



DEVELOPMENT VARIANCE PERMIT NO. DVP00420

**MICHAEL MCKILLICAN
MICHELLE PEAKMAN**

Name of Owner(s) of Land (Permittee)

4176 and 4176A WELLESLEY AVENUE

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:

LOT 1, BLOCK 7, SECTION 5, WELLINGTON DISTRICT, PLAN 318

PID No. 009-169-334

LOT 5, SECTION 5, WELLINGTON DISTRICT, PLAN EPP82222

PID No. 030-627-672 (to be Consolidated)

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 Survey

4. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby varied as follows:
 - *Section 7.5.1 Siting of Buildings* – To reduce the minimum required front yard setback from 4.5m to 2m for a proposed single residential dwelling.
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.

CONDITION OF PERMIT

1. The subject property shall be developed in accordance with the Site Survey prepared by Williamson & Associates Professional Surveyors, dated 2021-JUN-24, as shown on Schedule B.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 26TH DAY OF JULY, 2021.



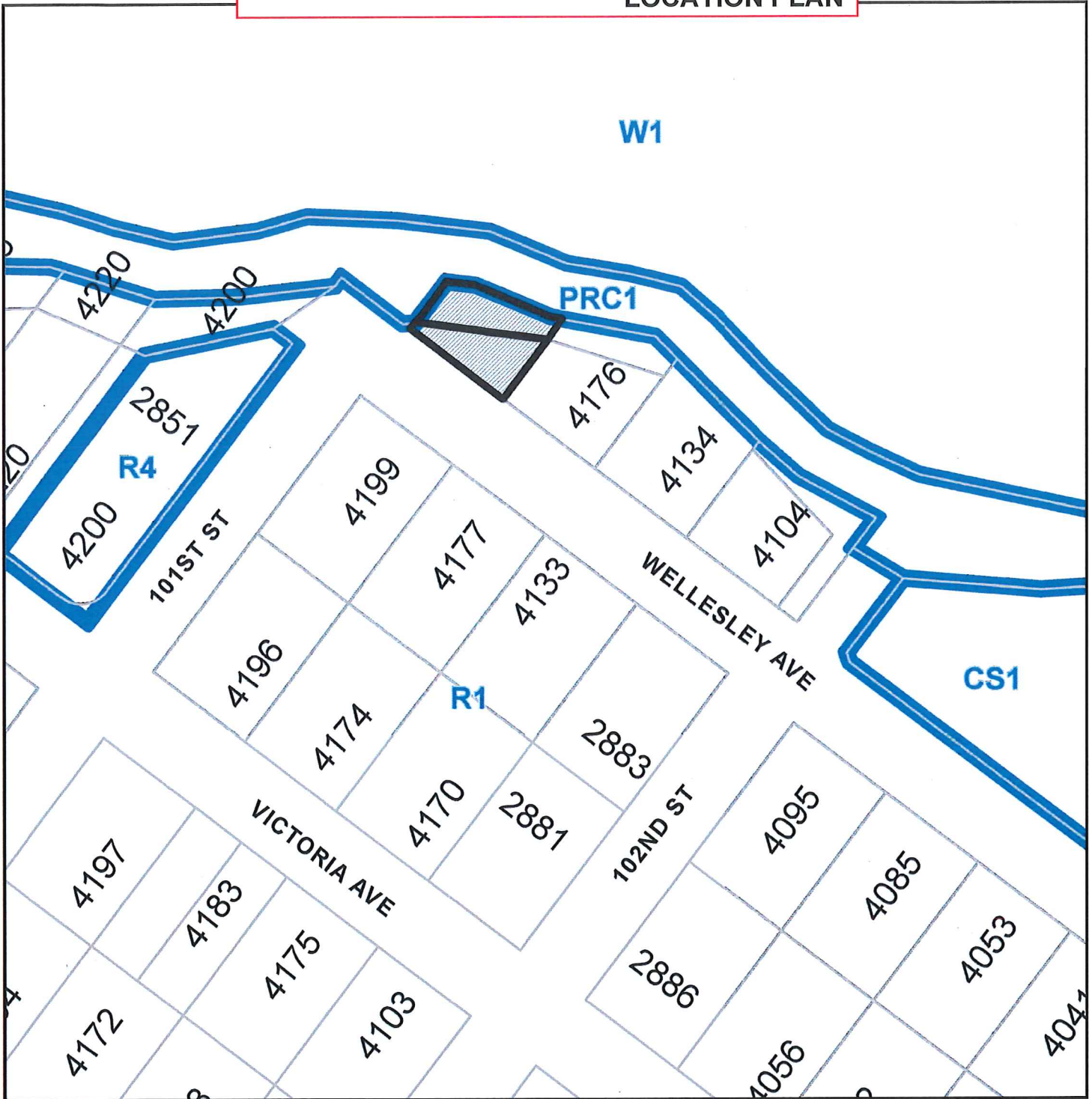
Corporate Officer



Date

SR/In
Prospero attachment: DVP00420

LOCATION PLAN



DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP00420



Subject Property

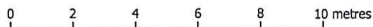
CIVIC: THE WESTERLY LOTS OF 4176 and 4176A WELLESLEY AVENUE
LEGAL: LOT 1, BLOCK 7, SECTION 5, WELLINGTON DISTRICT, PLAN 318 & LOT 5, SECTION 5, WELLINGTON DISTRICT, PLAN EPP82222

SITE SURVEY

B.C. LAND SURVEYOR'S SITE PLAN OF CONCEPTUAL BUILDING LOCATION FOR DEVELOPMENT VARIANCE PERMIT ON:

PROPOSED LOT C (BEING A CONSOLIDATION OF LOT 5, SECTION 5, WELLINGTON DISTRICT, PLAN EPP82222 AND LOT 1, BLOCK 7, SECTION 5, WELLINGTON DISTRICT, PLAN 318).

SCALE 1:150



DISTANCES AND ELEVATIONS ARE IN METRES.

NOTES:

CURRENT ZONING: R1

CONTOURS ARE DERIVED FROM 2009 CITY OF NANAIMO LIDAR SURVEY.

LOT ALIGNMENT IS DERIVED FROM REGISTERED PLANS.

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES & PERMITS:

- EASEMENT CA7181605;
- STATUTORY RIGHT OF WAYS CA7181609 AND CA7181610;
- COVENANT CA7181615;

THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENT(S) RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE SUBJECT PARCEL(S).

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.

ZONING SETBACKS SHOWN ARE BASED ON INTERPRETATION OF CITY ZONING BYLAW AND SHOULD BE CONFIRMED.

PROPOSED LOT C AREA: 323.3m²
 PROPOSED LOT C AREA EXCLUDING WATERCOURSE LEAVESTRIP: 214.3m²
 CONCEPTUAL DWELLING LOT COVERAGE: ±82m² (±25%)
 PROPOSED VARIANCE (FRONT SETBACK): 2.00m

THIS SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROFESSIONAL REFERENCE MANUAL & IS CERTIFIED CORRECT
 THIS DATE OF: JUNE 24, 2021

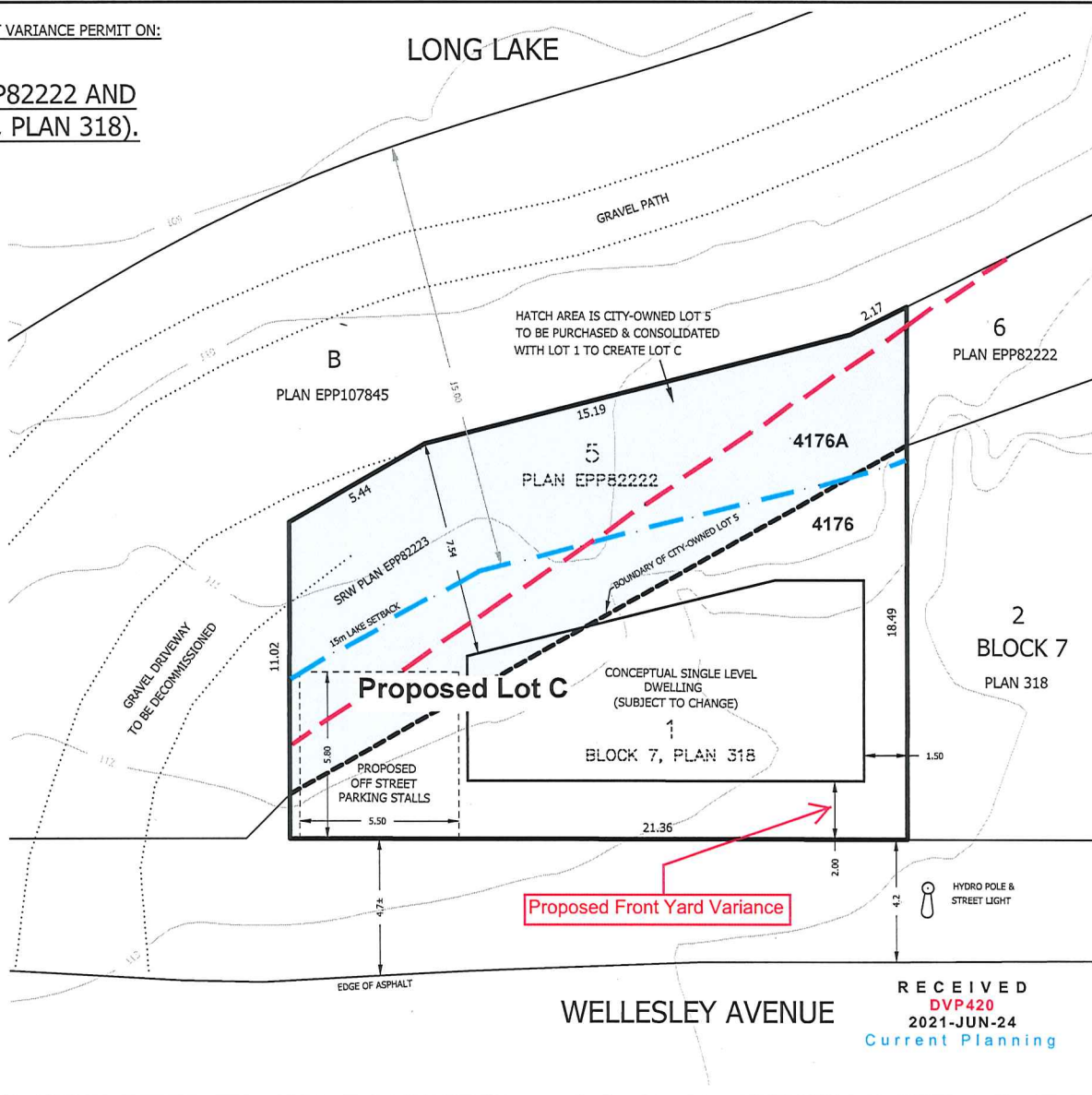
Tyler Hansen
VFRTQ3

Digitally signed by Tyler Hansen VFRTQ3
 DN: c=CA, cm=Tyler Hansen VFRTQ3,
 o=BC Land Surveyor, ou=Verify ID at
 www.juricent.com/LKUP.cfm?Id=VFRTQ3
 Date: 2021.06.24 08:46:12 -0700

Tyler J. Hansen B.C.L.S.
 THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED.

WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS © 2021

3088 BARONS ROAD NANAIMO B.C. V9T 4B5
 PHONE: 250-756-7723 FAX: 250-756-7724
 EMAIL: WAPS@VIBCLS.CA
 FILE: 21011-1 SITE REV 2 (BASE PLAN 17078)



Proposed Front Yard Variance

RECEIVED
 DVP 420
 2021-JUN-24
 Current Planning

- 15m Riparian Leave Strip
- Statutory Right of Way