



**DEVELOPMENT VARIANCE PERMIT NO. DVP00332**

**PEI WEI HSU**

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

**Civic Address: 139 WILDLIFE PLACE**

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 76, SECTION 1, NANAIMO DISTRICT, PLAN 29761**

**PID No. 001-347-713**

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 from 7.5m to 6.2m to allow the construction of a covered rear patio.

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 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 Survey prepared by J.E. Anderson & Associates, dated 2017-SEP-13, as shown on Schedule B.
2. A covered patio area shall be constructed in general accordance with the Building Elevations prepared by Sea Swan Ent., received 2017-AUG-01, as shown on Schedule C.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 4TH DAY OF DECEMBER, 2017.

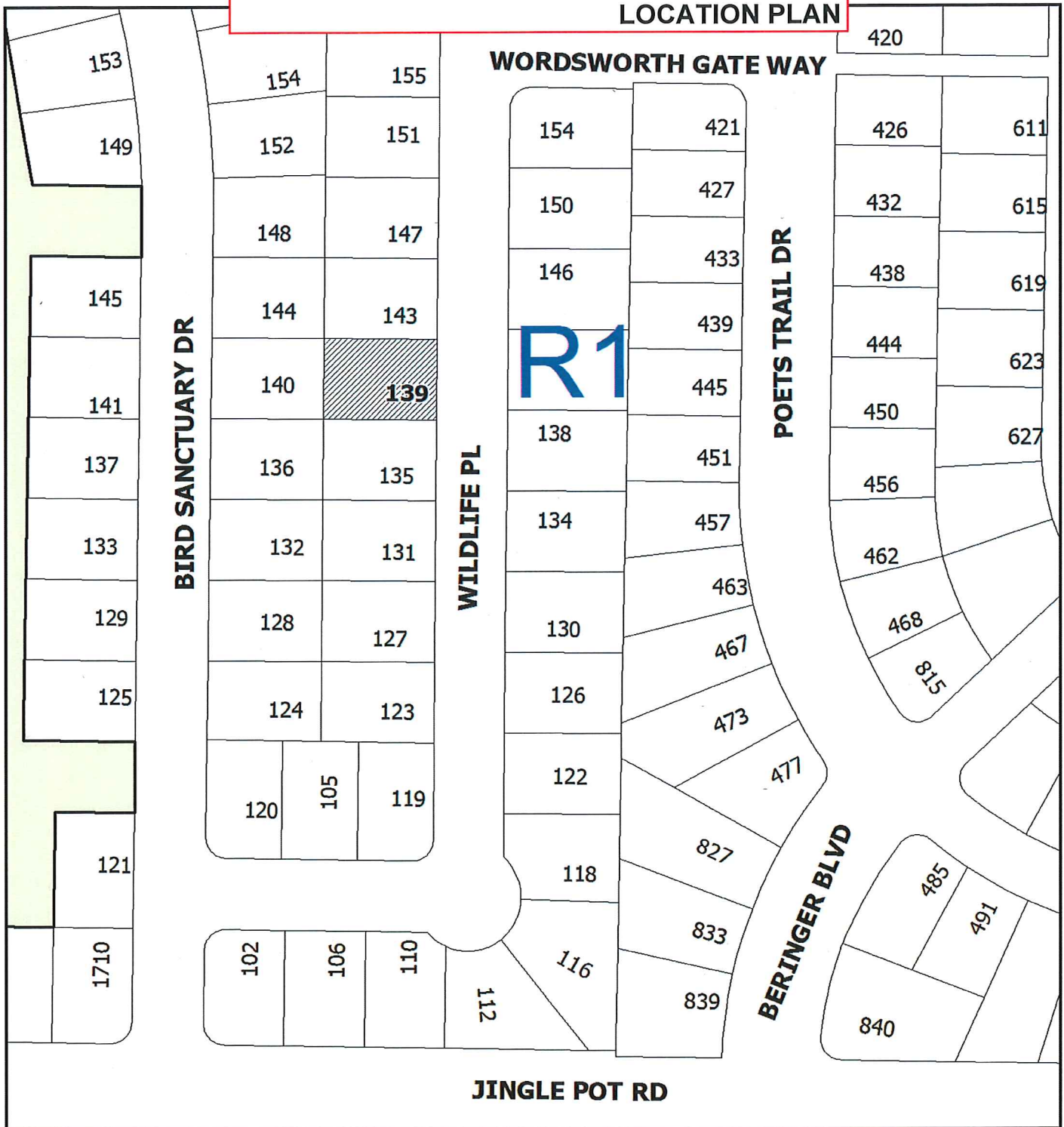
  
Corporate Officer

2017-DEC-13  
Date

TR/In

Prospero attachment: DVP00332

LOCATION PLAN



DEVELOPMENT VARIANCE PERMIT NO. DVP00332

LOCATION PLAN

Civic: 139 Wildlife Place  
Lot 76, Section 1, Naniamo District,  
Plan 29761



**Subject  
Property**



J.E. ANDERSON & ASSOCIATES

SURVEYORS - ENGINEERS

TEL: 250-758-4631 FAX: 250-758-4660  
NANAIMO - VICTORIA - PARKSVILLE - CAMPBELL RIVER

Development Variance Permit DVP00332  
139 Wildlife Place

Schedule B

## SITE SURVEY

File: 88999

Civic: 139 Wildlife Place, Nanaimo, B.C.

Legal: Lot 76, Section 1, Nanaimo District, Plan 29761.

Dimensions are in metres and are derived from Plan 29761.

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 13th day of September, 2017.

B.C.L.S.

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

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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. CA4826834 (P.I.D. 001-347-713)

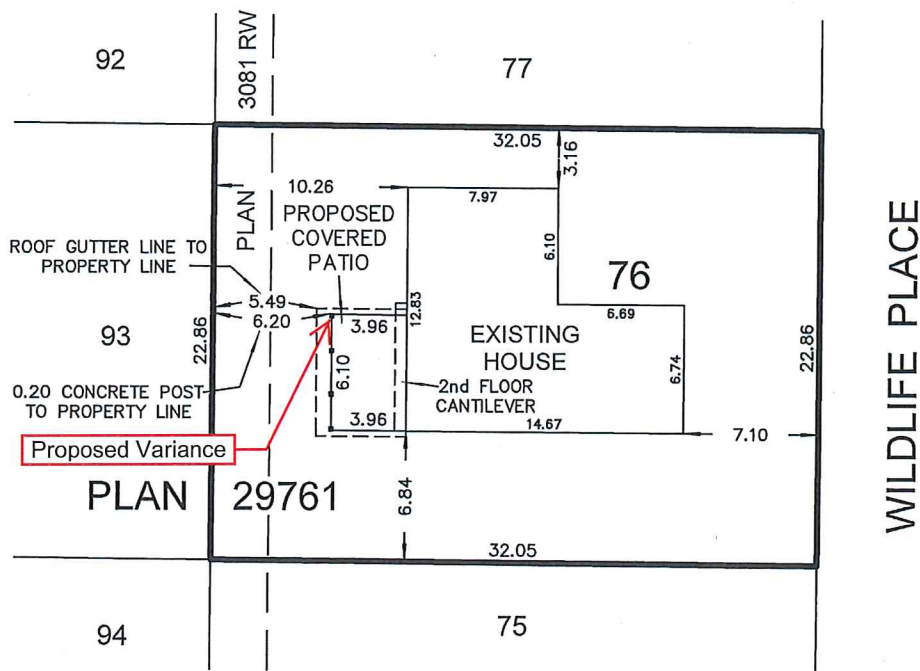
Scale 1:300



Datum for elevations, in metres, is geodetic

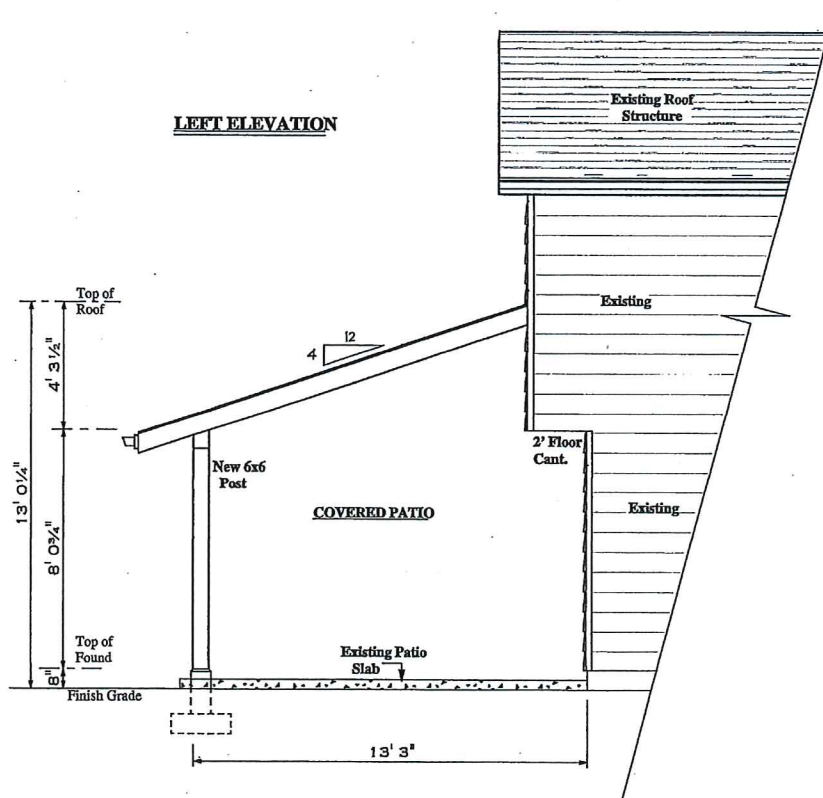
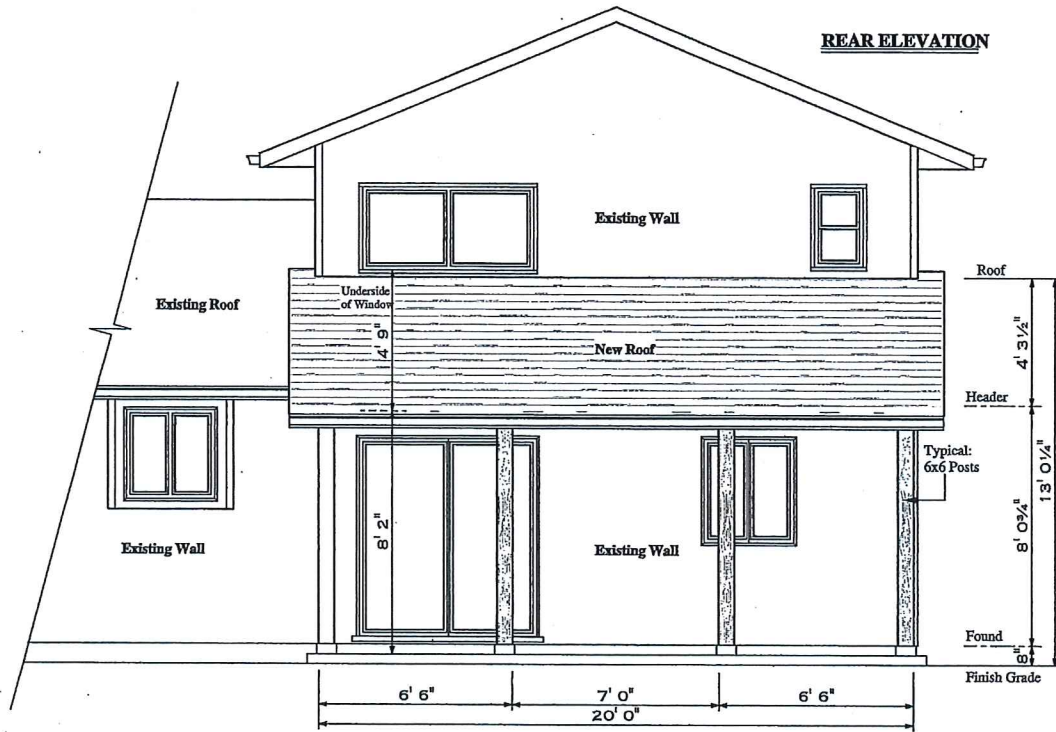
### VARIANCE REQUEST

Minimum rear yard setback to concrete posts = 7.50  
Proposed rear yard setback to concrete posts = 6.20  
Variance request = 1.30





# BUILDING ELEVATIONS



Client: WALTERS RESIDENCE  
139 WILDLIFE PLACE  
NANAIMO, BC

Drawing is the sole property of  
Sea Scan Ltd. and may not be  
reproduced without authorization  
1-250-756-4233

Plans have been drawn by Sea Scan Ltd. It is the sole  
responsibility of the Builder / Contractor to verify all  
dimensions, data, specifications etc. and meet all municipal  
and BC Building Codes 2012 + 2014 Energy Efficiency

SCALE: 1/4" = 1'-0"  
DRAWN BY: IAN  
REVISED:

DATE: AUG/2021  
PLAN # DECK-265

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