



DEVELOPMENT VARIANCE PERMIT NO. DVP00416

**REGA PROPERTIES LTD.
Name of Owner(s) of Land (Permittee)**

**701 & 702 FERN RIDGE PLACE, 1031-1047 HAREWOOD MINES ROAD, 1018-1046
PALOMINO PLACE, and 703 & 729 TRAILSIDE ROAD
Civic Address**

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 buildings, structures and other developments thereon:

Legal Description:

**LOTS 1-6, LOTS 11-20 & LOT 30, SECTION 1, NANAIMO DISTRICT,
PLAN EPP103273**

**PID No. (s) 031-195-920; 031-195-938; 031-195-946; 031-195-954;
031-195-962; 031-195-971; 031-196-021; 031-196-039; 031-196-047;
031-196-055; 031-196-063; 031-196-071; 031-196-080; 031-196-098;
031-196-101; 031-196-110; 031-196-217**

3. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:
 - *Section 7.6.1 Siting of Buildings* – to reduce the minimum required rear yard setback from 7.5m to 3.0m on Lots 6, 11, 20, and 30.
 - *Section 7.6.1 Size of Buildings* – to increase the maximum permitted height of a principal building with a sloped roof (equal to or greater than 4:12 roof pitch) from 9.0m to 10.4m on Lots 1-6 and Lots 12-19.

4. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit, and any plans and specifications hereto which shall form a part thereof.

Schedule A Location Plan

Schedule B Site Plans

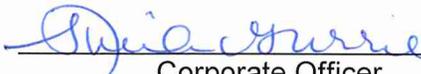
Schedule C Site Section

5. If the landowner does not substantially start any construction with respect to which this permit was issued within two years after the date it was issued, the permit lapses.
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. Lots 6, 11, 20, and 30 shall be developed in accordance with the Site Plan prepared by C.A. Design, dated 2021-MAR-15, as shown on Schedule B.
2. Proposed Lots 1-6 and 12-19 are developed generally in accordance with the Site Section prepared by C.A. Design, dated 2021-MAR-15, as shown on Schedule C.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 17TH DAY OF MAY, 2021.



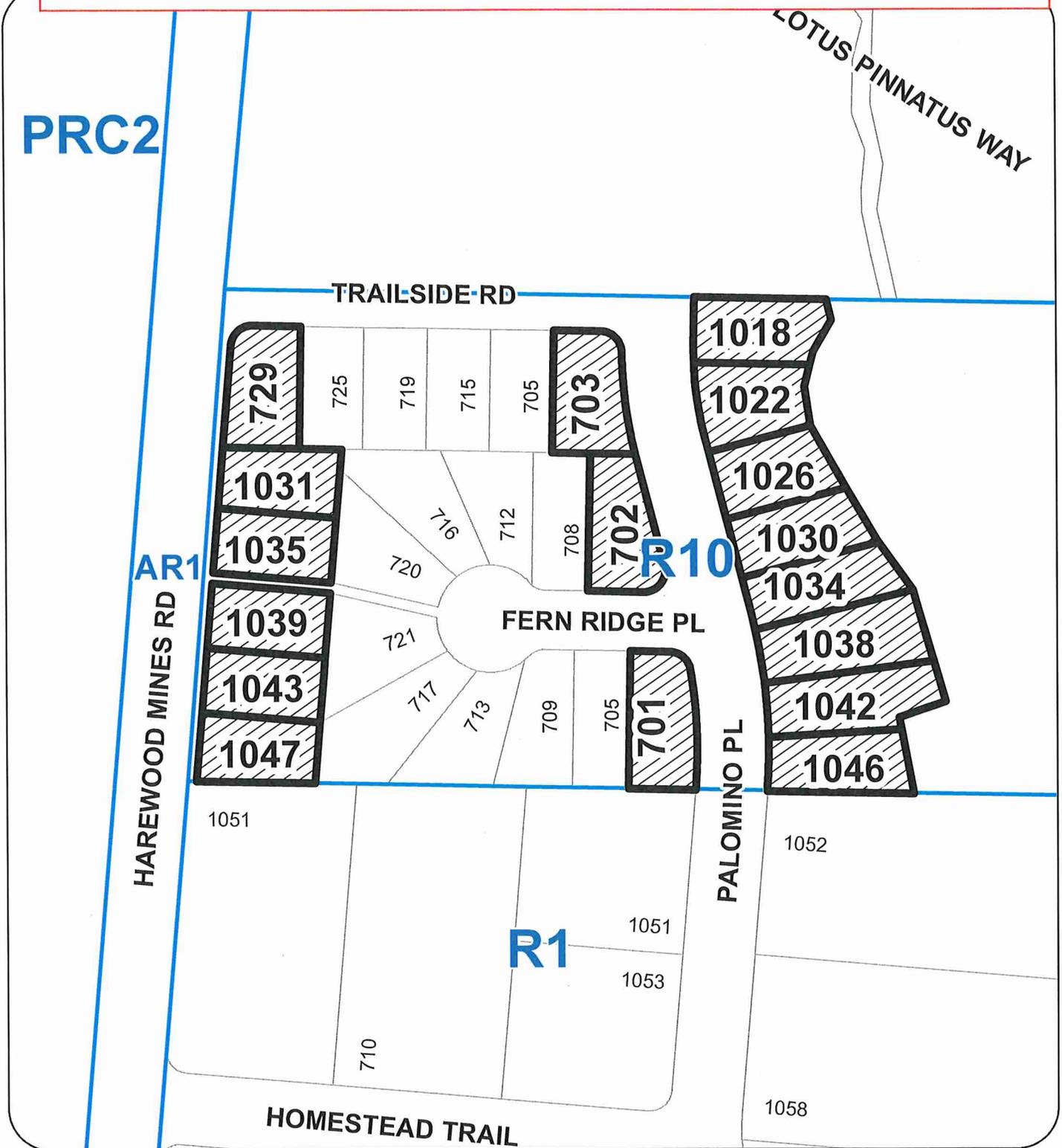
Corporate Officer



Date

CH/kab
Prospero attachment: DVP00416

LOCATION PLAN



DEVELOPMENT VARIANCE PERMIT NO. DVP00416

LOCATION PLAN

Civic: 1031, 1035, 1039, 1043, 1047 HAREWOOD MINE ROAD
 703 & 729 TRAILSIDE ROAD
 701, 702 FERN RIDGE PLACE
 1018, 1022, 1026, 1030, 1034, 1038, 1042, & 1046 PALOMINO PLACE
 Legal: SEE NEXT PAGE FOR LEGAL DESCRIPTIONS



 SUBJECT PROPERTIES

SUBJECT PROPERTIES

031-195-920 (1047 Harewood Mines Road)
LOT 1 SECTION 1 NANAIMO DISTRICT PLAN EPP103273

031-195-938 (1043 Harewood Mines Road)
LOT 2 SECTION 1 NANAIMO DISTRICT PLAN EPP103273

031-195-946 (1039 Harewood Mines Road)
LOT 3 SECTION 1 NANAIMO DISTRICT PLAN EPP103273

031-195-954 (1035 Harewood Mines Road)
LOT 4 SECTION 1 NANAIMO DISTRICT PLAN EPP103273

031-195-962 (1031 Harewood Mines Road)
LOT 5 SECTION 1 NANAIMO DISTRICT PLAN EPP103273

031-195-971 (729 Trailside Road)
LOT 6 SECTION 1 NANAIMO DISTRICT PLAN EPP103273

031-196-021 (703 Trailside Road)
LOT 11 SECTION 1 NANAIMO DISTRICT PLAN EPP103273

031-196-039 (1018 Palomino Place)
LOT 12 SECTION 1 NANAIMO DISTRICT PLAN EPP103273

031-196-047 (1022 Palomino Place)
LOT 13 SECTION 1 NANAIMO DISTRICT PLAN EPP103273

031-196-055 (1026 Palomino Place)
LOT 14 SECTION 1 NANAIMO DISTRICT PLAN EPP103273

031-196-063 (1030 Palomino Place)
LOT 15 SECTION 1 NANAIMO DISTRICT PLAN EPP103273

031-196-071 (1034 Palomino Place)
LOT 16 SECTION 1 NANAIMO DISTRICT PLAN EPP103273

031-196-080 (1038 Palomino Place)
LOT 17 SECTION 1 NANAIMO DISTRICT PLAN EPP103273

031-196-098 (1042 Palomino Place)
LOT 18 SECTION 1 NANAIMO DISTRICT PLAN EPP103273

031-196-101 (1046 Palomino Place)
LOT 19 SECTION 1 NANAIMO DISTRICT PLAN EPP103273

031-196-110 (701 Fern Ridge Place)
LOT 20 SECTION 1 NANAIMO DISTRICT PLAN EPP103273

031-196-217 (702 Fern Ridge Place)
LOT 30 SECTION 1 NANAIMO DISTRICT PLAN EPP103273



Lots where Building Height Variance is Requested

LOTS 1-6
1.4m HEIGHT VARIANCE

LOTS 12-19
1.4m HEIGHT VARIANCE



SITE DATA

LEGAL DESCRIPTION:
LOTS 1-6 & 12-19, PART OF SECTION 1, NANAIMO DISTRICT,
PLAN EPM103273

CIVIC ADDRESS:

- (LOT 1) 1047 HAREWOOD MINES ROAD
- (LOT 2) 1043 HAREWOOD MINES ROAD
- (LOT 3) 1039 HAREWOOD MINES ROAD
- (LOT 4) 1035 HAREWOOD MINES ROAD
- (LOT 5) 1031 HAREWOOD MINES ROAD
- (LOT 6) 729 TRAILSIDE ROAD

- (LOT 12) 1018 PALOMINO PLACE
- (LOT 13) 1022 PALOMINO PLACE
- (LOT 14) 1026 PALOMINO PLACE
- (LOT 15) 1030 PALOMINO PLACE
- (LOT 16) 1034 PALOMINO PLACE
- (LOT 17) 1038 PALOMINO PLACE
- (LOT 18) 1042 PALOMINO PLACE
- (LOT 19) 1046 PALOMINO PLACE

ZONING:
CITY OF NANAIMO - DL 4500, R10

ZONING DETAILS:

REQUIRED SETBACKS:

- FRONT = 4.5m EXCEPT FRONT ENTRY GARAGE
- 6m FRONT ENTRY GARAGE

- INT. SIDE = 1.5m
- EXT. SIDE = 4.0m
- REAR = 7.5m

(ALL SETBACKS ARE MEASURED TO BUILDING)

FOUNDATION:

- EAVE PROJECTION:
FRONT, EXT. SIDE, REAR = 1.0m (3'-3 3/8")
- INT. SIDE = 0.75m (2'-5 1/2")

MAX. PARCEL COVERAGE = 40%

- MAX. DWELLING UNIT HEIGHT
FLAT ROOF = 7m (22'-11 1/2")
- SLOPED ROOF = 9m (29'-6")
- PERIMETER WALL = 7.32m (24'-14")

REVISION
03/25/17
RFF/SR/ka
01/21/21
REVISION
03/25/20
ISSUED FOR CLIENT REVIEW
11/05/20
REVISION:
Notes:

Disclaimer:
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Consultants

Project Title
TRAILSIDE
1045 HAREWOOD MINES ROAD
NANAIMO, B.C.

Client
Rega Properties Ltd.
Nanaimo, B.C.

Sheet Title
**SITE 1 PLAN - DVP
HEIGHT VARIANCE**

Drawn	J.L.J.P.
Checked	J.L.J.P.
Date	11.04.20
Scale	1:400

SITE PLAN
SCALE: 1 : 400

DVP-1.0

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09:04
1021-MAR-17
COURTNEY OFFICE

Lots where Rear Yard Setback Variance is Requested



C.A. DESIGN

1 (250) 753-2222 # (250) 752-0111
184 - C West Second Ave, Qualicum Beach, V1K 2Y5

REVISION:
00.0-2:
REVISION:
01.0-1:
REVISION:
03.0-20
ISSUED FOR CLIENT REVIEW
03.05.20
Revisions:
None:

Disclosure:
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Project Title
TRAILSIDE
1045 HAREWOOD MINES ROAD
NANAIMO, B.C.

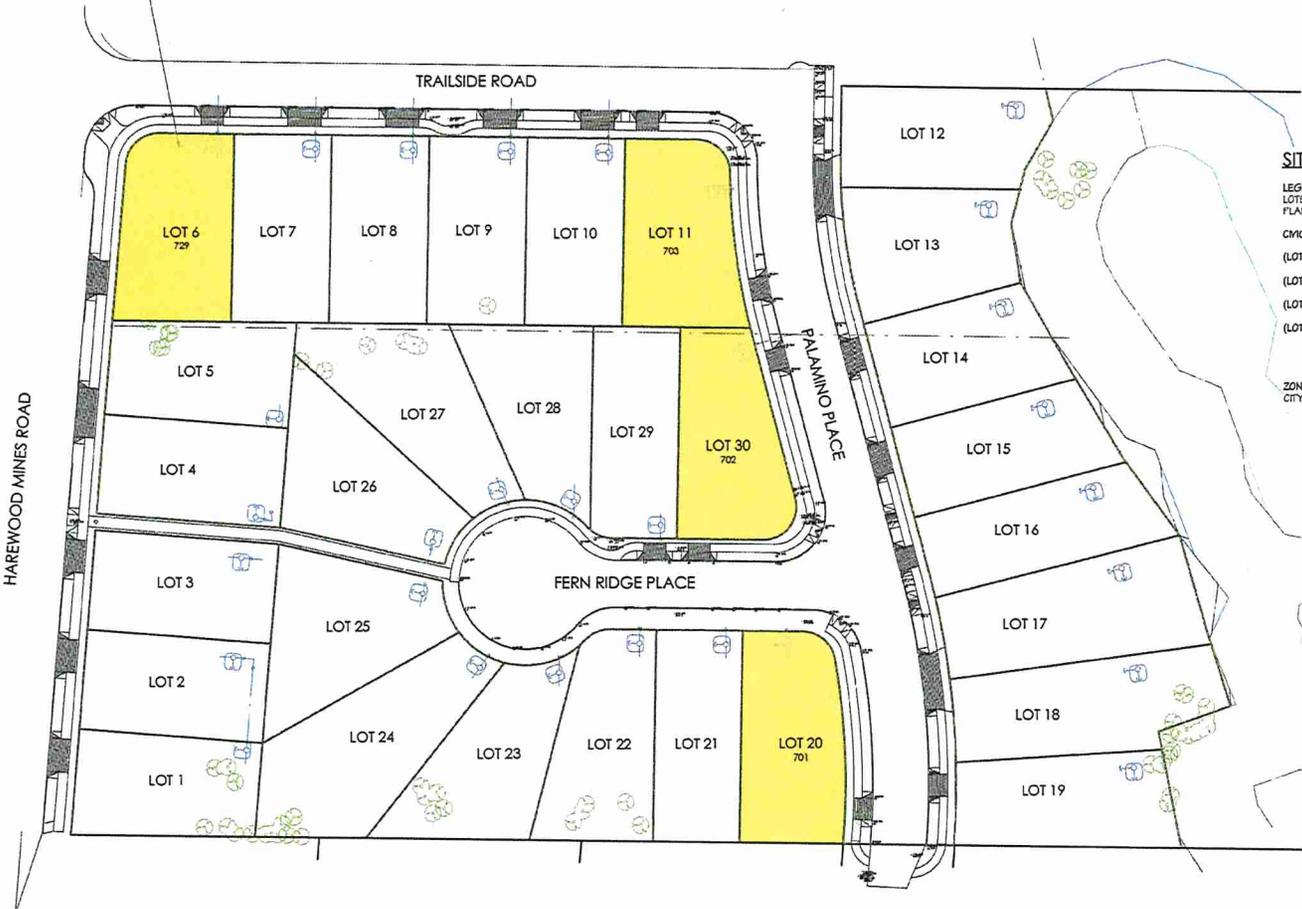
Client
Rega Properties Ltd.
Nanaimo, B.C.

Sheet Title
**SITE PLAN 2 - DVP
SETBACK VARIANCE**

Drawn	J.J.G.P.
Checked	J.J.G.P.
Date	11.04.20
Scale	1:400

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OUTRIGGER CONSULTING
DVP-2.0

LOTS 6,11,30 & 20
SETBACK VARIANCE



SITE DATA

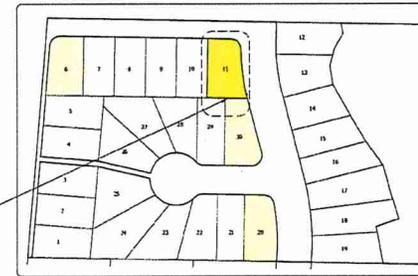
LEGAL DESCRIPTION:
LOTS 6, 11, 20, 30, PART OF SECTION 1, NANAIMO DISTRICT,
PLAN EPP03275
CIVIC ADDRESS:
(LOT 6) 729 TRAILSIDE ROAD
(LOT 11) 703 TRAILSIDE ROAD
(LOT 20) 701 FERN RIDGE PLACE
(LOT 30) 702 FERN RIDGE PLACE

ZONING:
CITY OF NANAIMO - BL 4500, R10
ZONING DETAILS:
REQUIRED SETBACKS:
FRONT = 4.5m EXCEPT FRONT ENTRY GARAGE
6m FRONT ENTRY GARAGE
INT. SIDE = 1.5m
EXT. SIDE = 4.0m
REAR = 7.5m
(ALL SETBACKS ARE MEASURED TO BUILDING FOUNDATION)
EAVE PROJECTION:
FRONT, EXT. SIDE, REAR = 1.0m (3'-0 3/16")
INT. SIDE = 0.75m (2'-5 1/2")
MAX. PARCEL COVERAGE = 40%
MAX. DWELLING UNIT HEIGHT
FLAT ROOF = 7m (22'-11 1/2")
SLOPED ROOF = 9m (29'-5")
PERIMETER WALL = 7.52m (24'-11 1/4")

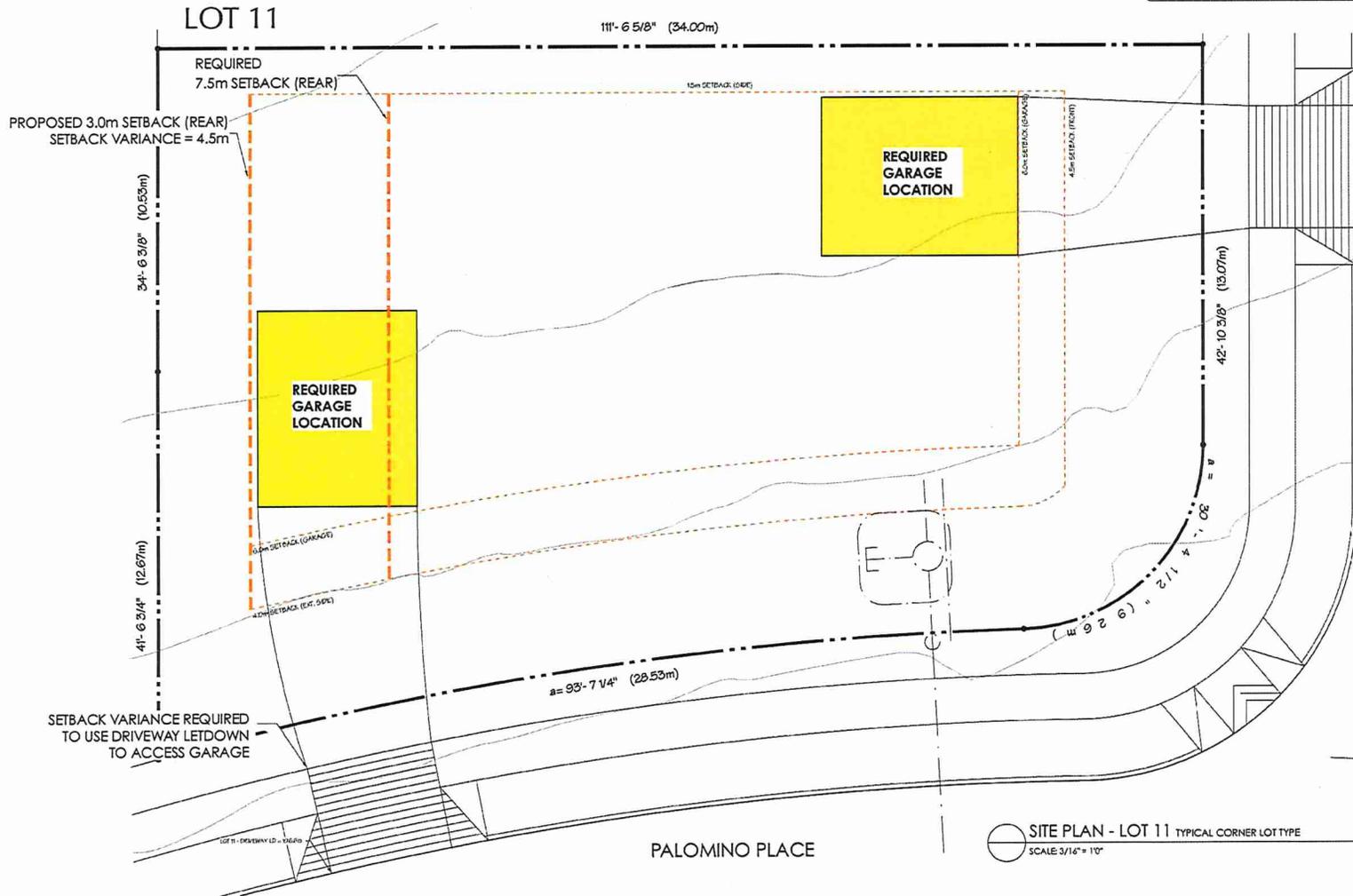
SITE PLAN
SCALE: 1:400

Typical Lot where Rear Yard Setback Variance is Requested

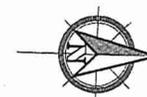
LOCATION PLAN
SCALE: NTS



LOT 11
TYPICAL CORNER LOT DUPLEX
LOT TYPE. - SEE BELOW



SITE PLAN - LOT 11 TYPICAL CORNER LOT TYPE
SCALE: 3/16" = 1'



1 (250) 752 2222 F (250) 752 0111
84 - C West Second Ave. Qualicum Beach, V1M 2T1

REVISION:
03.05.21
REVISION:
02.02.21
REVISION:
11.03.20

ISSUED FOR CLIENT REVIEW:
11.03.20

Revised:

Notes:

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Consultants:

Project Title:
TRAILSIDE
1045 HAREWOOD MINES ROAD
NANAIMO, B.C.

Client:
Rega Properties Ltd.
NANAIMO, B.C.

Sheet Title:
LOT 11
TYP. SITE PLAN

Drawn: J.L.G.P.

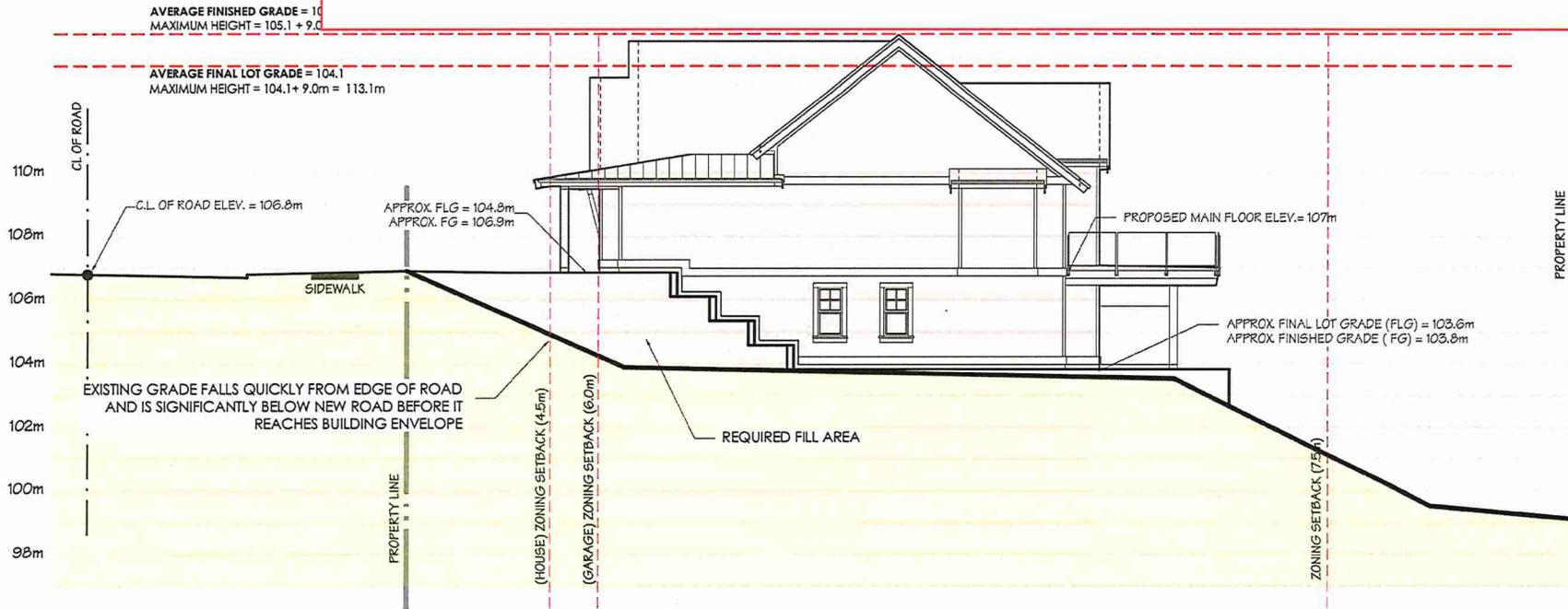
Checked: J.L.G.P.

Date: 02.03.21

Scale: 1:400



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Current Planning



C.A. DESIGN

1 (250) 733-2222 F (250) 730-0111
184 - C West Second Ave. Courtenay Beach, VBC 2S1

REVISION:
03.25.21
REVISION:
01.21.21
REVISION:
11.25.20
ISSUED FOR CLIENT REVIEW
11.05.20
Revisions:
None:

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Consultants

Project Title

TRAILSIDE
1045 HAREWOOD MINES ROAD
NANAIMO, B.C.

Client
Rega Properties Ltd.
Nanaimo, B.C.

Sheet Title

LOT 15
SITE SECTION

Drawn J.L.L.P.

Checked J.L.L.P.

Date 11.04.20

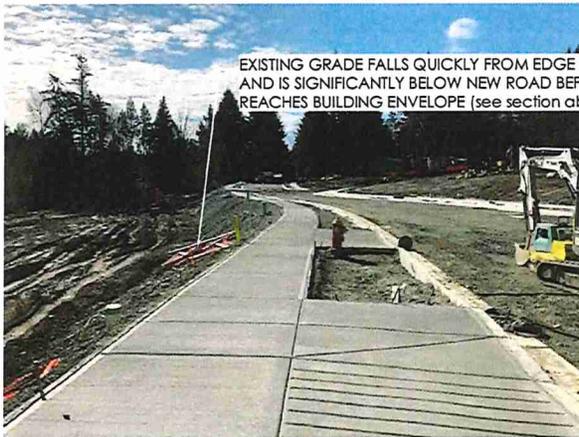
Scale 1:400

Sheet #

DVP-1.2

SITE SECTION - LOT 15 TYPICAL WALKOUT BASEMENT LOT TYPE
SCALE: 3/16" = 1'0"

Typical Site Section where Building Height Variance is Requested



SITE PHOTO - 1
SCALE: NTS

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