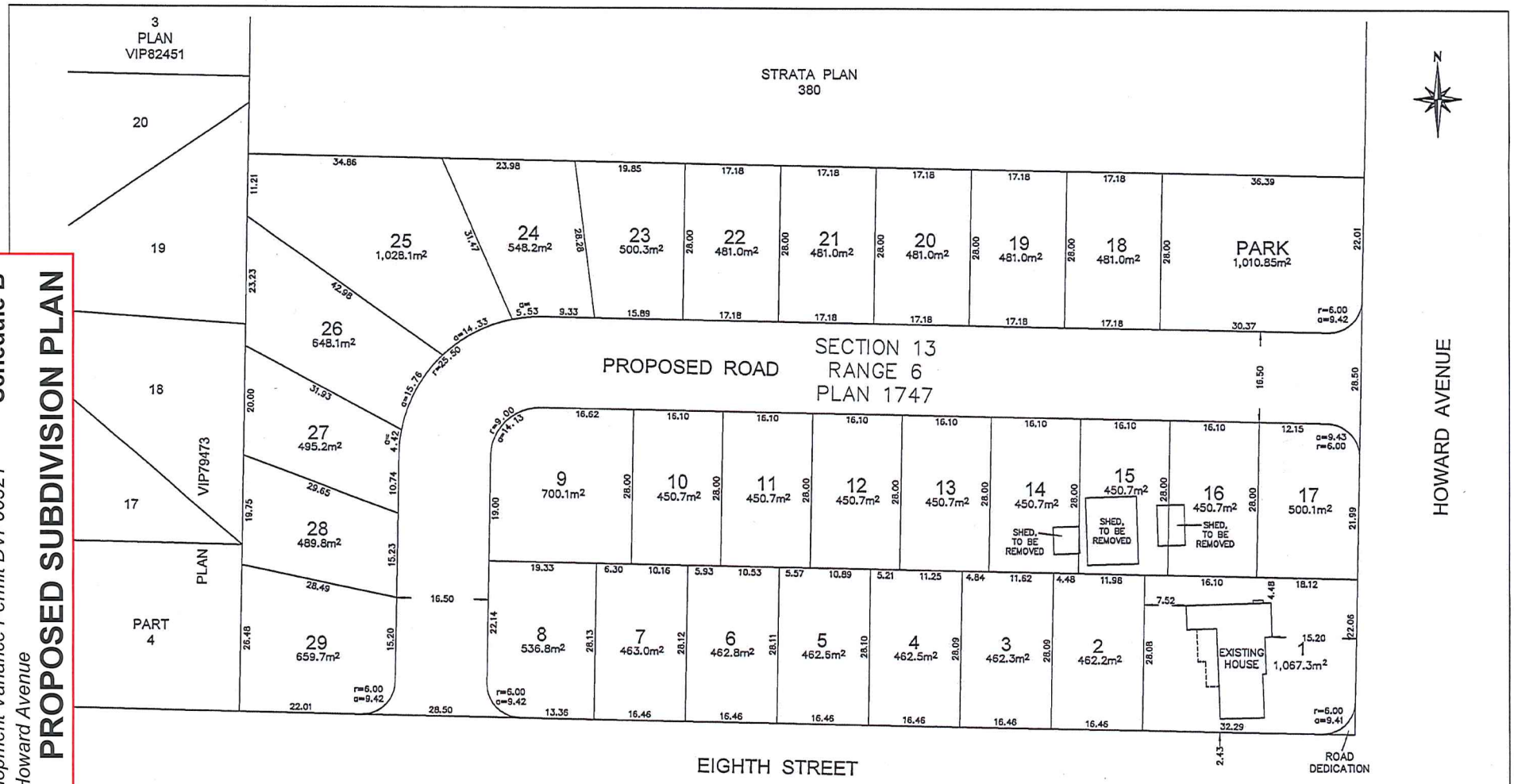
**Subject Property**

**Schedule B**

*Development Variance Permit DVP00321*

*897 Howard Avenue*

# PROPOSED SUBDIVISION PLAN




| PROPOSED SUBDIVISION |
|---|
| SAYWELL DEVELOPMENTS |
| SECTION 13, RANGE 6, SECTION 1, NANAIMO DISTRICT, PLAN 1747 |
| ADDRESS : 897 HOWARD AVE., NANAIMO |
| PROJECT SURVEYOR : D.W. HOLME |
| DRAWN BY : DAW / DATE : MAY 17/17 |
| OUR FILE : 88652 / REVISION : |


JEA J.E. ANDERSON & ASSOCIATES SURVEYORS - ENGINEERS

1A - 3411 SHENTON ROAD, NANAIMO, B.C. V9T 2H1
TEL: 250 - 758 - 4631 FAX: 250 - 750 - 4660
E-MAIL : nanaimo@jeanderson.com
NANAIMO - VICTORIA - PARKSVILLE


TOTAL LOT AREA OF SECTION 13, RANGE 6 = 20,216.37m²

PARK DEDICATION REQUIRED = 20,216.37x5% = 1,010.82m²

LEGEND

ALL DIMENSIONS ARE IN METRES

CONTOURS SHOWN ARE CITY OF NANAIMO LIDAR CONTOURS

DATUM FOR ELEVATIONS, IN METRES, IS GEODETIC

CONTOUR INTERVAL = 1 METRE

SUBJECT TO CHARGES SHOWN ON TITLE NO. CA2853825 (P.I.D. 007-035-896)

DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS

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


RECEIVED
JUL 14 2017
NANAIMO
SUBDIVISION


0 5 10 20 30 40 50

The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:500.

VARIANCES REQUESTED

| LOT | MIN LOT DEPTH | PROPOSED LOT DEPTH | VARIANCE REQUESTED |
|---|---|---|---|
| 1 | 30m | 34.22m | – |
| 2 | 30m | 28.09m | 1.91m |
| 3 | 30m | 28.09m | 1.91m |
| 4 | 30m | 28.10m | 1.90m |
| 5 | 30m | 28.10m | 1.90m |
| 6 | 30m | 28.11m | 1.89m |
| 7 | 30m | 28.11m | 1.89m |
| 8 | 30m | 28.13m | 1.87m |
| 9 | 30m | 28.00m | 2.00m |
| 10 | 30m | 28.00m | 2.00m |
| 11 | 30m | 28.00m | 2.00m |
| 12 | 30m | 28.00m | 2.00m |
| 13 | 30m | 28.00m | 2.00m |
| 14 | 30m | 28.00m | 2.00m |
| 15 | 30m | 28.00m | 2.00m |
| 16 | 30m | 28.00m | 2.00m |
| 17 | 30m | 28.00m | 2.00m |
| 18 | 30m | 28.00m | 2.00m |
| 19 | 30m | 28.00m | 2.00m |
| 20 | 30m | 28.00m | 2.00m |
| 21 | 30m | 28.00m | 2.00m |
| 22 | 30m | 28.00m | 2.00m |
| 23 | 30m | 28.00m | 2.00m |
| 24 | 30m | 28.40m | 1.60m |
| 25 | 30m | 40.70m | – |
| 26 | 30m | 35.98m | – |
| 27 | 30m | 30.28m | – |
| 28 | 30m | 28.60m | 1.40m |
| 29 | 30m | 28.00m | 2.00m |