



DEVELOPMENT VARIANCE PERMIT NO. DVP00354

DEBORAH REDLICK and MICHAEL REDLICK
Name of Owner(s) of Land (Permittee)

Civic Address: 703 HECATE STREET

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:

THAT PART OF SECTION C, LOT 14, BLOCK F, SECTION 1, NANAIMO DISTRICT, PLAN 584 LYING TO THE NORTH WEST OF A LINE DRAWN PARALLEL TO AND PERPENDICULARLY DISTANT 66 FEET FROM THE NORTH WESTERLY BOUNDARY OF SAID PARCELS

PID No. 003-842-011

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 front yard setback for a principal building from 6m to 4.5m.
 - *Section 7.5.1 Siting of Buildings* – to reduce the minimum rear yard setback for a principal building from 7.5m to 7.14m.
 - *Section 6.5.1 Projections into Yards* – to increase the maximum projection of an open deck into a rear yard setback from 2m to 2.44m.

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 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.

CONDITION OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan prepared by T.G. Hoyt, B.C. Land Surveyor dated 2018-JUL-23, as shown on Schedule B.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 13TH DAY OF AUGUST, 2018.

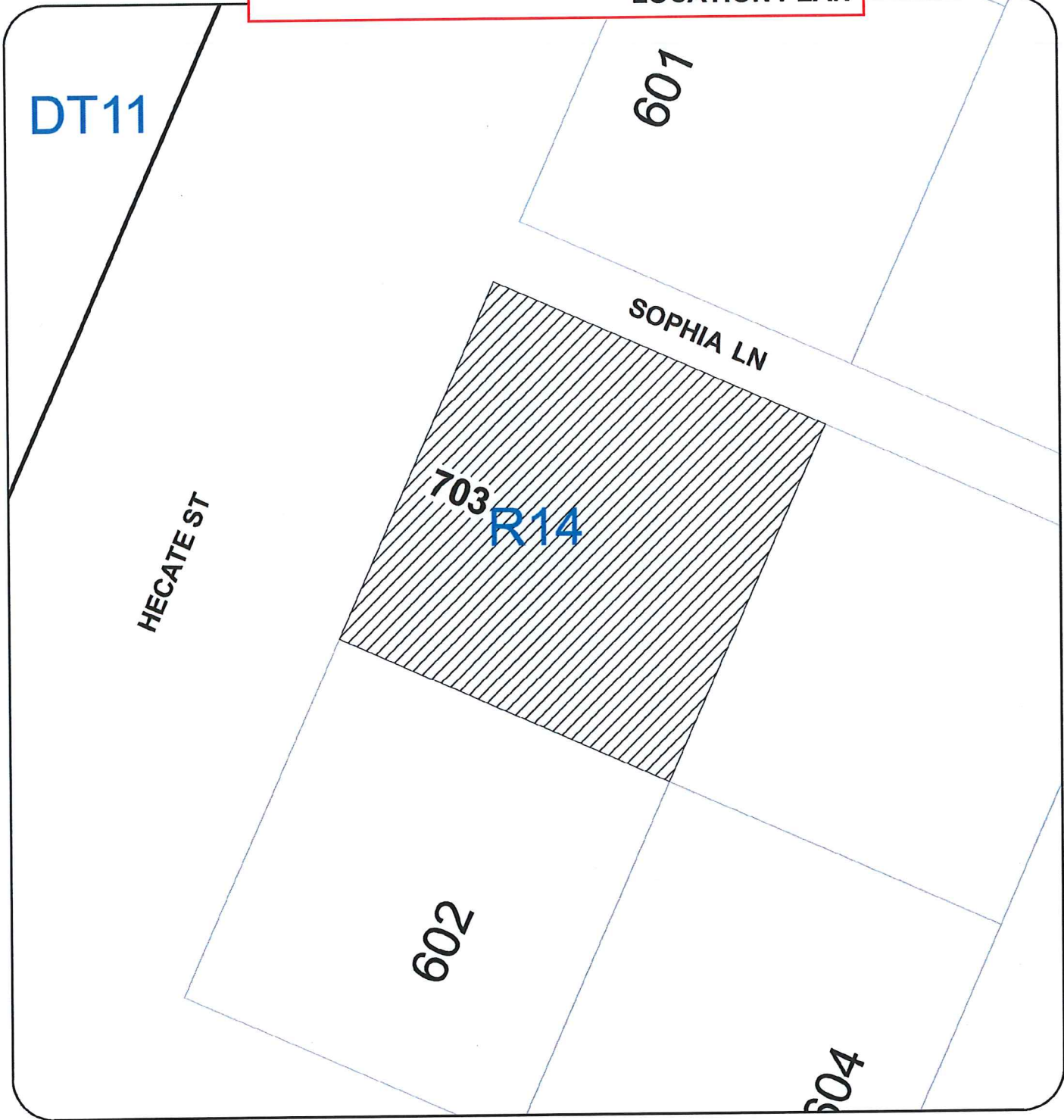
Sheila Morris
Corporate Officer

2018 - AUG - 17
Date

LW/in

Prospero attachment: DVP00354

LOCATION PLAN



DEVELOPMENT VARIANCE PERMIT NO. DVP00354

LOCATION PLAN



Civic: 703 Hecate Street
Legal Description: THAT PART OF SECTION C, LOT 14, BLOCK F, SECTION 1,
NANAIMO DISTRICT, PLAN 584 LYING TO THE NORTH WEST OF A LINE DRAWN
PARALLEL TO AND PERPENDICULARLY DISTANT 66 FEET FROM THE NORTH
WESTERLY BOUNDARY OF SAID PARCELS

 Subject Property

**PLAN OF PROPOSED
BLOCK F, SECTION**

Development Variance Permit DVP00354
703 Hecate Street

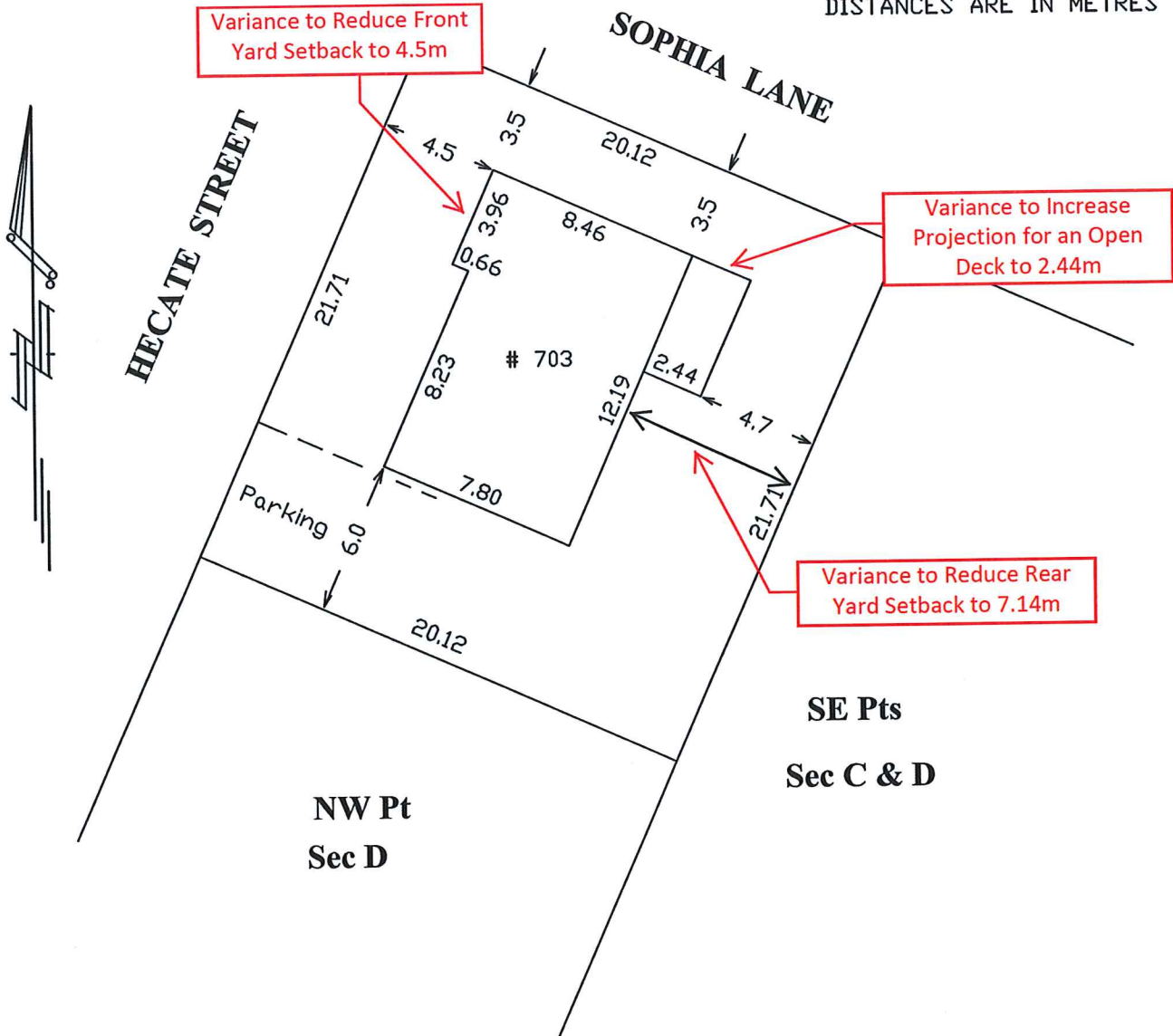
Schedule B

SECTION C, LOT 14,

SITE PLAN THE

**NORTHWEST OF A LINE DRAWN PARALLEL TO AND PERPENDICULARLY
DISTANT 66 FEET FROM THE NORTHWEST BOUNDARY OF SAID PARCELS**

SCALE 1:250
DISTANCES ARE IN METRES



T.G. Hoyt
B.C. Land Surveyor
2275 Godfrey Road
Nanaimo, B.C.
V9X 1E7
250-753-2921

HOUSE LOCATION TO BE PINNED
PRIOR TO FOUNDATION FORMING
FB 375/

This 23rd day of July, 2018.

B. C. L. S.