



DEVELOPMENT VARIANCE PERMIT NO. DVP00409

BARNABY BLU DILL and PEGGY PEI-WEN 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 6.6.5.1.b) Maximum Height of an Accessory Building* – to increase the maximum allowable height of the proposed accessory building from 7m to 7.31m.
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 Elevations

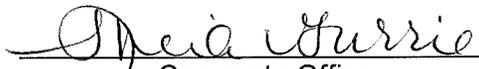
5. If the permittee does not substantially commence the construction permitted by this permit within two years of the date of this permit, this permit shall lapse.

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 Site Survey prepared by McElhanney Associates Land Surveying Ltd., dated 2020-AUG-04, as shown on Schedule B.
2. The subject property shall be developed in accordance with the Building Elevations prepared by Inside Out Architecture Inc., dated 2020-JUN-25, as shown on Schedule C.

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


Corporate Officer

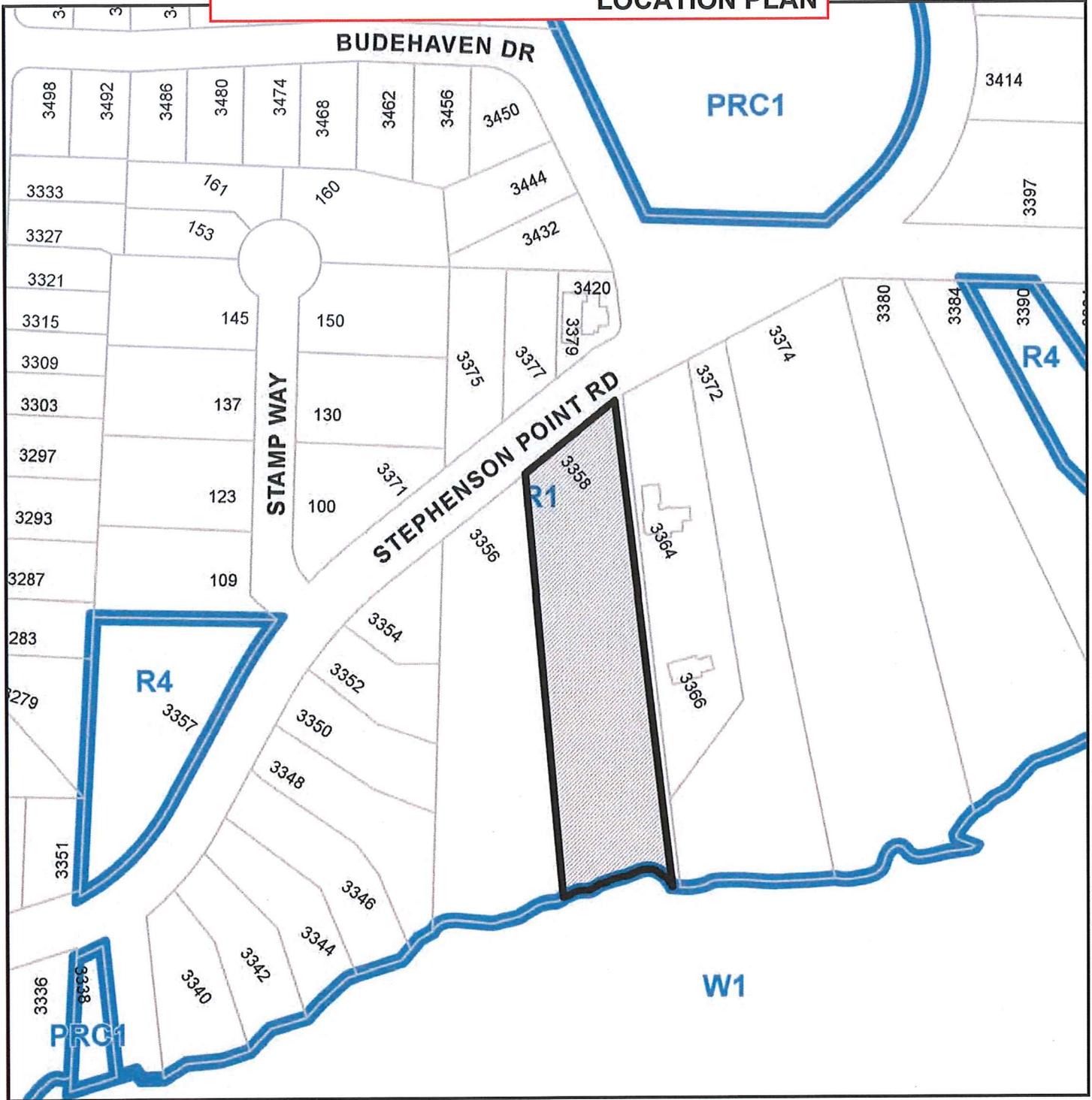

Date

LS/In/
Prospero attachment: DVP00409

Development Variance Permit DVP00409
3358 Stephenson Point Road

Schedule A

LOCATION PLAN



DEVELOPMENT VARIANCE PERMIT NO. DVP00409

CIVIC: 3358 STEPHENSON POINT ROAD

LEGAL: LOT 3, DISTRICT LOT 29, WELLINGTON DISTRICT, PLAN 14237



Subject Property

SITE SURVEY

SURVEYOR'S CERTIFICATE OF LOCATION OF BUILDING ON LOT 3, LOT 29, WELLINGTON DISTRICT, PLAN

14237

P.I.D. 004-360-915



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 550 mm IN HEIGHT (A-SIZE) WHEN PLOTTED AT A SCALE OF 1:500

LEGEND:

SYMBOLS	DESCRIPTION
●	IRON PIN - FOUND
○	POLE - HYDRO/TELEPHONE POLE
○	GUY POLE
⊙	ANCHOR
⊙	METER - WATER
⊙	MANHOLE - WATER
---	CENTERLINE
---	EDGE OF PAVEMENT
---	EDGE OF GRAVEL
---	TOP OF BANK
---	BOTTOM OF BANK
---	BREAKLINE
---	BUILDING
---	FENCELINE
---	HYDRO LINE

NOTE:

PARCEL DIMENSIONS ARE DERIVED FROM EXISTING LAND TITLE OFFICE RECORDS, BEING PLAN VPH4237

DATE OF FIELD SURVEY: APRIL 12 & 15, 2019 - JULY 30, 2020

ELEVATIONS ARE IN METRES AND BASED ON INTEGRATED MONUMENT 02-0751, ELEVATION = 42.781m

CONTOUR INTERVAL: 1.0m

NOTE:

TITLE SUBJECT TO: STATUTORY RIGHT OF WAY 288970

PROPOSED ACCESSORY BUILDING HEIGHT	
AVERAGE NATURAL GRADE = 25.38	
MAX BUILDING HEIGHT BY ZONING = 7.00	
MAX ALLOWABLE ROOF ELEVATION = 27.38	
AVERAGE FINISHED GRADE = 20.51'	
PROPOSED SLAB ELEVATION = 15.37'	
PROPOSED MAIN FLOOR ELEVATION = 21.94'	
PROPOSED ROOF ELEVATION DWELLING = 27.82'	
DESIGN BY INSIDEOUT ARCHITECTURE	

THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE BETWEEN McEIHANNEY ASSOCIATES AND OUR CLIENT.

THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

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CERTIFIED CORRECT THIS 4th DAY OF AUGUST, 2020.

PRELIMINARY

BRODY PHILLIPS, B.C.S.

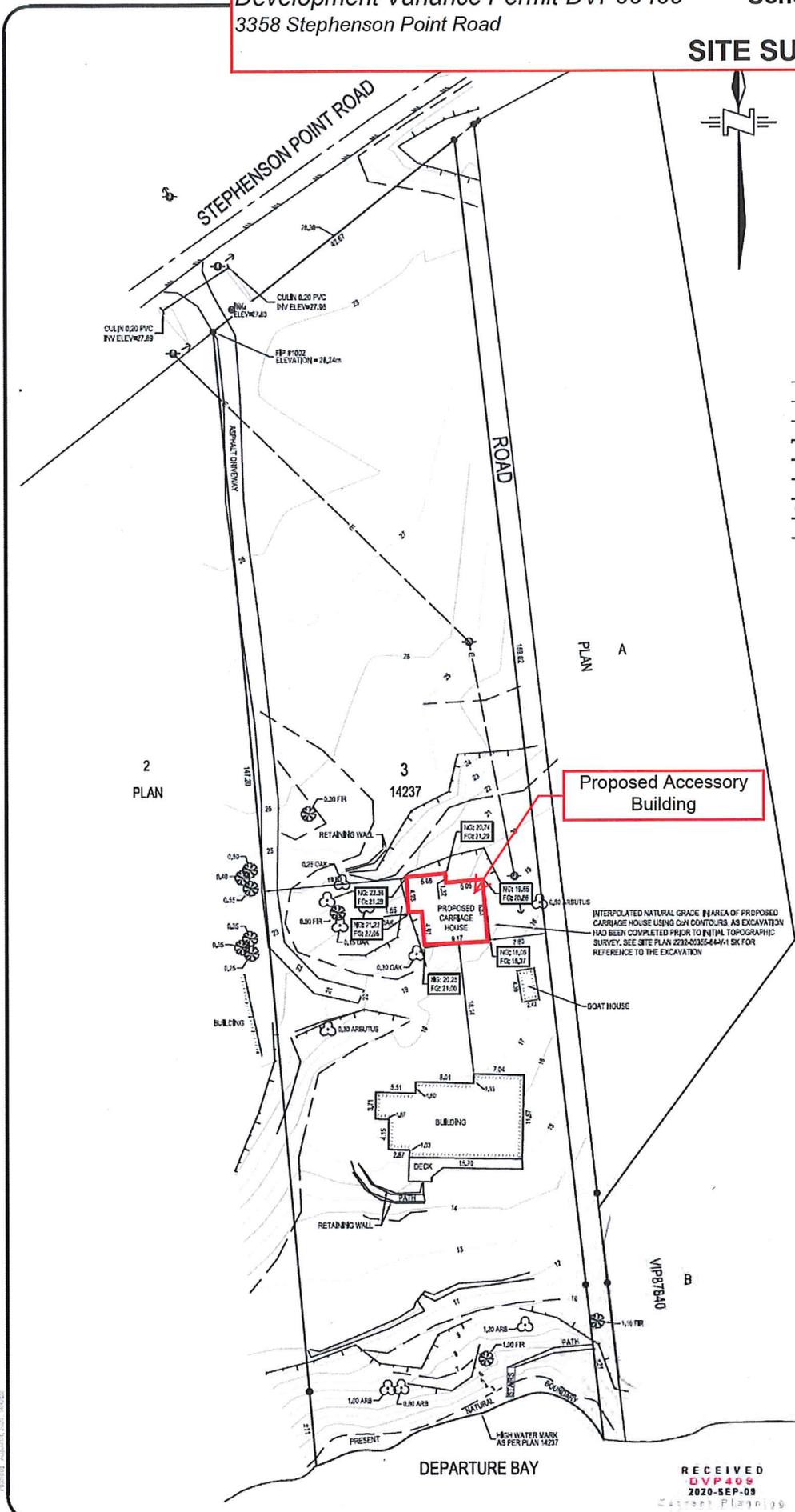
THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED

McEiHanney
McEiHanney Associates Land Surveying Ltd.
SUITE 1 - 1361 ESTEVAN ROAD TEL 250 710 3355
NANAIMO, BC V9S 3Y3

BLU DILL
Client

BUILDING LOCATION CERTIFICATE
3358 STEPHENSON POINT ROAD
Title

Date: AUGUST 4, 2020	MCSL Project No. 2232-00355-64
Scale: 1:400	
Drawn: BP	Drawing No. 00355-64-V-3 BLC
Checked: BP	



RECEIVED
DVP 409
2020-SEP-09
CARTER PLANNING

