



DEVELOPMENT VARIANCE PERMIT NO. DVP00350

XIANZHOU WANG / YING ZHAO
Name of Owner(s) of Land (Permittee)

Civic Address: 5536 NOYE ROAD

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 22, OF DISTRICT LOT 23G, WELLINGTON DISTRICT, PLAN 22490

PID No. 001-721-399

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

Section 7.4 Lot Size and Dimensions – to vary the minimum required lot frontage from 15m to 13.72m for proposed Lot A and B.

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 shall be developed in accordance with the Proposed Subdivision Plan prepared by JE Anderson & Associates, dated 2018-MAY-01, as shown on Schedule B.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 18TH DAY OF JUNE, 2018.

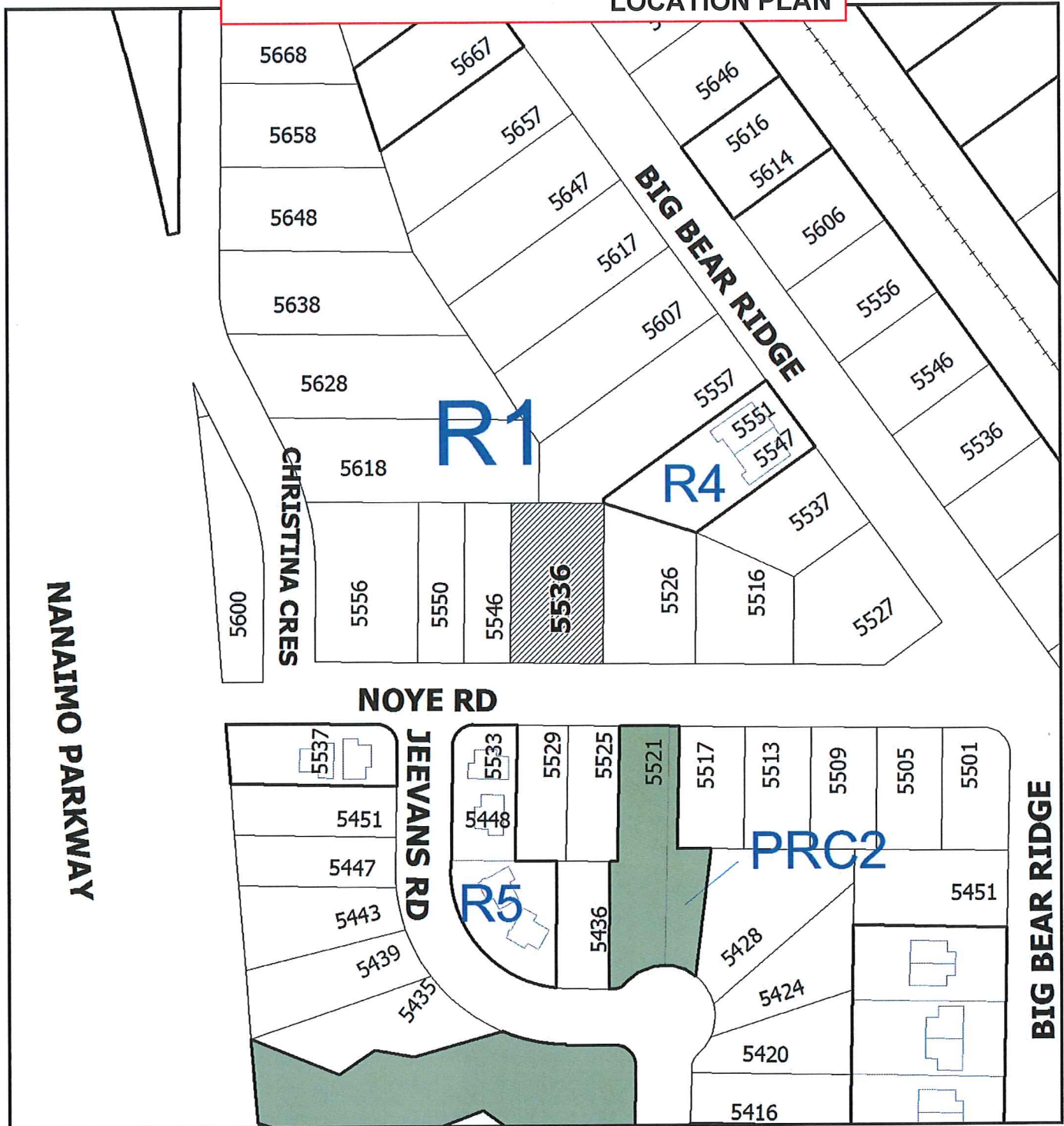
Deia Yurie
Corporate Officer

2018-JUN-22
Date

DP/in

Prospero attachment: DVP00350

LOCATION PLAN



NANAIMO PARKWAY

CHRISTINA CRES

NOYE RD

JEEVANS RD

BIG BEAR RIDGE

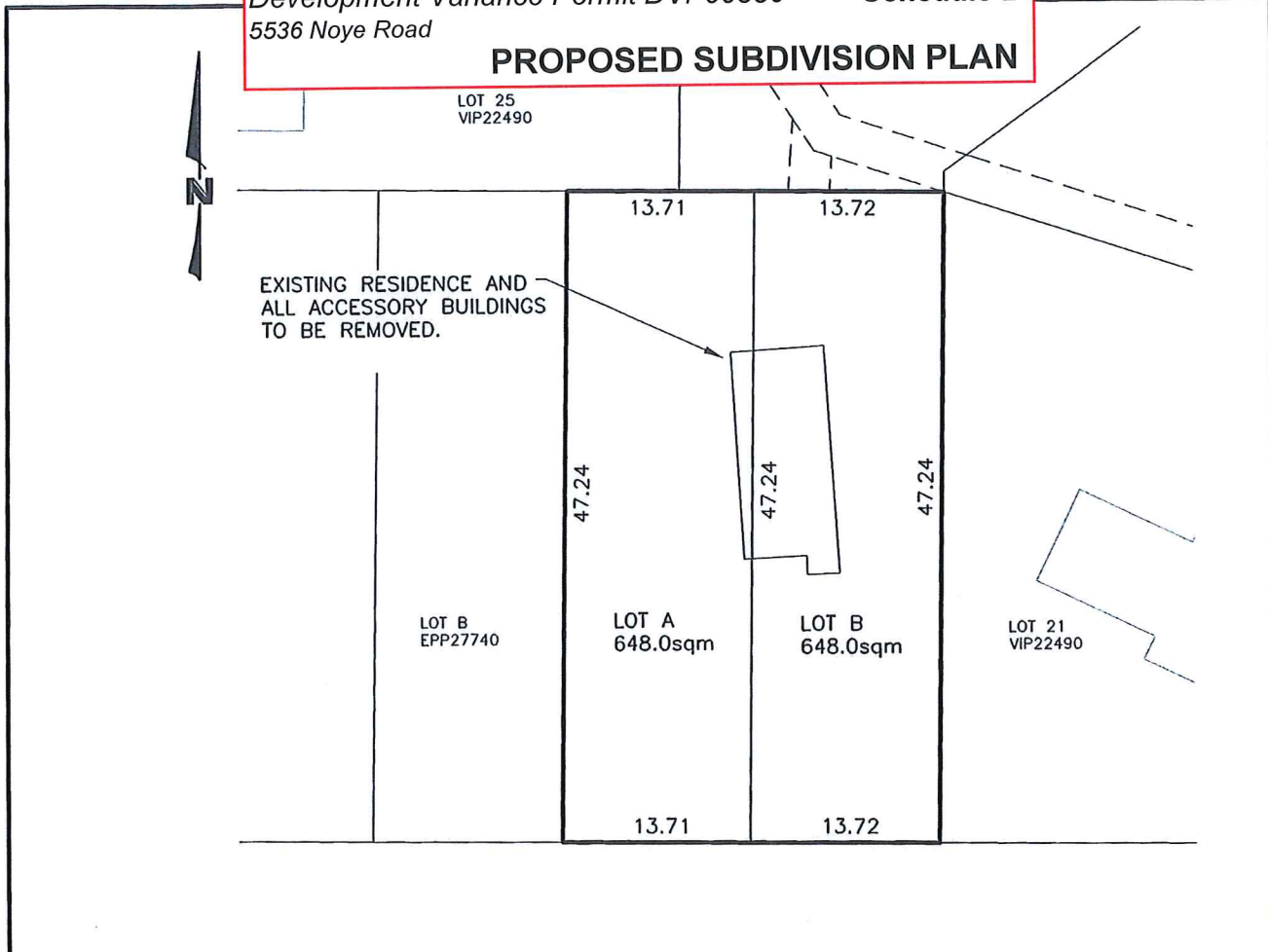


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LOCATION PLAN

 Subject Property

Civic: 5536 Noye Road
Lot 22, of District Lot 23-G,
Wellington District, Plan 22490



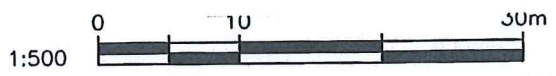
JEEVANS ROAD


NOYE ROAD

PROPOSED 2 LOT SUBDIVISION OF:
 LOT 22, DISTRICT LOT 23G,
 WELLINGTON DISTRICT, PLAN 22490
 ZONING: R1 SINGLE DWELLING RESIDENTIAL

DEVELOPMENT VARIANCE PERMIT APPLICATION:
 REDUCTION IN MINIMUM FRONTAGE OF 15.0m REQUESTED.
 PROPOSED FRONTAGES: LOT A =13.71m, 1.29m REDUCTION
 LOT B =13.72m, 1.28m REDUCTION

ALL DIMENSIONS ARE IN METERS AND DERIVED FROM LAND TITLES OFFICE RECORDS.



 J.E. ANDERSON & ASSOCIATES SURVEYORS -- ENGINEERS 1A - 3411 SHENTON ROAD, NANAIMO, B.C. V9T 2H1 TEL: 250 - 758 - 4631 FAX: 250 - 758 - 4660 E-MAIL : nanaimo@jeanderson.com	MR. LIANG LIU CITY OF NANAIMO		RECEIVED DVP350 2018-MAY-04 <small>Current Planning & Subdivision</small>
	5536 NOYE ROAD PROPOSED SUBDIVISION		
DRAWN: SS SCALE: 1:500	CoN FILE:		JEA FILE: 89181
DATE: MAY 1, 2018	SHEET 1 OF 1		