



**DEVELOPMENT VARIANCE PERMIT NO. DVP00360**

**PAUL JONES**

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

**Civic Address: 422 HOWARD 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:

**LOT 12, SECTION 1, NANAIMO DISTRICT , PLAN 1751  
PID No. 004-814-681**

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 4.62m 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 Section Illustrating Height Variance**  
**Schedule D Context Photo**

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.

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

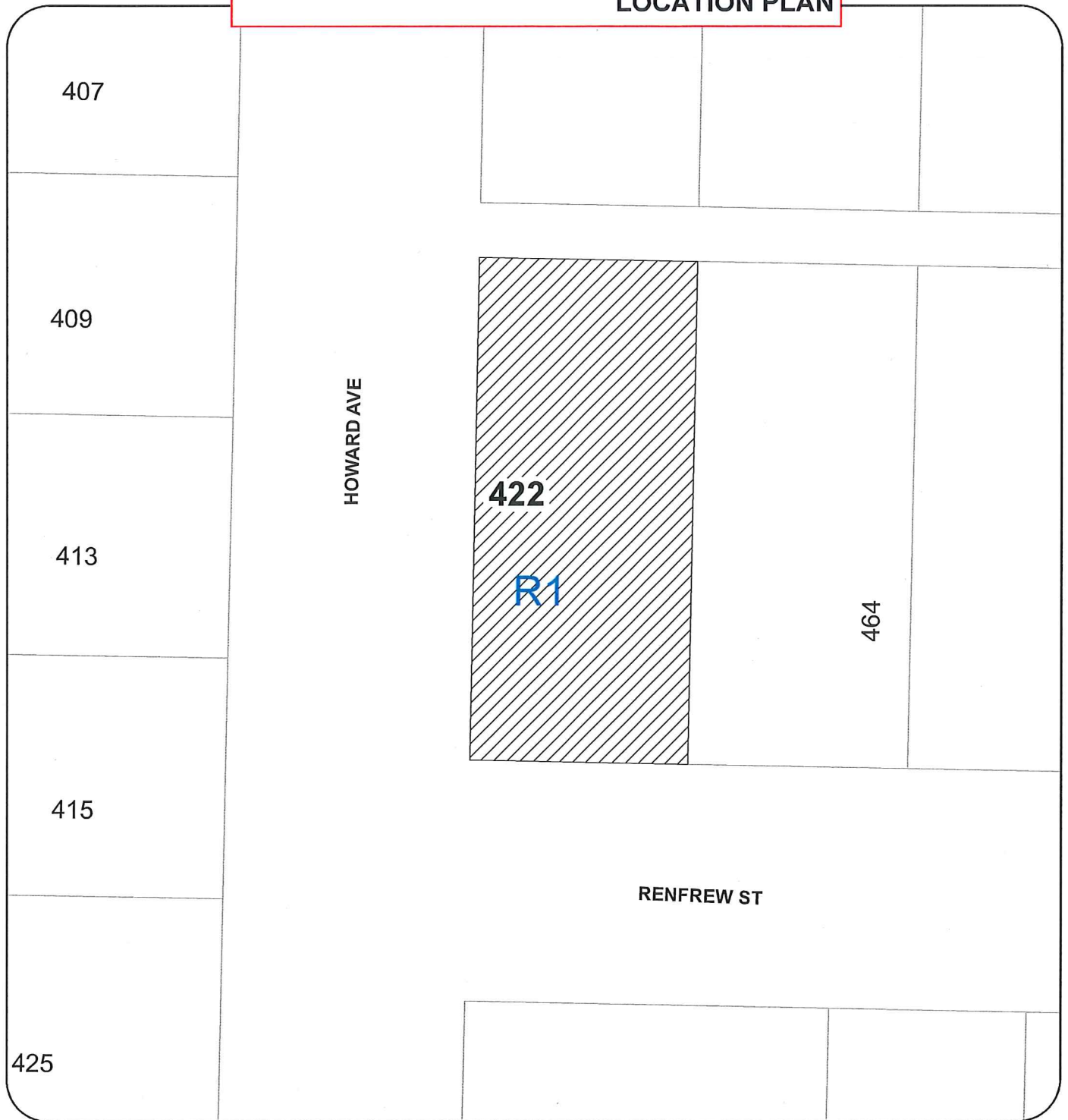
*Michael Gurrice*  
Corporate Officer

2018-AUG-17  
Date

CH/n

Prospero attachment: DVP00360

**LOCATION PLAN**



**DEVELOPMENT VARIANCE PERMIT NO. DVP00360**

**LOCATION PLAN**

Civic: 422 HOWARD AVENUE  
Legal Description: LOT 12, SECTION 1,  
NANAIMO DISTRICT , PLAN 1751



Subject Property



SURVEYORS - ENGINEERS

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

SITE SURVEY

File: 89078

Civic: 422 Howard Avenue, Nanaimo, B.C.

Legal: Lot 12, Section 1, Nanaimo District, Plan 1751.

Dimensions are in metres and are derived from Plan 1751 and field survey.

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 building location certificate has been prepared in accordance with the Professional Reference Manual and is certified correct this 2nd day of May, 2018.

B.C.L.S.

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

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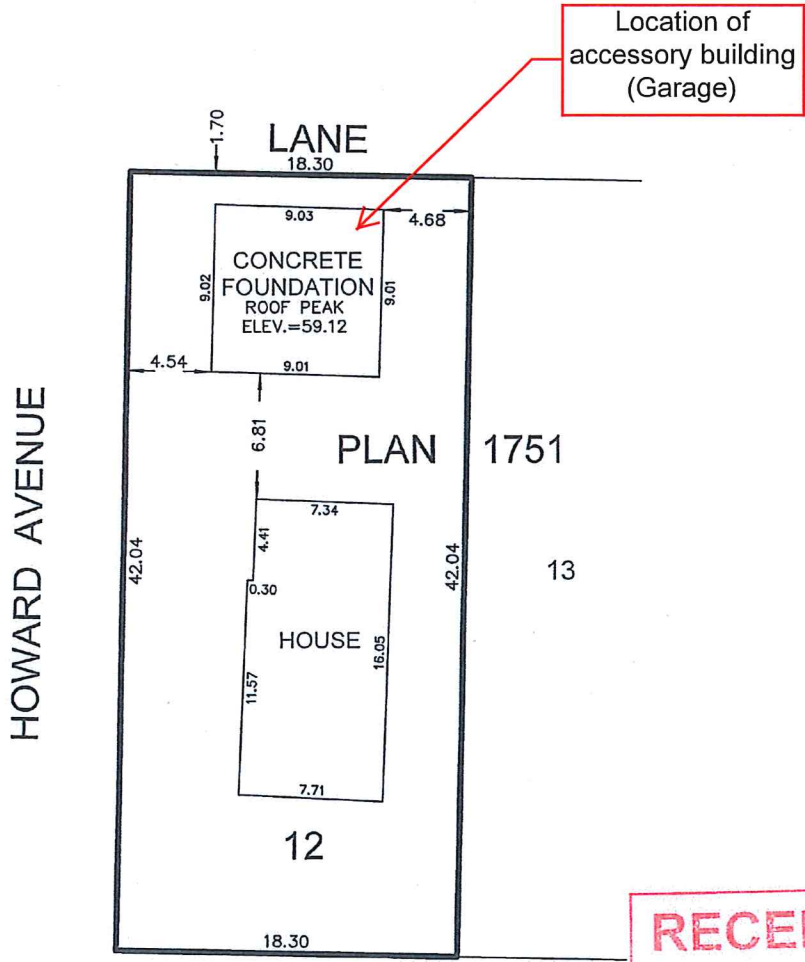
The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.

Subject to charges, legal notations, and interests shown on: Title No. CA2505617 (P.I.D. 004-814-681)

Scale 1:300



Datum for elevations, in metres, is geodetic



RECEIVED  
JUL 05 2018  
DVP 360  
CITY OF NANAIMO  
COMMUNITY DEVELOPMENT

Development Variance Permit DVP00360

Schedule C

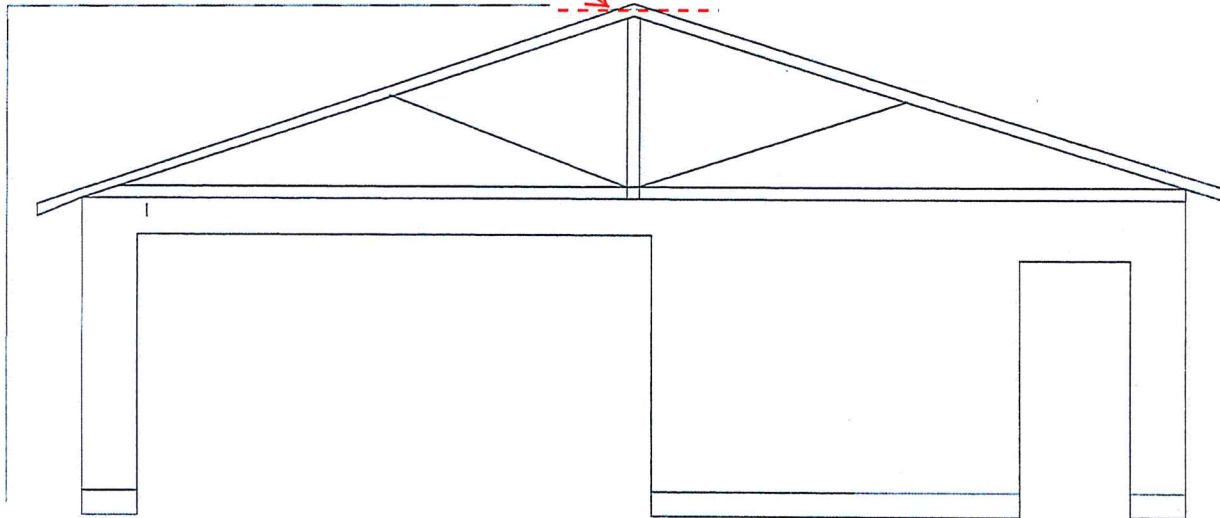
422 Howard Avenue

**BUILDING SECTION ILLUSTRATING  
HEIGHT VARIANCE**

Variance

13'3"3/4

4.7"  
.12 m



**RECEIVED**

JUL 05 2018

DVP 360

project 30' by 30' storage specifications  
**CITY OF NANAIMO  
COMMUNITY DEVELOPMENT**

- framing exterior walls 2X6
- studs 2X6 at 16" OC
- 1/2 exterior plywood sheathing
- hardy plank exterior siding
- 5/8 interior drywall
- exterior wall insulation
- 2500 PSI reinforced concrete footings
- roofing membrane asphalt shingles
- 1/2 pitch engineered roof trusses

scale

1:40

DRAWN BY

PAUL JONES