

2020-JAN-27

Our File: DVP00392

via Email: bbdill@live.com

Mr. Barnaby Dill
3358 Stephenson Pt Road
Nanaimo BC V9T 1K2

Dear Mr. Dill:

**RE: DEVELOPMENT VARIANCE PERMIT NO. DVP00392 - 3358 STEPHENSON
POINT ROAD - APPROVED DEVELOPMENT VARIANCE PERMIT**

Attached, please find a copy of Development Variance Permit DVP00392, approved by Council on 2020-JAN-13 for the above-noted property.

For your information, the development variance permit will be registered at the Victoria Land Titles Office and will appear on your property title as a legal notation indefinitely.

Please do not hesitate to contact me at (250) 755-4460, Ext. 4302 if you have any questions regarding your permit.

Yours truly,



Sadie Robinson, Planning Assistant
Current Planning Section
Community Development

SR/In

ATT (1)

\\PLANNING\DEVVARPERMIT\DVP00392\WORD DOCS\Ltr, Forward Approved Permit dvp392.doc



DEVELOPMENT VARIANCE PERMIT NO. DVP00392

BARNABY DILL / PEGGY YEN
Name of Owner(s) of Land (Permittee)

Civic Address: 3358 STEPHENSON POINT 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 3, DISTRICT LOT 29, WELLINGTON DISTRICT, PLAN 14237

PID No. 004-360-915

3. The "City of Nanaimo ZONING BYLAW 2011 NO. 4500" is hereby varied as follows:
 - *Section 6.6.6 – Maximum Gross Floor Area* – to increase the total gross floor area of all accessory buildings on a lot from 90m² to 171.8m² to allow for the construction of an oversized accessory building at 3358 Stephenson Point Road.
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
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.

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 Plan prepared by Inside Out Architecture, received 2019-DEC-19, as shown on Schedule B.
2. The proposed development is in substantial compliance with the Building Elevations prepared by Inside Architecture, dated 2019-DEC-18, as shown on Schedule C.
3. The existing accessory structure (boathouse) must be removed prior to framing inspection of the proposed accessory building.
4. There must not be any internal access between the dwelling on the upper floor and the storage area on the lower floor of the proposed accessory building.
5. The southern exterior opening to the lower level (storage area) of the proposed accessory building must remain unenclosed.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 13TH DAY OF JANUARY, 2020.

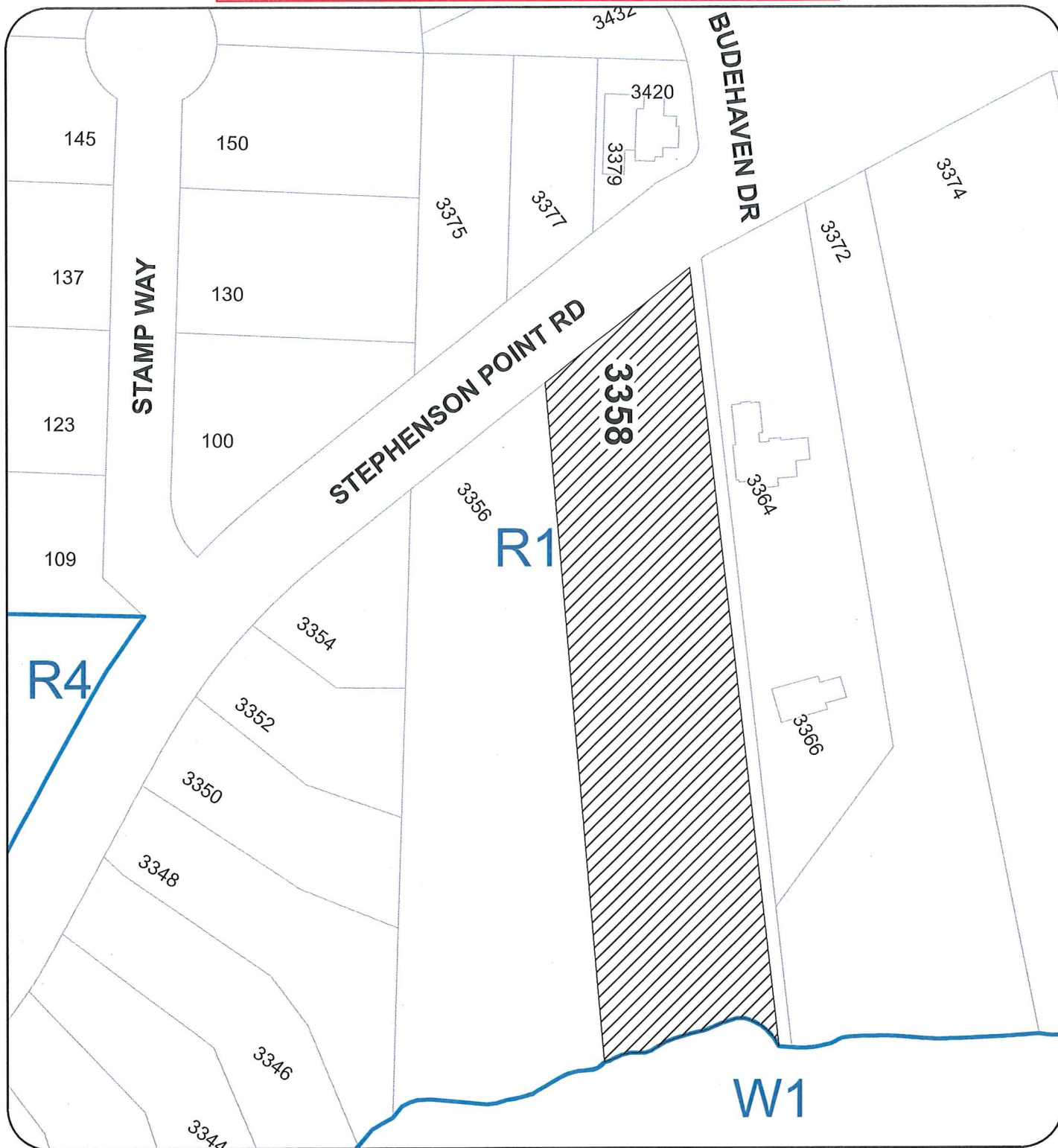

Corporate Officer


Date

SR/In

Prospero attachment: DVP00392

LOCATION PLAN



DEVELOPMENT VARIANCE PERMIT NO. DVP00392

LOCATION PLAN

Civic: 3358 STEPHENSON POINT ROAD
Legal Description: LOT 3, DISTRICT LOT 29
WELLINGTON DISTRICT, PLAN 14237

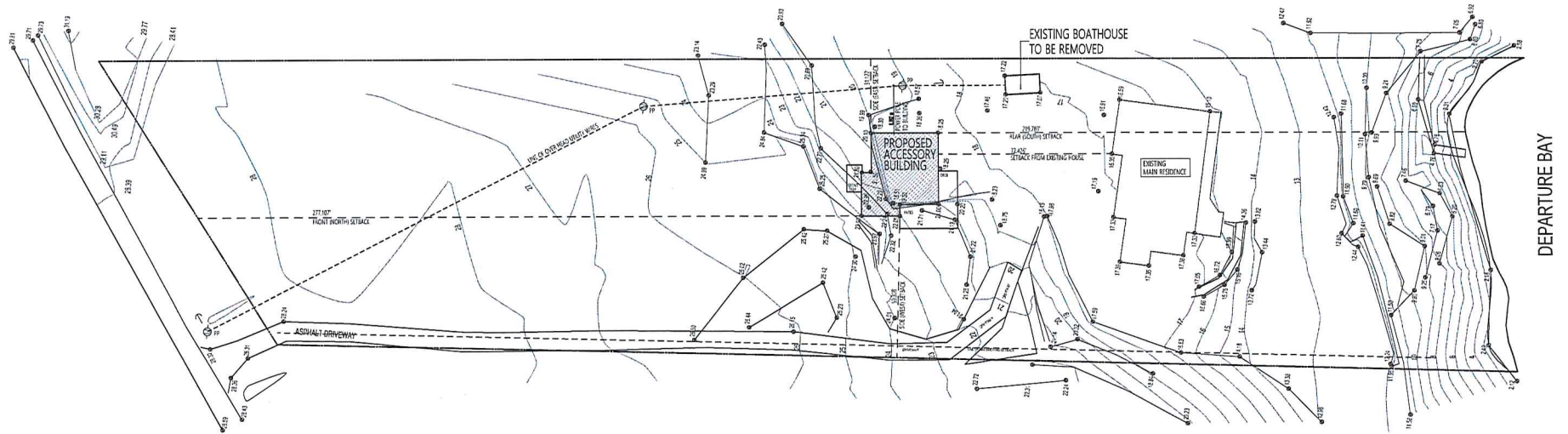


SUBJECT PROPERTY

Development Variance Permit DVP00392
3358 Stephenson Point Road

Schedule B

SITE PLAN



SITE PLAN
SCALE 1"=20'-0"

1
A1

DO NOT SCALE DRAWINGS
ANY ERROR OR OMISSIONS ARE TO BE REPORTED TO INSIDE OUT ARCHITECTURE PRIOR TO CONTINUATION OF ANY WORK
ALL WORK TO BE DONE IN COMPLIANCE TO ALL LOCAL REGULATIONS AND PLANS ALSO TO ALL GOVERNING BUILDING CODES

DRAWING REVISIONS	
DATE	REV. NO. REVISION

DRAWING USE
 CONCEPT DESIGN
 DESIGN DEVELOPMENT
 CONSTRUCTION
 DEVELOPMENT PERMIT APPLICATION
 REZONING APPLICATION
 SITE CLARIFICATION

DRAWN BY RW
SCALE AS NOTED
CAD FILE CUSTOM

CLIENT:
CUSTOM RESIDENCE
 *

LEGAL DESCRIPTION
 LOT 83 DISTRICT LOT 26
 BLOCK PLAN WELLINGTON DISTRICT, PLAN 14237
 SUBDIVISION
 CIVIC ADDRESS 3358 STEPHENSON POINT ROAD

BUILDER/DEVELOPER:



C. 604-315-8200
 C. 403-370-8711
 F. 403-410-3854

SITE PLAN
 *

A1 OF 8

3358 STEPHENSON POINT ROAD, NANAIMO BC ISSUED FOR VARIANCE APPLICATION

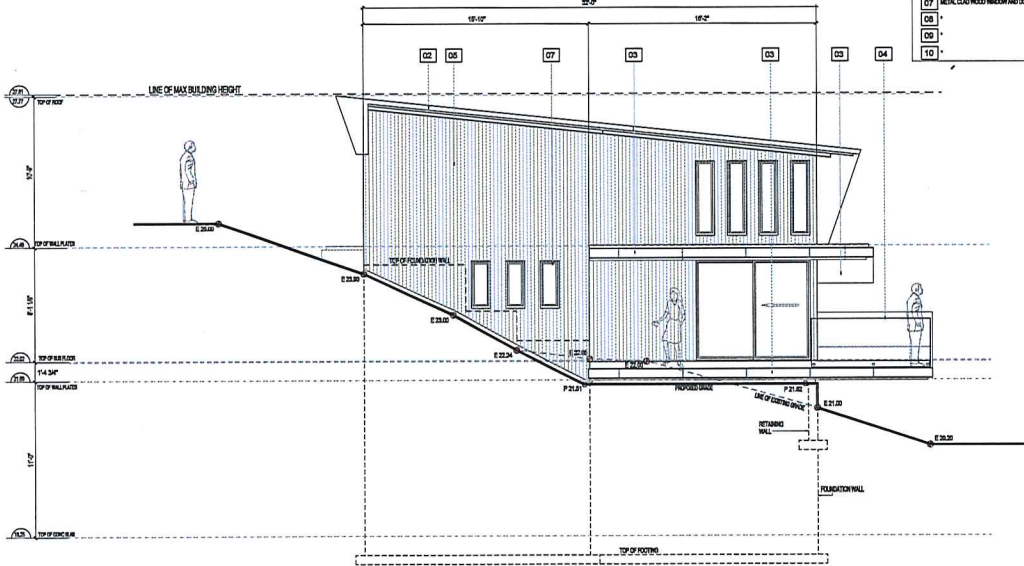
December 18-19

RECEIVED
DVP392
 2019-DEC-19
 CUSTOM PLANNING

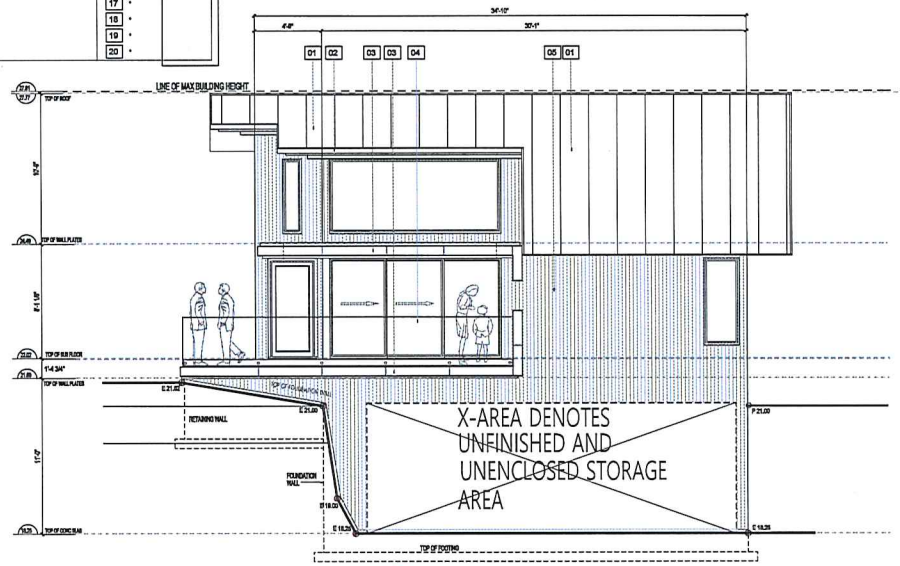
BUILDING ELEVATIONS

EXTERIOR FINISHES:

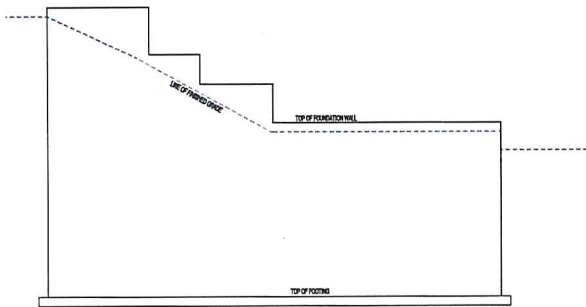
01	STANDING SEAM METAL ROOF / FASCIA WALL (DARK GREY OR BLACK)	11	*
02	PREFINISHED METAL FASCIA (DARK GREY OR BLACK)	12	*
03	ALUM COMPOSITE PANELS (RAL)	13	*
04	ALUM DECKING	14	*
05	4" WIDE T&G VERTICAL SIDING (WHITE OR BURNT BLACK)	15	*
06	4" WIDE HORIZONTAL SIDING (WHITE OR BURNT BLACK)	16	*
07	METAL CLAD WOOD TRIM AND DOORS	17	*
08		18	*
09		19	*
10		20	*



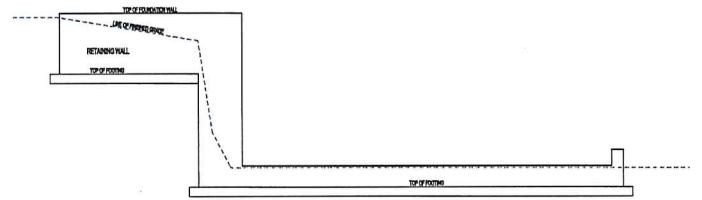
PROPOSED WEST ELEVATION
WITH VERTICAL T&G SIDING SCALE 1/4" = 1'-0" 1 A2



PROPOSED SOUTH ELEVATION
WITH VERTICAL T&G SIDING SCALE 1/4" = 1'-0" 2 A2



WEST ELEVATION FOUNDATION WALL PROFILE
SCALE 1/4" = 1'-0"



SOUTH ELEVATION FOUNDATION WALL PROFILE
SCALE 1/4" = 1'-0"

DO NOT SCALE DRAWINGS ANY ERRORS OR OMISSIONS ARE TO BE REPORTED TO INSIDE OUT ARCHITECTURE PRIOR TO CONTINUATION OF ANY WORK ALL WORK TO BE DONE IN COMPLIANCE TO ALL LOCAL REGULATIONS AND BY-LAWS ALSO TO ALL GOVERNING BUILDING CODES	DRAWING REVISIONS DATE: REV. NO. REVISION	DRAWING USE <input checked="" type="checkbox"/> CONCEPT DESIGN <input type="checkbox"/> DESIGN DEVELOPMENT <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> DEVELOPMENT PERMIT APPLICATION <input type="checkbox"/> REZONING APPLICATION <input type="checkbox"/> SITE CLARIFICATION	DRAWN BY RW SCALE AS NOTED CAD FILE CUSTOM
---	--	--	--

CLIENT:
CUSTOM RESIDENCE
*

LEGAL DESCRIPTION
LOT 03 DISTRICT LOT 29
BLOCK PLAN WELLINGTON DISTRICT, PLAN 14237
SUBDIVISION *
CIVIC ADDRESS 3358 STEPHENSON POINT ROAD.

BUILDER/DEVELOPER:

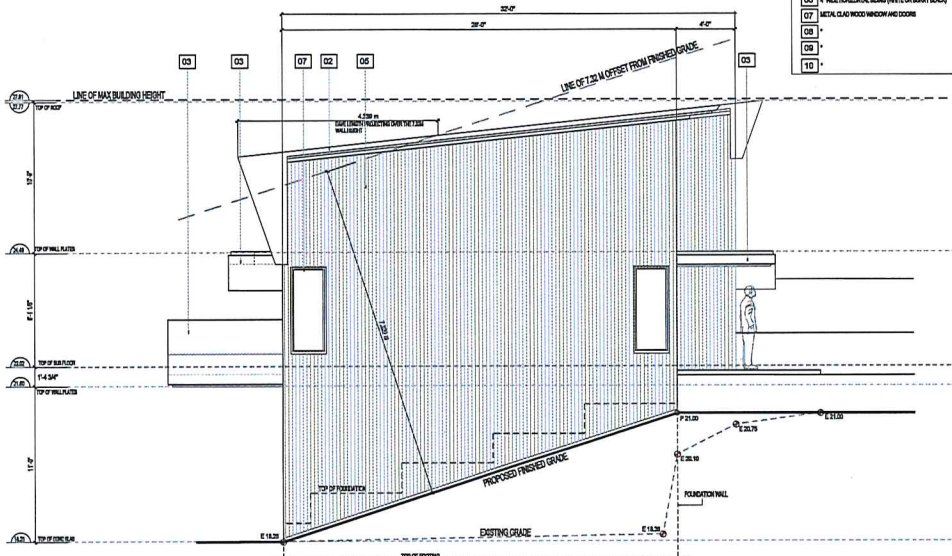
insideout architects
C. 604-315-8200
C. 403-370-8711
F. 403-410-3854

ELEVATIONS VERTICAL SIDING
A2 of 8
3358 STEPHENSON POINT ROAD, NANAIMO BC ISSUED FOR VARIANCE APPLICATION

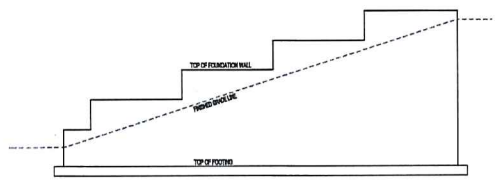
RECEIVED
DVP392
2019-DEC-19
Gulfport Planning

EXTERIOR FINISHES

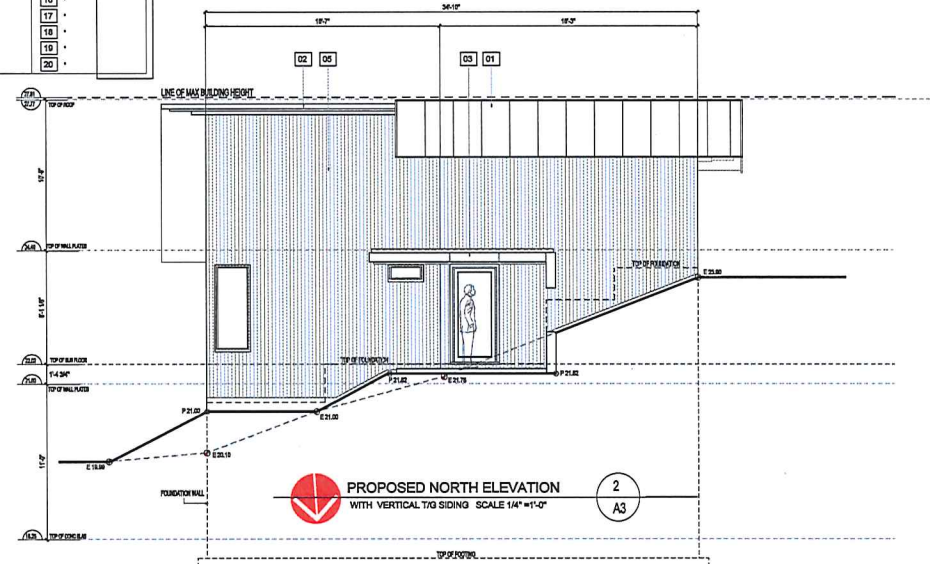
01	RENDERED BRICK METAL ROOF (DARK GREY OR BLACK)	11
02	PREFINISHED METAL PANELS (DARK GREY OR BLACK)	12
03	ALUMI COMPOSITE PANELS (R/W)	13
04	SLAB ROCK CLADDING	14
05	7" WIDE T&G VERTICAL SIDING (WHITE OR BURNT BLACK)	15
06	7" WIDE T&G VERTICAL SIDING (WHITE OR BURNT BLACK)	16
07	METAL CLAD WOOD WINDOW AND DOORS	17
08		18
09		19
10		20



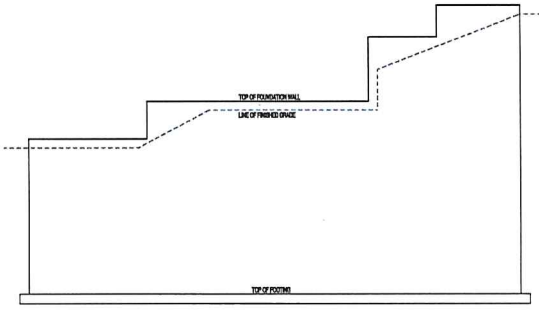
PROPOSED EAST ELEVATION
WITH VERTICAL T&G SIDING SCALE 1/4"=1'-0"
1
A3



EAST ELEVATION FOUNDATION WALL PROFILE
SCALE 1/4\"/>



PROPOSED NORTH ELEVATION
WITH VERTICAL T&G SIDING SCALE 1/4"=1'-0"
2
A3



NORTH ELEVATION FOUNDATION WALL PROFILE
SCALE 1/4\"/>

DO NOT SCALE DRAWINGS
ANY ERROR OR OMISSIONS ARE TO BE REPORTED TO INSIDE OUT ARCHITECTURE PRIOR TO CONTINUATION OF ANY WORK
ALL WORK TO BE DONE IN COMPLIANCE TO ALL LOCAL REGULATIONS AND BY-LAWS ALSO TO ALL GOVERNING BUILDING CODES

DRAWING REVISIONS

DATE	REV. NO.	REVISION

- DRAWING USE**
- CONCEPT DESIGN
 - DESIGN DEVELOPMENT
 - CONSTRUCTION
 - DEVELOPMENT PERMIT APPLICATION
 - REZONING APPLICATION
 - SITE CLARIFICATION

DRAWN BY RW
SCALE AS NOTED
CAD FILE CUSTOM

CLIENT:
CUSTOM RESIDENCE
*

LEGAL DESCRIPTION
LOT 03 DISTRICT LOT 26
180 CKK WH LINGSTON DISTRICT, PLAN 14237
SUBDIVISION *
CIVIC ADDRESS 3354 STEPHENSON POINT ROAD.

BUILDER/DEVELOPER:



C. 604-315-8200
C. 403-370-8711
F. 403-410-3854

ELEVATIONS VERTICAL SIDING
A3
OF 6

RECEIVED
DVP392
2019-DEC-05
CITY OF NANAIMO