



DEVELOPMENT VARIANCE PERMIT NO. DVP00419

**DOUGLAS ALAN POPE
LEAH MELODY POPE
Owner(s) of Land (Permittee)**

**Civic Address:
6083 GARSIDE 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 buildings, structures and other developments thereon:

Legal Description:

**STRATA LOT 7 DISTRICT LOT 24G WELLINGTON DISTRICT STRATA
PLAN VIS3925 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE
STRATA LOT AS SHOWN ON FORM 1**

PID No. 023-374-381

3. 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 shall form a part thereof.

**Schedule A Location Plan
Schedule B Site Plan**

4. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby varied as follows:
 - *Section 6.10.2 Fence Height* – to increase the maximum allowable fence height within the rear and side yard setbacks from 2.4m to 3.15m.

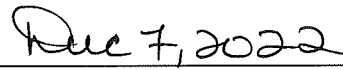
- *Section 7.5.1 Siting of Buildings* - to reduce the minimum required rear yard setback from 6.0m to 0.02m; and the minimum required south side yard setback from 1.5m to 0.07m.
 - *Section 7.6.1 Lot Coverage* – increase the maximum permitted lot coverage within the R2 zone from 40% to 50%.
5. If the 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. A separate application must be made for a building permit.

CONDITIONS OF PERMIT

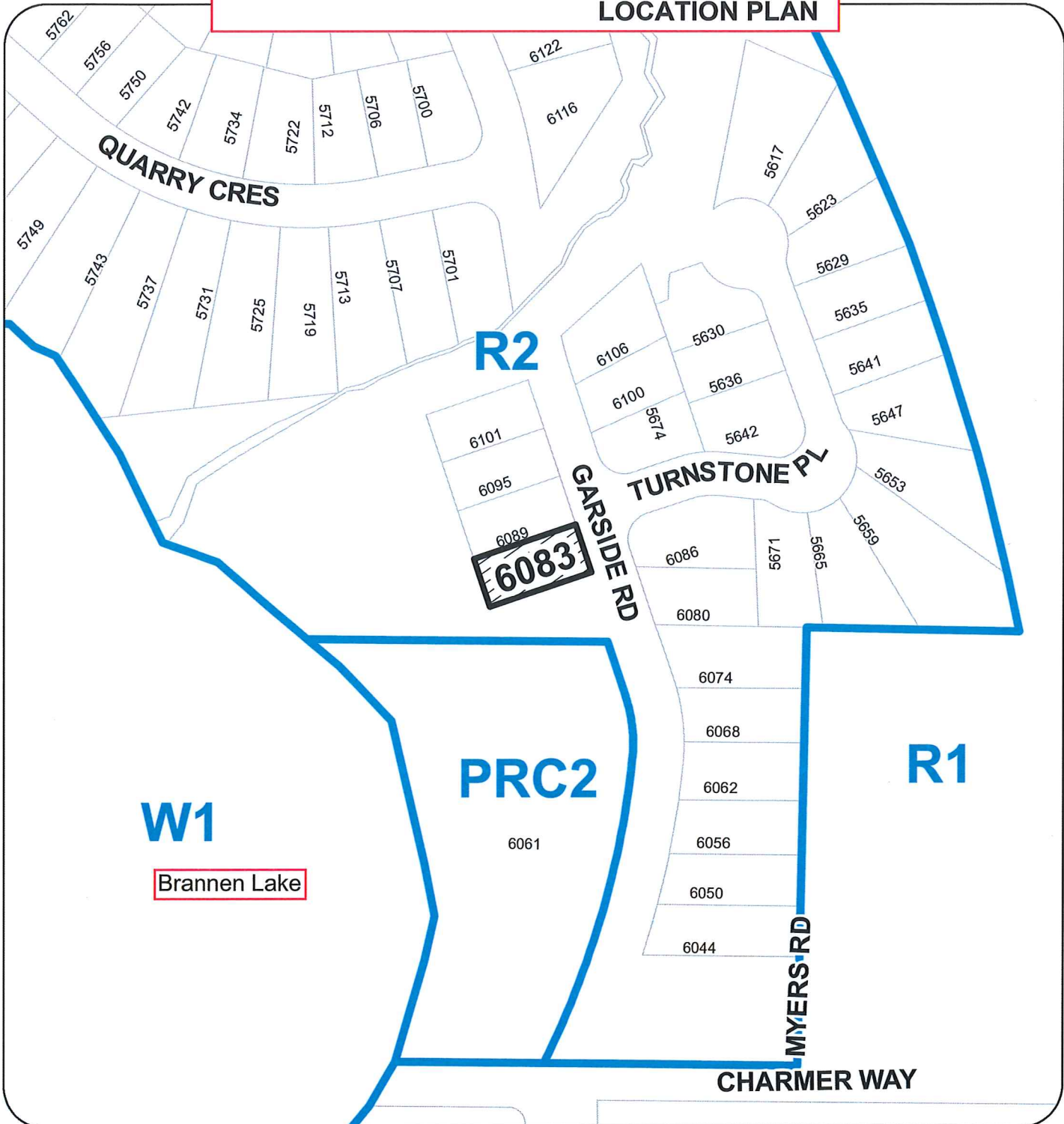
1. The subject property shall be developed in accordance with the Site Plan prepared by Turner & Associates Land Surveying, dated 2022-APR-04.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 24TH DAY OF OCTOBER, 2022.


Corporate Officer


Date

SR/in
Prospero attachment: DVP00419



DEVELOPMENT VARIANCE PERMIT NO. DVP00419

LOCATION PLAN



 SUBJECT PROPERTY

CIVIC: 6083 GARSIDE ROAD
 LEGAL: STRATA LOT 7, DISTRICT LOT 24G WELLINGTON DISTRICT, STRATA PLAN VIS3925 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Development Variance Permit DVP00419
6083 Garside Road

Schedule B

SITE PLAN



DENSITY CALCULATION	
Lot Area	420.0 m ²
House Footprint	156.6 m ²
Proposed Deck	53.2 m ²
Lot Coverage	50.0 %

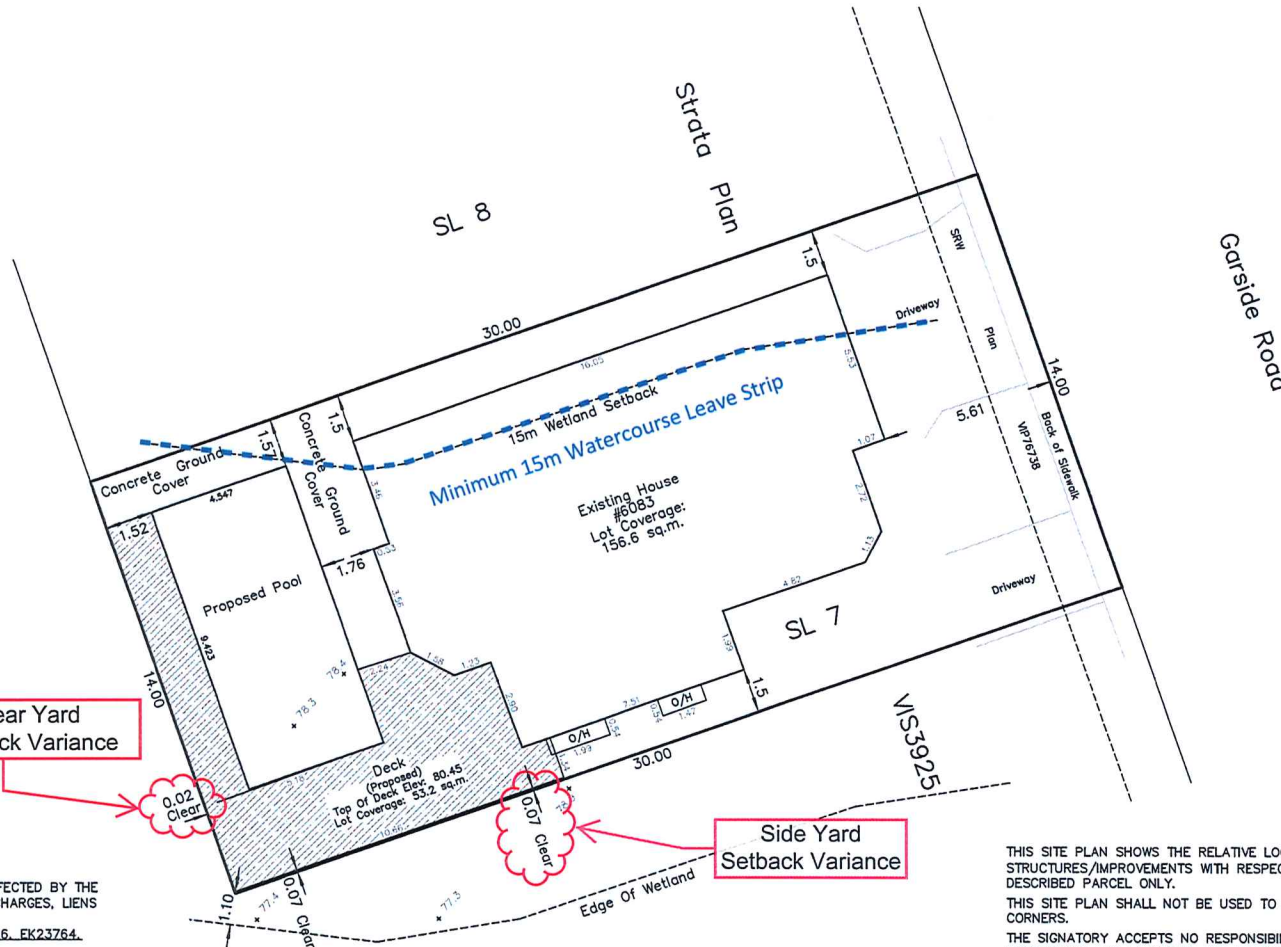
Common Property

Rear Yard Setback Variance

Side Yard Setback Variance

Legend
x 78.0 Denotes Spot Elevation

NOTE:
THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS AND INTERESTS:
EH91605, FH146222, FH146223, FJ58814, FJ58816, FK23764, EK33459 & EN109210.
THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE NOTED DOCUMENTS.




RECEIVED
DP1272
2022-JUN-20
Current Planning

THIS SITE PLAN SHOWS THE RELATIVE LOCATION OF THE EXISTING AND PROPOSED STRUCTURES/IMPROVEMENTS WITH RESPECT TO THE BOUNDARIES OF THE DESCRIBED PARCEL ONLY.
THIS SITE PLAN SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.
THE SIGNATORY ACCEPTS NO RESPONSIBILITY FOR AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE SITE PLAN BEYOND ITS INTENDED USE.

SITE PLAN SHOWING:
STRATA LOT 7, DISTRICT LOT 24G,
WELLINGTON DISTRICT, STRATA PLAN VIS3925.

0 5 10
SCALE 1:150
DISTANCES AND ELEVATIONS ARE IN METRES.
GEODETIC ELEVATIONS ARE DERIVED FROM GNSS OBSERVATIONS (CVD28BC DATUM).

Certified correct this 4th day of April, 2022.


Digitally signed by Matthew Schnurch FXMA33
Date: 2022.06.06 11:35:32 -07'00' B.C.L.S.
(This document is not valid unless originally signed and sealed.)

Turner & Associates
land surveying
250.753.9778
435 Terminal Avenue North
Nanaimo, BC V9S 4J8
www.turnersurveys.ca

Client: DOUGLAS POPE
Civic Address: 6083 GARSIDE ROAD, NANAIMO
File: 17-145-7 Scale: 1:150 Drawn by: DRW Property Zoning: R2