



## NOTICE OF DEVELOPMENT VARIANCE PERMIT RESOLUTION

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Notice is hereby given that the Council of the City of Nanaimo, at its meeting to be held on 2017-AUG-14, at 7:00 p.m. in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, B.C., will consider the approval of a resolution to issue a development variance permit as follows:

### **Development Variance Permit No. DVP00322**

#### **Variance**

A development variance permit application was received from Checkwitch Poiron Architects Inc. (Mr. David Poiron), on behalf of the Nanaimo Recycling Exchange, to vary the provisions of the City of Nanaimo "BUILDING BYLAW NO. 5693" in order to exempt the proposed development from the requirement to construct frontage works and services triggered by the construction of the proposed development.

#### **Bylaw Regulations**

Section 24 of the City of Nanaimo "BUILDING BYLAW NO. 5693" requires the owner to provide works and services for all frontages including the following:

- Construction/Reconstruction of all roads fronting the subject property to the centreline;
- Curbs, gutters, sidewalks and boulevards;
- Streetlights on City-owned poles; and,
- Connections to services such as water, sanitary and sewer infrastructure.

The applicant is requesting a variance to waive the requirement to provide works and services.

#### **Location**

The subject property is located at 2491 Kenworth Road. This property is legally described as LOT 1, SECTION 20, RANGE 6, MOUNTAIN DISTRICT, PLAN EPP54791. The subject property is identified on Schedule A.

This application may be reviewed at the Community Development Department, 411 Dunsmuir Street, Nanaimo, B.C., during normal business hours 8:30 a.m. to 4:30 p.m., Monday to Friday, excluding statutory holidays, from 2017-AUG-03 to 2017-AUG-14, inclusive. Anyone wishing to address this matter will be given the opportunity to be heard at the Council meeting.

This notification is published in accordance with Section 499 of the *Local Government Act*.

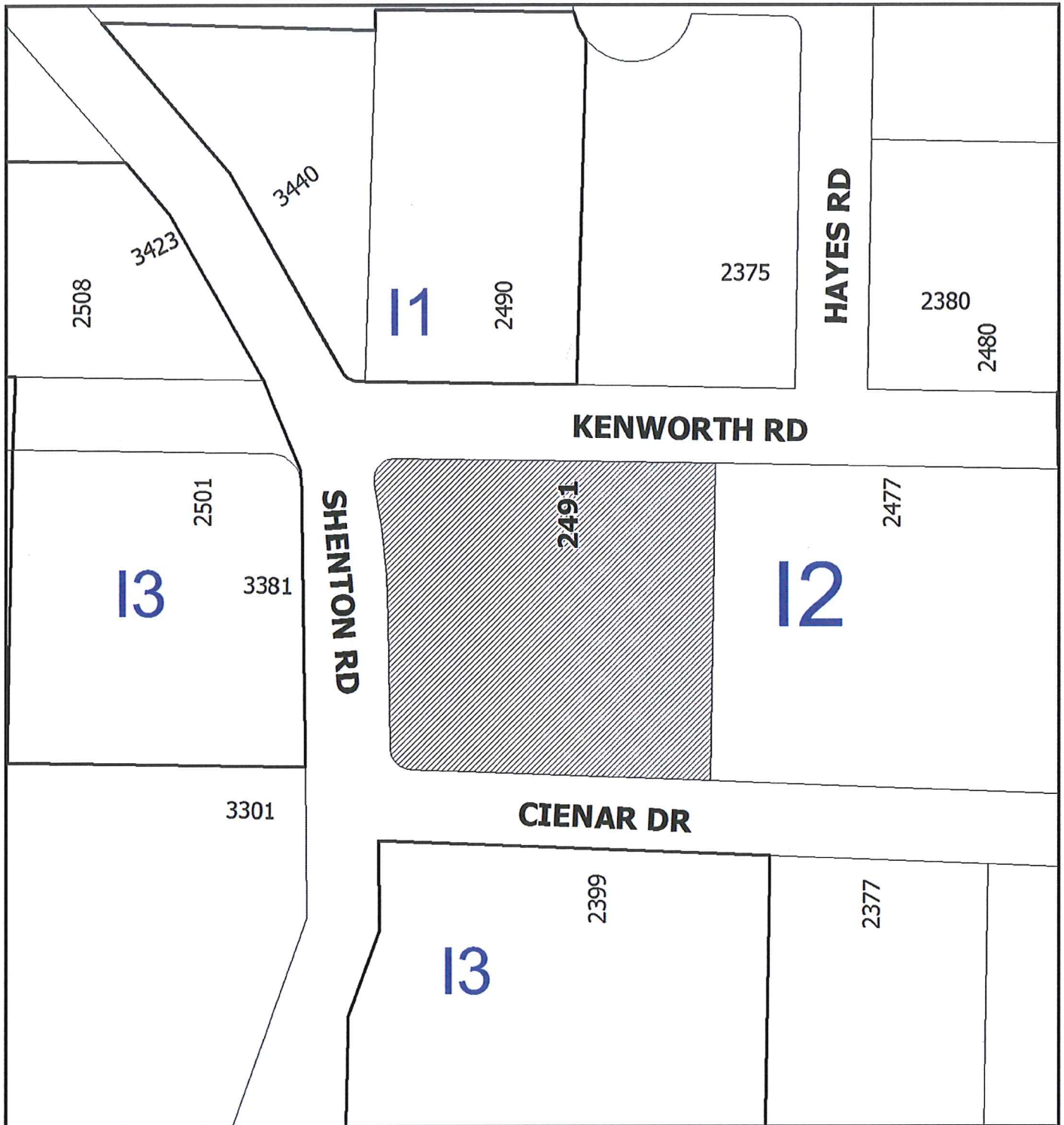
Current Planning and Subdivision

***Community Development***

CITY OF NANAIMO

250 755-4429

SCHEDULE A



DEVELOPMENT VARIANCE PERMIT NO. DVP00322

**LOCATION PLAN**

Civic: 2491 Kenworth Road  
Lot 1, District Lot 20, Range 6, Mountain District,  
Plan EPP54791



**Subject  
Property**

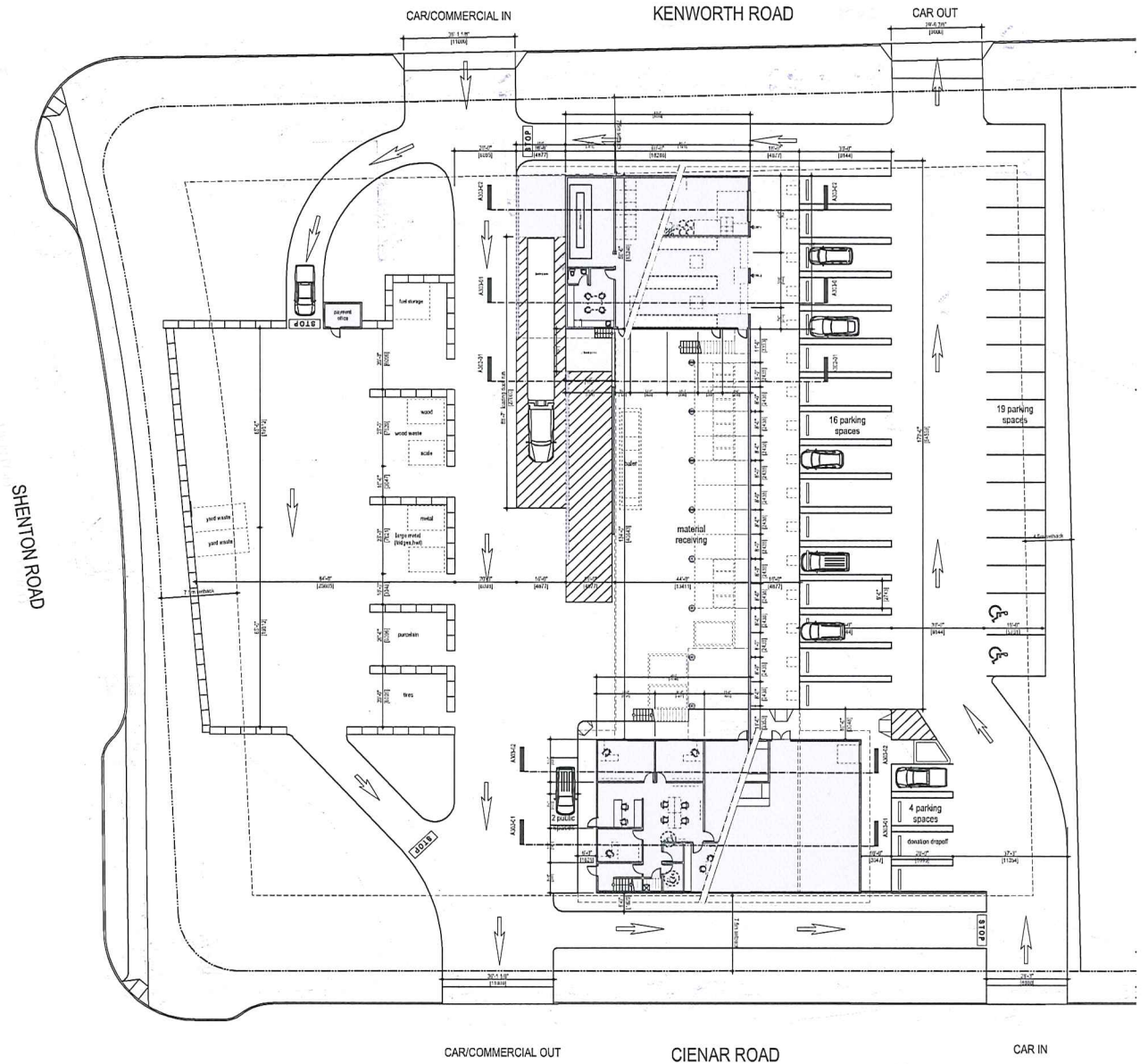


1 Location Plan

Not To Scale

## Zoning Information

|                               |  |           |
|-------------------------------|--|-----------|
| Legal Description             | LOT 1, SECTION 20, RANGES & MOUNTAIN DISTRICT, PLAN OPS4/251 |           |
| City Address                  | 2477 Kenworth Road, Nanaimo, BC                              |           |
| PID                           | 029-719-210  |           |
| Zoning Category               | D2 Light Industrial  |           |
|                               | Permitted or Required  | Proposed  |
| Lot Size                      | 494,130 sqm  | 7,315 sqm |
| Lot Coverage                  | 40.0%  | 13.5%     |
| Setbacks                      |  |           |
| Front (Kenworth)              | 7.3m   | 7.2m      |
| Front (Cienar)                | 5.2m   | 5.2m      |
| Front (Shenton)               | 7.3m   | 34.3m     |
| Side (East)                   | 4.3m   | 21.5m     |
| Building Height               |  |           |
| North Building                | 12.0m  | 8.5m      |
| South Building                | 12.0m  | 8.5m      |
| Garage                        | 12.0m  | 8.5m      |
| Floor Area                    |  |           |
| North Building                |  |           |
| Lower Floor                   | =  | 276 sqm   |
| Upper Floor                   | =  | 276 sqm   |
| South Building                |  |           |
| Lower Floor                   | =  | 232 sqm   |
| Upper Floor                   | =  | 438 sqm   |
| Garage Floor Area             | =  | 1,188 sqm |
| Net Floor Area (NFA)          | =  | 1,078 sqm |
| Parking                       | Area   | Spaces    |
| Storage - 1 space per 200 sqm | 1102   | 5.5       |
| Office - 1 space per 20 sqm   | 232  | 11.6      |
| Retail - 1 space per 20 sqm   | 610  | 30.5      |
| Total Spaces Required         |  | 47.6      |
| Accessible Spaces Required    |  | 2         |
| Accessible Spaces Provided    |  | 2         |



3/1/2023 10:00 AM - 10:00 AM



CHECKWITH  
POIRON  
ARCHITECTS  
INC.

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# Nanaimo Recycling Exchange

2477 Kenworth Rd, Nanaimo, BC V9T 5K4

|              |                            |             |                    |          |    |           |      |
|--------------|----------------------------|-------------|--------------------|----------|----|-----------|------|
| Project Name | Nanaimo Recycling Exchange | Project No. | TA                 | Revision | DP | Sheet No. | A101 |
| Client       | 1625                       | Site Plan   |                    |          |    |           |      |
| Date         | 2017.07.14                 | 31          | Development Permit |          |    |           |      |