



**DEVELOPMENT VARIANCE PERMIT NO. DVP00406**

**ANGELINE JONES AND CRAIG JONES**  
**Name of Owner(s) of Land (Permittee)**

**Civic Address: 164 HOLLAND 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 A, SECTION 13, RANGE 7, MOUNTAIN DISTRICT, PLAN VIP78968**

**PID No. 026-302-888**

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 maximum allowable gross floor area for all accessory buildings on the subject property from 90m<sup>2</sup> to 243m<sup>2</sup>.
  - *Section 6.6.5.1.b) Maximum Height of an Accessory Building* – to increase the maximum allowable height of the proposed accessory building from 7m to 7.85m.
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 Survey Plan**

**Schedule C Accessory 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 Survey Plan prepared by Dirkson Design Services, received 2020-Jul-30, as shown on Schedule B.
2. The proposed accessory building shall be developed in accordance with the Accessory Building Elevations prepared by Dirkson Design Services, dated 2020-MAR-21, as shown on Schedule C.

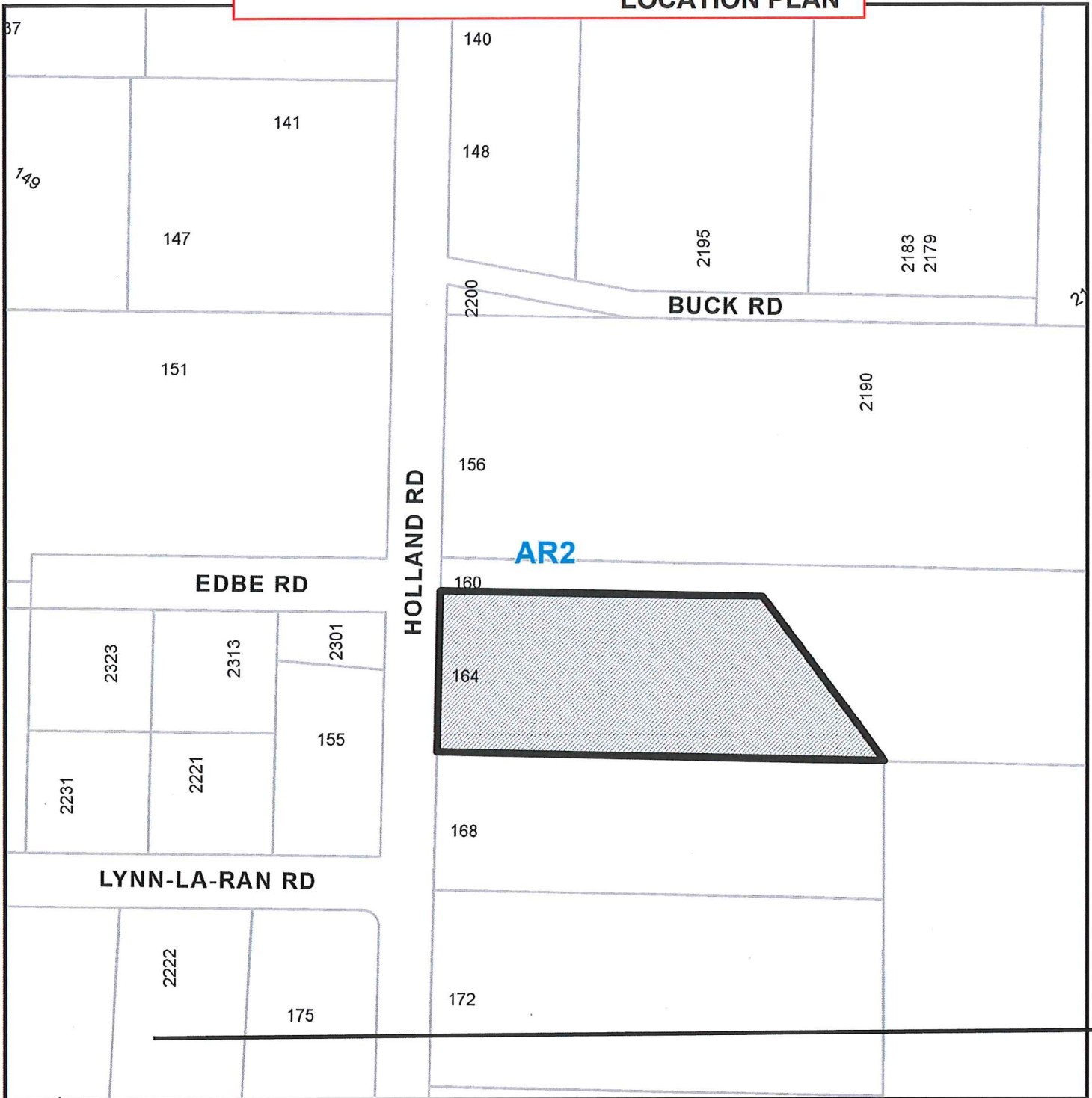
AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE **21ST** DAY OF **DECEMBER, 2020**.

  
Corporate Officer

  
Date

SR/In  
Prospero attachment: DVP00406

LOCATION PLAN



**DEVELOPMENT VARIANCE PERMIT NO. DVP00406**



**Subject Property**

CIVIC: 164 HOLLAND ROAD

LEGAL: LOT A, SECTION 13, RANGE 7, MOUNTAIN DISTRICT, PLAN VIP78968

# PLAN OF SUBDIVISION OF SECTION 13, RANGE 7, MOUNTAIN DISTRICT

Development Variance Permit DVP00406  
164 Holland Road

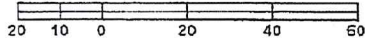
Schedule B

## SITE SURVEY

388

PLAN NO. VIP 78968

SCALE 1:1000



All distances are in metres.

B. C. G. S. 926 . 011

### LEGEND:

- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST PLACED

BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM PLAN 41145

DEPOSITED IN THE LAND TITLE OFFICE AT VICTORIA,  
B. C., THIS 1st DAY OF June, 20 05.

DEPUTY REGISTRAR: Bailey per M.F.

APPROVED UNDER THE LAND TITLE ACT THIS 27  
DAY OF May, 20 05

APPROVING OFFICER,  
CITY OF NANAIMO

Proposed Accessory  
Building (see inset, right)

HOLLAND ROAD

LOT 1 PLAN 41146

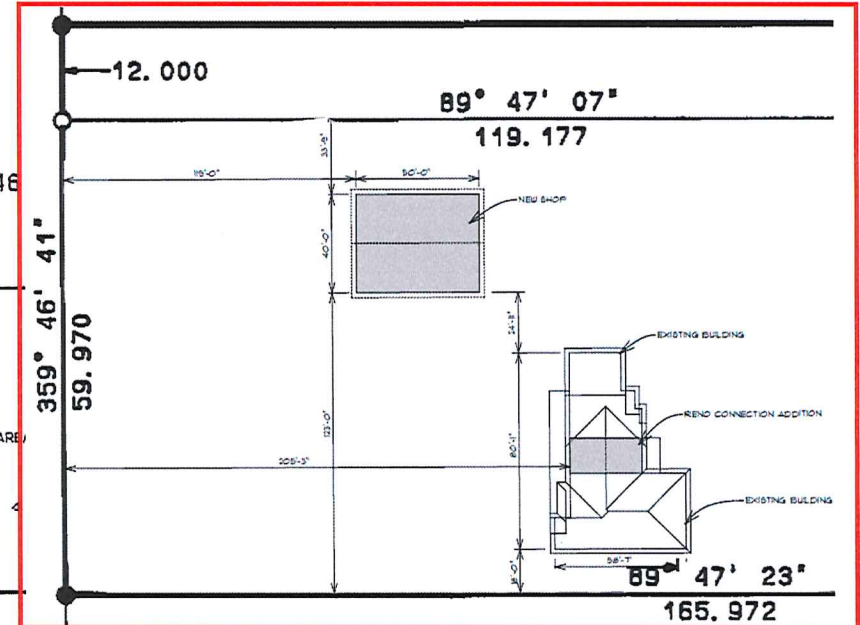
89° 47' 07"  
305.438

141° 29' 10"  
75.081

PLAN 4

LOT B PLAN VIP63137

LOT 5 PLAN 41146



LEIGH A. MILLAN  
BRITISH COLUMBIA  
LAND SURVEYOR  
CANADA LANDS SURVEYOR

SUITE NUMBER 7  
20 FRONT STREET  
NANAIMO, B. C.  
V9R-5H8 (250) -753-9181

FILE NO. 2651  
F. B. NO. 370-30, 394-43

COMP. FILE 2651SD1.0 THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF NANAIMO

I, LEIGH A. MILLAN, A BRITISH COLUMBIA LAND  
SURVEYOR, OF NANAIMO, IN BRITISH COLUMBIA,  
CERTIFY THAT I WAS PRESENT AT AND PERSONALLY  
SUPERINTENDED THE SURVEY REPRESENTED BY THIS  
PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT.

THE FIELD SURVEY WAS COMPLETED ON THE 20TH DAY  
OF MAY, 2004. THE PLAN WAS COMPLETED AND  
CHECKED, AND THE CHECKLIST FILED UNDER #15733,  
ON THE 26TH DAY OF MAY, 2004.

LEIGH A. MILLAN, BCLS, CLS  
ORIGINAL

DIRKSON DESIGN SERVICES



DESIGNERS  
PLANNERS

PO BOX 814 6TH A  
NANAIMO, B.C.  
V9R 5H2  
TEL: 850 390-1114

DESIGNER SEAL

CONSULTANT SEAL

SCALE  
AS NOTED  
DRAWN  
RON  
CHECKED  
DATE  
MAR 21 2020

PROJECT

RENO. ADDITION  
TO HOUSE  
164 HOLLAND ROAD  
NANAIMO, BC

CLIENT

CRAIG JONES

PROJECT NO.  
2602-616-29-65

SHEET TITLE

SITE PLAN ON  
SURVEY, Craig Jones -  
Reno Mar-20 CROSS-  
SECTIONS A-A & B-B

SHEET NO.

A - 13

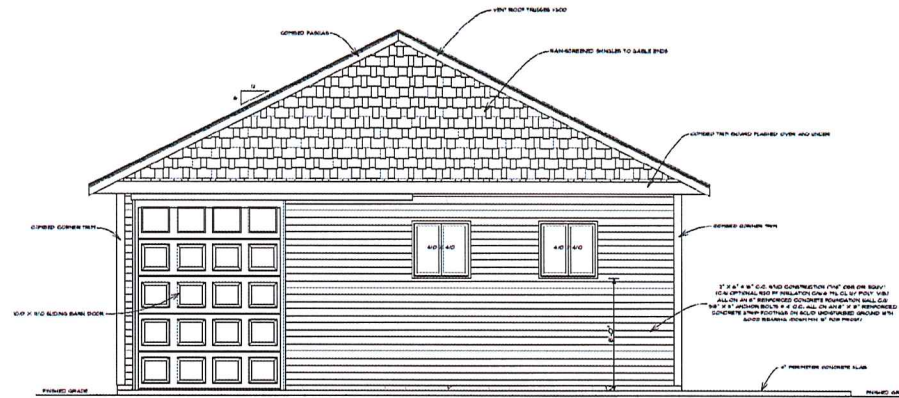
RECEIVED  
DVP406  
2025-JUL-30



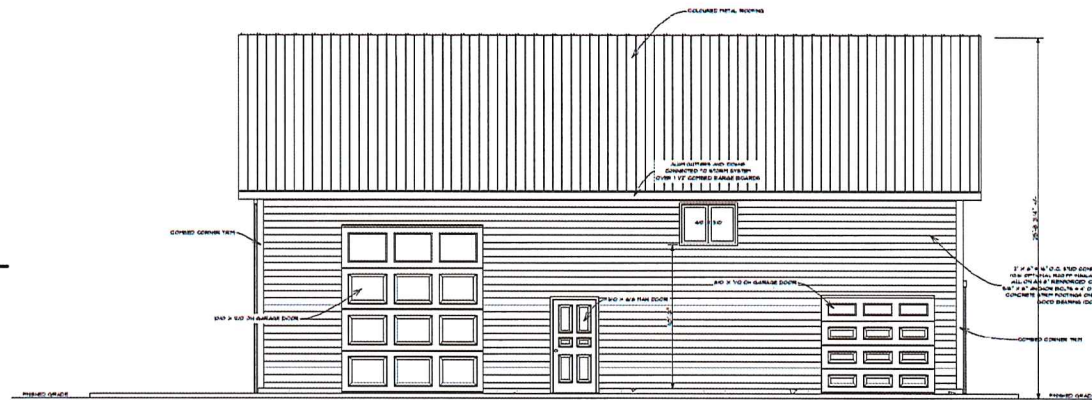
## ACCESSORY BUILDING ELEVATIONS

DRAWN BY: DIRKSON DESIGN SERVICES  
 \*COPYRIGHT 2015 - DIRKSON DESIGN SERVICES - DO NOT COPY\*

LEFT ELEVATION  
 1/4" = 1'-0"



FRONT ELEVATION  
 1/4" = 1'-0"



RECEIVED  
 2015 JUL 16  
 Central Planning

NO	DATE	REVISION
1	MAY 13/15	REVISED SUPPORT POST LOCATIONS

DIRKSON DESIGN SERVICES  
  
 DESIGNERS  
 PLANNERS  
 PO BOX 814 STN A  
 NALAND B.C.  
 V4W 4G2  
 TEL: (604) 240-1734

DESIGNER SEAL	EXTERNAL TYPED LEGEND	CONSULTANT SEAL	SCALE AS NOTED DRAWN RON CHECKED DATE MAR 2 2020

PROJECT SHOP DRAWINGS

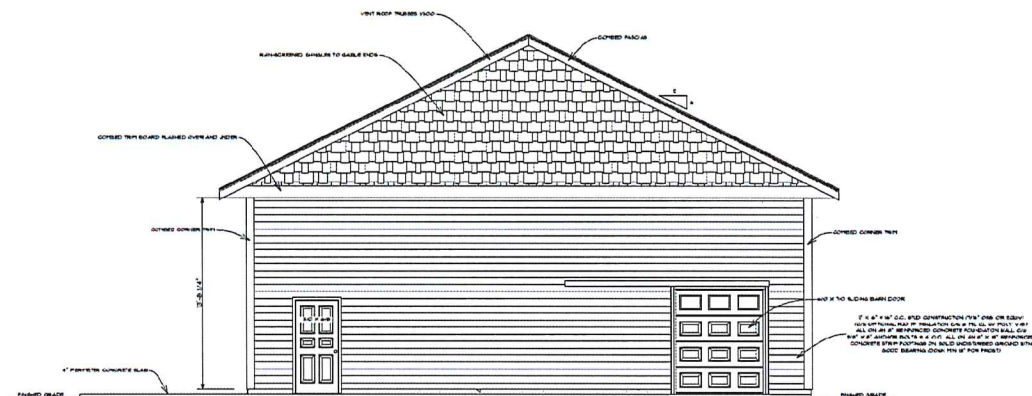
CLIENT CRAIG JONES
PROJECT NO.

SHEET TITLE LEFT ELEVATION, FRONT ELEVATION

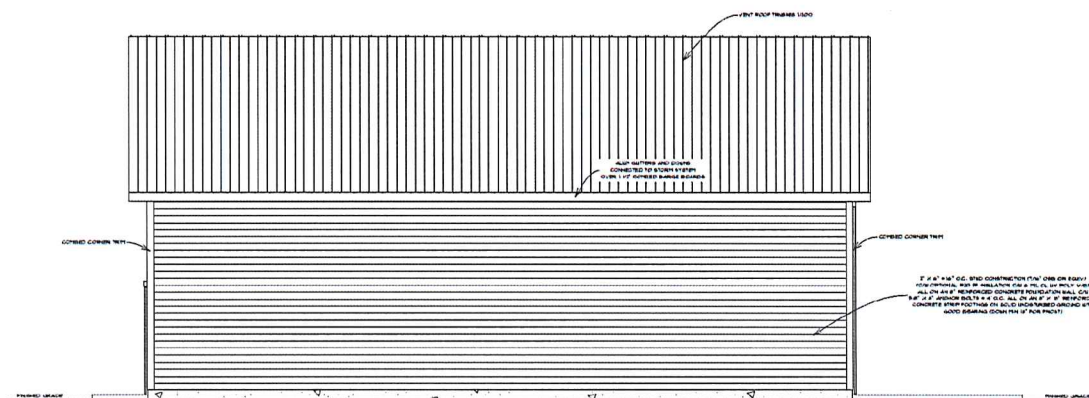
SHEET NO. A - 2

DRAWN BY: DIRKSON DESIGN SERVICES  
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RIGHT ELEVATION  
 1/4" = 1'-0"



REAR ELEVATION  
 1/4" = 1'-0"



NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 2. ALL MATERIALS AND FINISHES TO BE AS NOTED.  
 3. ALL MATERIALS AND FINISHES TO BE AS NOTED.  
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 9. ALL MATERIALS AND FINISHES TO BE AS NOTED.  
 10. ALL MATERIALS AND FINISHES TO BE AS NOTED.

NO.	DATE	REVISION
1	MAY 130	REVISED SUPPORT POST LOCATIONS

DIRKSON DESIGN SERVICES  
  
 DESIGNERS  
 PLANNERS  
 PO BOX 814 STN A  
 NANTUKE B.C.  
 V8E 4H2  
 TEL: (250) 340-174

DESIGNER SEAL

CONSULTANT SEAL

CONSULTANT SEAL

SCALE  
 AS NOTED  
 DRAWN  
 RON  
 CHECKED  
 DATE  
 MAR 21 2020

PROJECT

SHOP DRAWINGS

CLIENT

CRAIG JONES

PROJECT NO.

SHEET TITLE

RIGHT ELEVATION,  
 REAR ELEVATION

SHEET NO.

A - 3