



DEVELOPMENT VARIANCE PERMIT NO. DVP00333

**RICHARD BRIAN KING
JOAN LOUISE KING**

Name of Owner(s) of Land (Permittee)

Civic Address: 650 WAKESIAH 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:

THE SOUTHERLY 120 FEET OF THAT PART OF SECTION 21, RANGE 5, SECTION 1, NANAIMO DISTRICT, PLAN 630, LYING WEST OF THE WEST BOUNDARY OF PLAN 1566

PID No. 008-742-022

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

Section 6.6.5 Accessory Building Height – increase the maximum accessory building height from 4.5m to 5.3m for a roof pitch less than 6:12.

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 and Associates dated 2017-NOV-23, as shown on Schedule B.
2. The subject property shall be developed generally in accordance with the Building Elevations prepared by Krastel Design Group dated 2017-NOV-28, as shown on Schedule C.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 15TH DAY OF JANUARY, 2018.

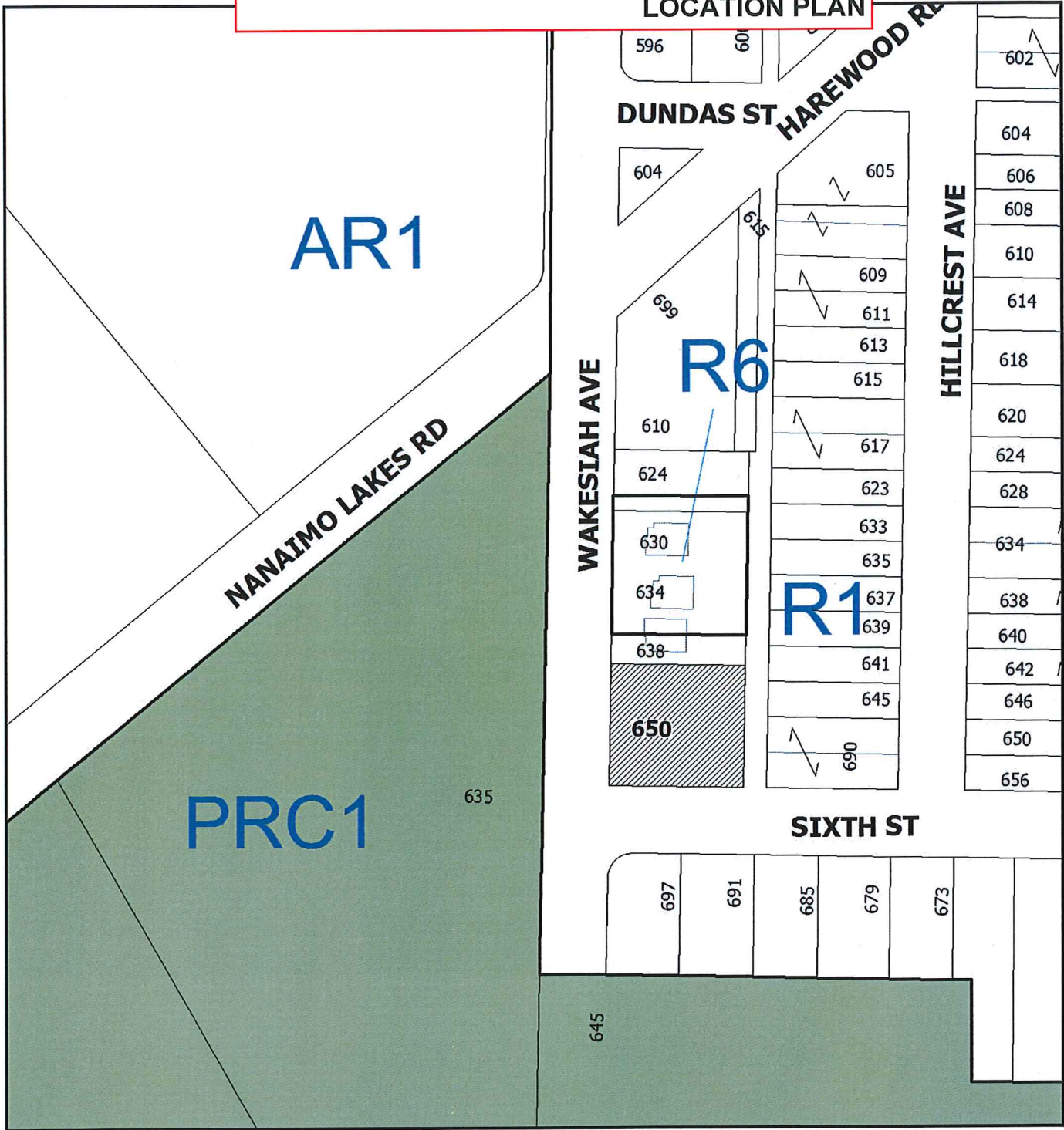

Corporate Officer


Date

TR/in

Prospero attachment: DVP00333

Development Variance Permit DVP00333 Schedule A
 650 Wakesiah Avenue



DEVELOPMENT VARIANCE PERMIT NO. DVP00333

LOCATION PLAN

 **Subject Property**

Civic: 650 Wakesiah Avenue
 The Southerly 120 ft of that part of Section 21, Range 5,
 Section 1, Nanaimo District, Plan 630 lying West of the
 West Boundary of Plan 1566

SITE SURVEY



J.E. ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS

TEL: 250-758-4831 FAX: 250-758-4880
NANAIMO - VICTORIA - PARKSVILLE - CAMPBELL RIVER

File: 89034

Civic: 650 Wakesiah Avenue, Nanaimo, B.C.

Legal: The southerly 120 feet of that part of Section 21, Range 5, Section 1, Nanaimo District,
Plan 630 lying west of the west boundary of Plan 1566

Dimensions are in metres and are derived from Plan 630 and Strata Plan VIS5811.

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 23rd day of November, 2017.

Douglas Holme VXC3QR Digitally signed by Douglas Holme VXC3QR
Date: 2017.11.23 15:15:19 -08'00'

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. CA5723412 (P.I.D. 008-742-022)

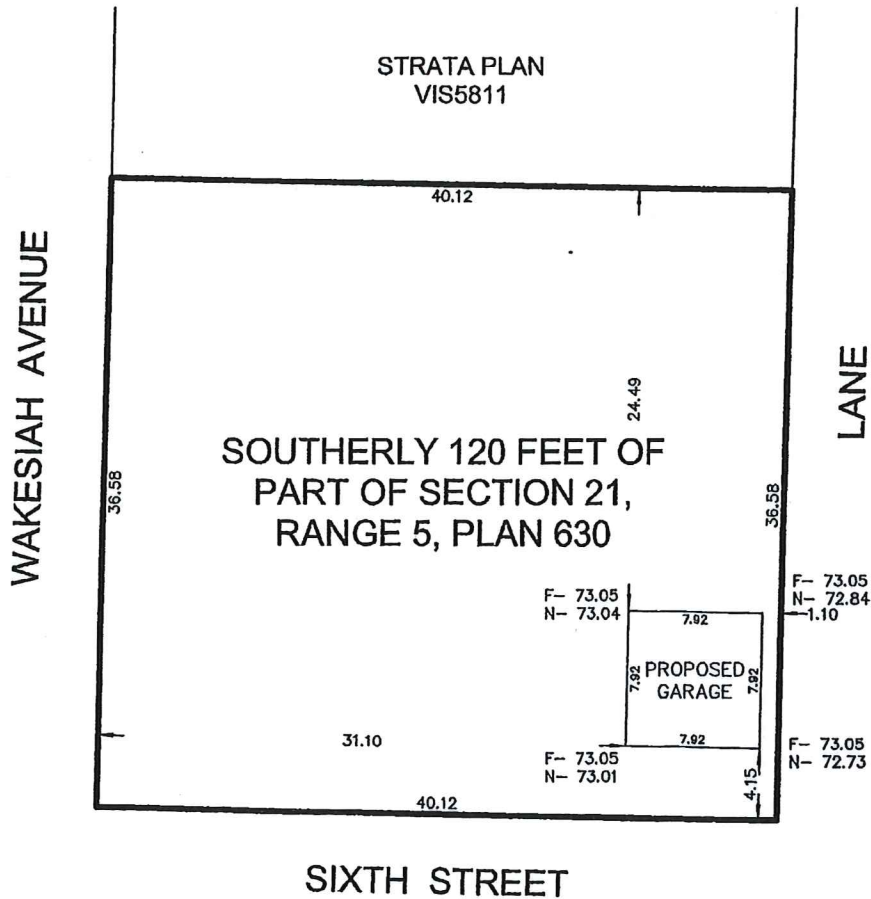
Scale 1:300



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

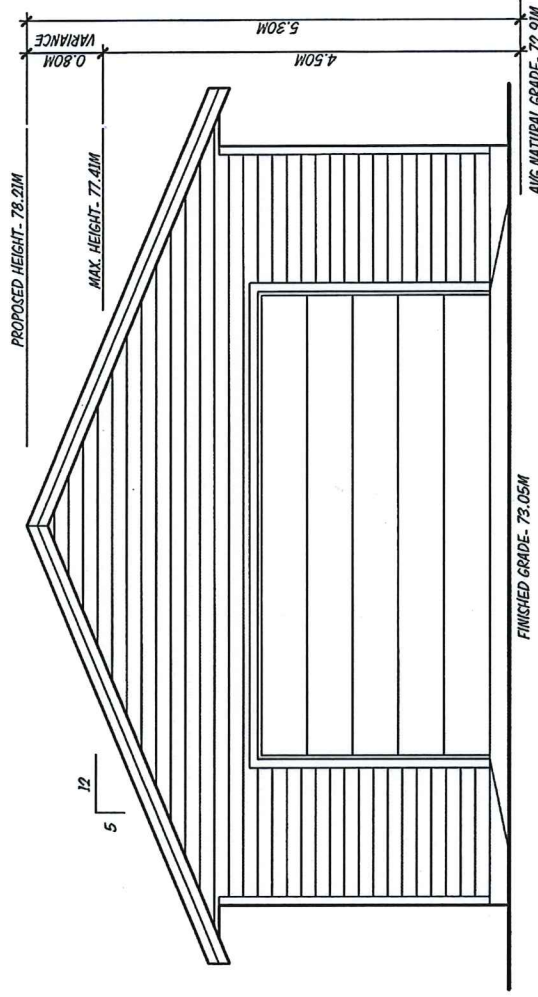
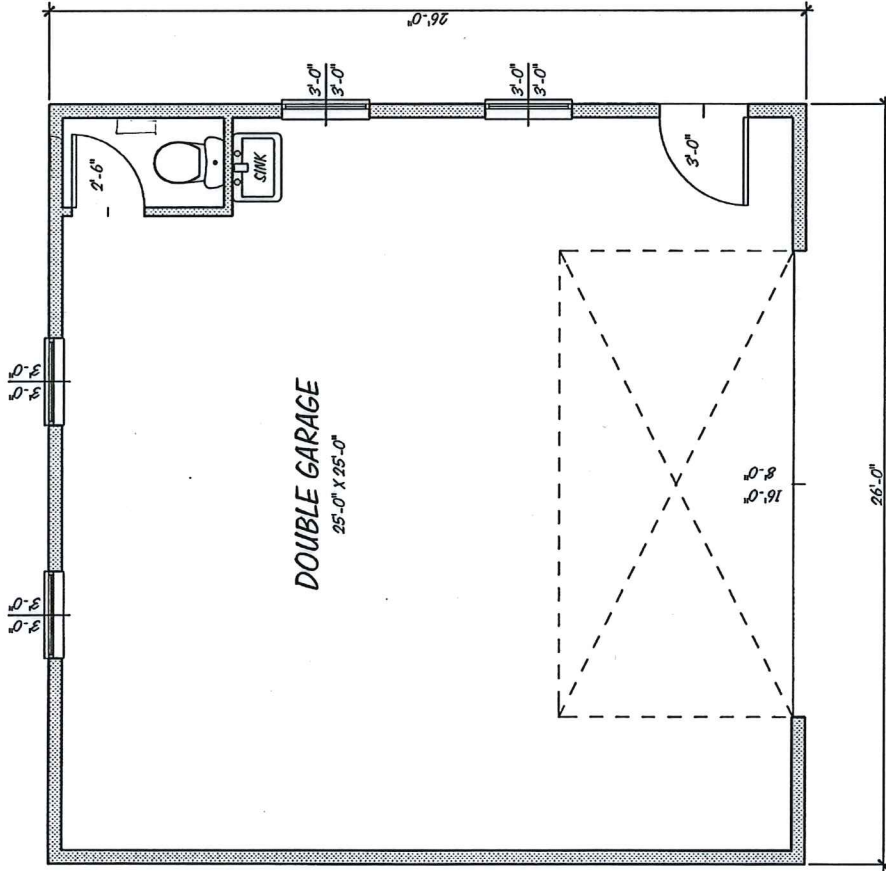
Average natural
grade = 72.91
Average finished
grade = 73.05
Maximum peak of
roof = 77.41

Proposed garage
slab = 73.25
Proposed peak of
roof = 78.21
Variance request
= 0.80



Development Variance Permit DVP00333 Schedule C
 650 Wakesiah Avenue
BUILDING ELEVATIONS

**KRASTEL
 DESIGN GROUP**
 #204b- 2520 Bowen Road
 Nanaimo, BC V9T 3L3
 250-756-1110



FRONT ELEV

RECEIVED
DVP 333
 2017-NOV-28
 Current Planning & Subdivision

FLOOR FND PLAN
 676 SQ FT
 SCALE: 1/4" = 1'-0"
 10'-0" CEILING HT

plan #C22-2017
 Nov. 2017