



DEVELOPMENT VARIANCE PERMIT NO. DVP00421

MICHEL & ROBIN BRULOTTE
Name of Owner(s) of Land (Permittee)

Civic Address:
5524 CLIFFSIDE 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:

LOT 13, DISTRICT LOT 50, WELLINGTON DISTRICT, PLAN VIP77213

PID No. 025-977-326

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 Survey Plan
Schedule C Building Elevations

4. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby varied as follows:
 - *Section 7.6.1 Size of Buildings* – to increase the maximum allowable height of a principal building with a flat roof (< than 4:12 pitch) from 7m to 9m.
 - *Section 7.6.1 Size of Buildings* – to increase the maximum permitted perimeter wall height from 7.32m to 9.30m on the east (side) and west (side) elevations.
 - *Section 7.6.6 Maximum Perimeter Wall Height* – to increase the maximum permitted perimeter wall height from 9.14m to 9.50m on the south (side) elevation

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. The subject property shall be developed in accordance with the Survey Plan prepared by Tyler Hansen of Williamson & Associates Professional Surveyors, dated 2021-MAR-16, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations prepared by Colizza Bruni Architecture, received 2021-APR-27, as shown on Schedule C.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 21ST DAY OF JUNE, 2021.

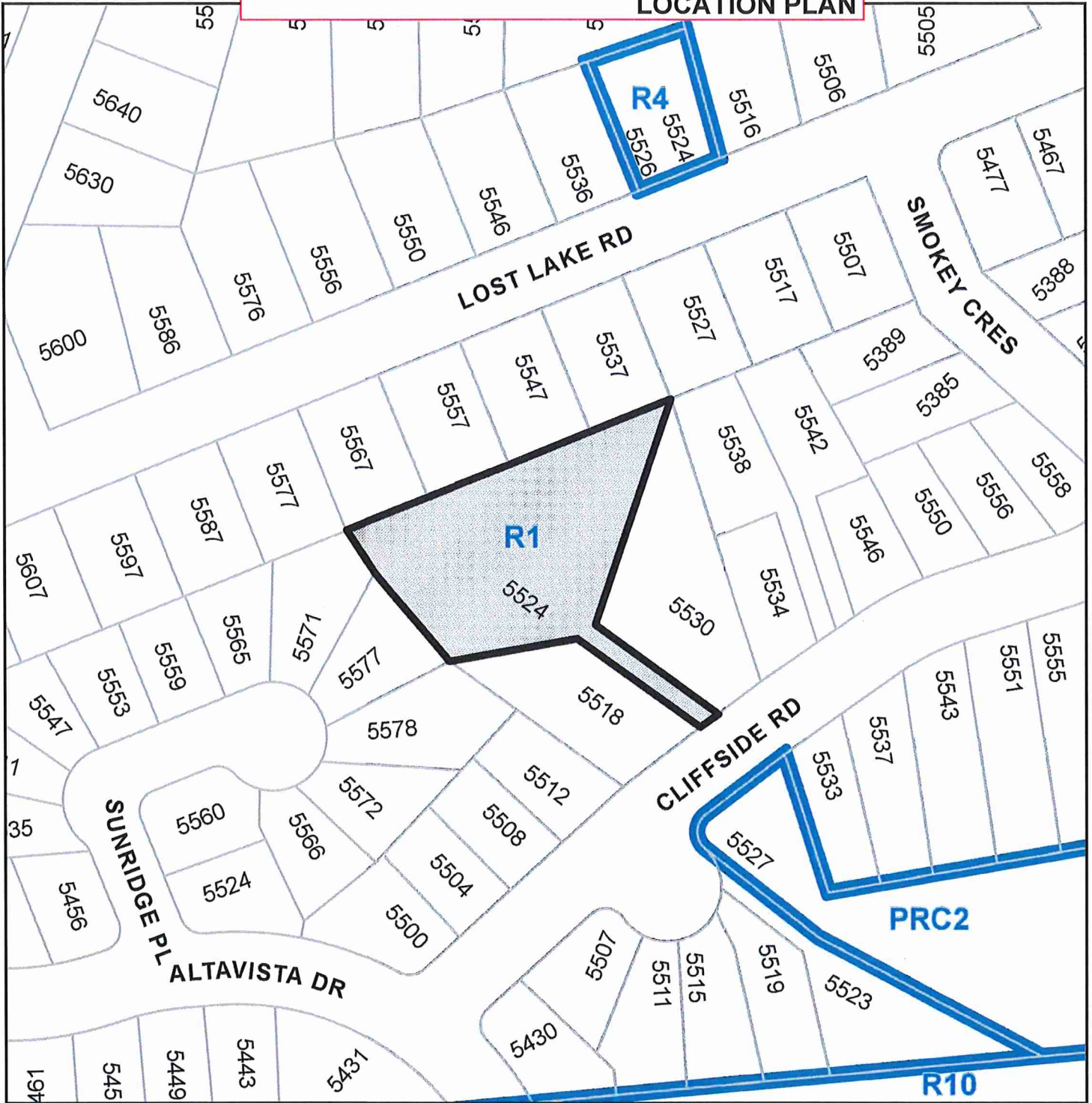

Corporate Officer


Date

SR/kab
Prospero attachment: DVP00421

Development Variance Permit DVP00421 Schedule A
5524 Cliffside Road

LOCATION PLAN



DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP00421



Subject Property

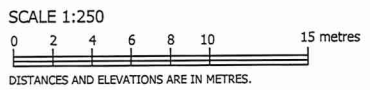
CIVIC: 5524 CLIFFSIDE ROAD

LEGAL: LOT 13, DISTRICT LOT 50, WELLINGTON DISTRICT, PLAN VIP77213

SURVEY PLAN

B.C. LAND SURVEYOR'S CERTIFICATE OF PROPOSED LOCATION ON:

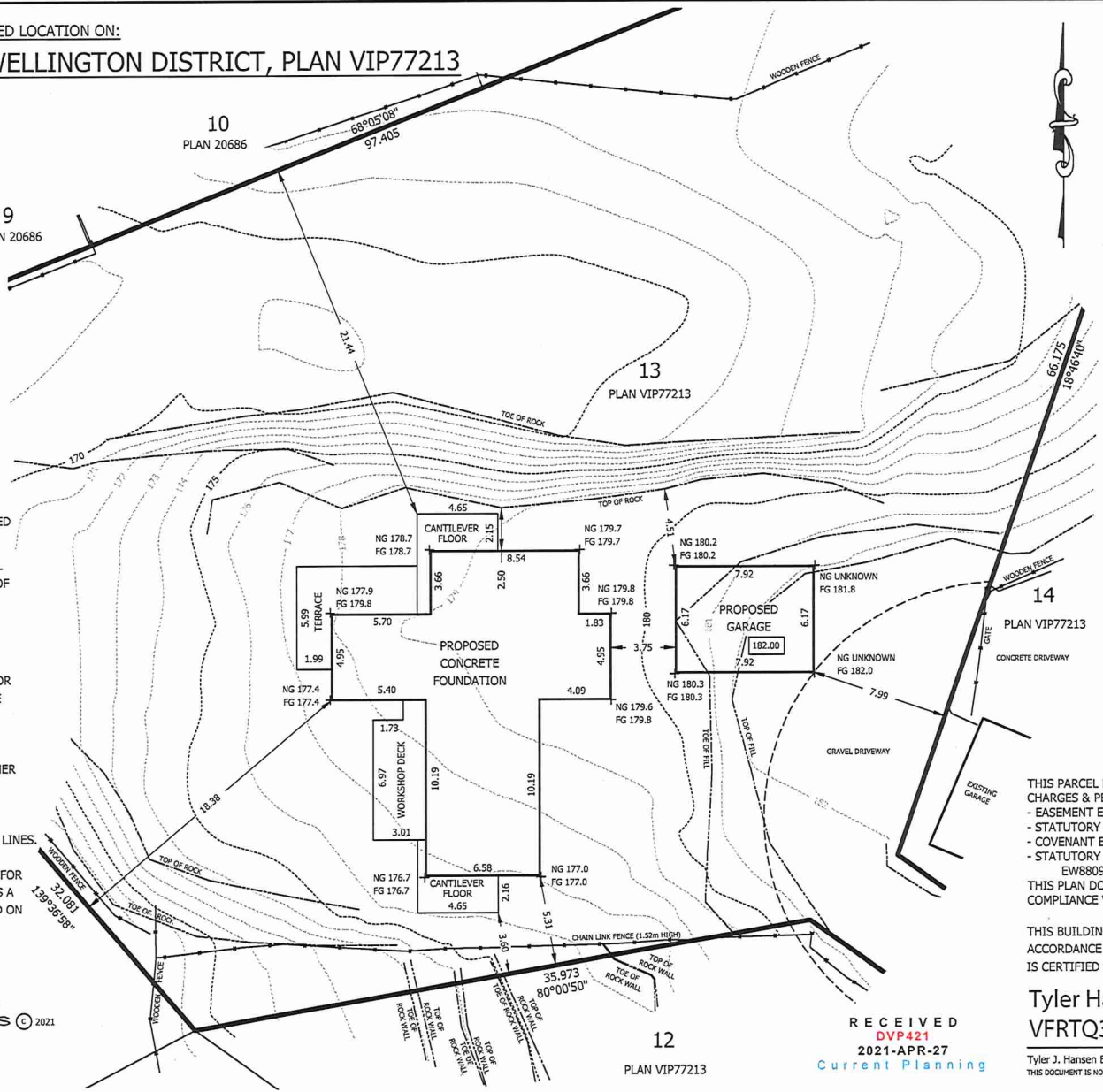
LOT 13, DISTRICT LOT 50, WELLINGTON DISTRICT, PLAN VIP77213



NOTES:
 CIVIC ADDRESS: 5524 CLIFFSIDE ROAD, NANAIMO
 LOT DIMENSIONS ARE DERIVED FROM REGISTERED PLANS.
 ELEVATION DATUM IS DERIVED FROM INTEGRATED SURVEY CONTROL MONUMENTS.
 HOUSE DESIGN FROM COLIZZA BRUNI ARCHITECTURE DRAWINGS RECEIVED MARCH 15, 2021.
 THE UNDERSIGNED CONFIRMS THAT HE HAS BEEN RETAINED BY MICHEL AND ROBIN BRULOTTE TO PROVIDE FOUNDATION LAYOUT IN ACCORDANCE WITH THE FOUNDATION LOCATION SHOWN ON THIS PLAN.

- 182.00 DENOTES PROPOSED GARAGE SLAB.
- FG 177.4 DENOTES TYPICAL SPOT ELEVATION OF PROPOSED FINISHED GRADE (FG).
- NG 177.4 DENOTES TYPICAL SPOT ELEVATION OF NATURAL GRADE (NG) IN CONFORMANCE WITH THE CITY OF NANAIMO BYLAW.
- CONTOURS SHOWN ARE DERIVED FROM 2019 FIELD SURVEY OF EXISTING CONDITIONS AND ARE 1.0 METRE INTERVAL.
- THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND/OR PROPOSED IMPROVEMENT(S) SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S).
- 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 ABOVE DESCRIBED PARCEL(S).
- THIS PLAN IS NOT TO BE USED TO RE-ESTABLISH BOUNDARY LINES.
- 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.

WILLIAMSON & ASSOCIATES
 PROFESSIONAL SURVEYORS © 2021
 3088 BARONS ROAD NANAIMO B.C. V9T 4B5
 PHONE: 250-756-7723 FAX: 250-756-7724
 EMAIL: WAPS@VIBCLCS.CA
 FILE: 19118-2 HEIGHT SURVEY (BASE PLAN 06128)



MAXIMUM HOUSE HEIGHT CALCULATION BY GRADES

MEAN FG	=	178.61
MEAN NG	=	178.35
MAXIMUM HEIGHT	+	7.00
CON MAXIMUM ROOF PEAK	=	185.35
PROPOSED MAIN SLAB	=	180.00
APPROX. HEIGHT TO 2ND FLOOR	+	3.14
PROPOSED 2ND FLOOR	=	183.14
APPROX. HEIGHT TO PEAK	+	4.17
PROPOSED ROOF PEAK	=	187.31

PROPOSED ROOF PEAK	=	187.31
CON MAXIMUM ROOF PEAK	=	185.35
VARIANCE REQUIRED	=	1.96

MAXIMUM GARAGE HEIGHT CALCULATION BY GRADES

MEAN FG	=	181.08
MEAN NG	=	180.25
MAXIMUM HEIGHT	+	7.00
CON MAXIMUM ROOF PEAK	=	187.25
PROPOSED GARAGE SLAB	=	182.00
HEIGHT TO TOP OF DORMER	+	4.68
TOP OF DORMER	=	186.68

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES & PERMITS:
 - EASEMENT EW88161;
 - STATUTORY BUILDING SCHEME EW88103;
 - COVENANT EW88097;
 - STATUTORY RIGHT OF WAYS EW88096, EW88098, EW88099 & EW88101;
 THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE PROFESSIONAL REFERENCE MANUAL & IS CERTIFIED CORRECT THIS DATE OF: MARCH 16, 2021

Tyler Hansen
VFRTQ3

Digitally signed by Tyler Hansen VFRTQ3
 DN: cn=CA, o=Tyler Hansen VFRTQ3, ou=BC Land Surveyors, ou=Verify ID at www.juricert.com/LKUP,cm/id=VFRTQ3
 Date: 2021.03.16 13:59:53 -0700'

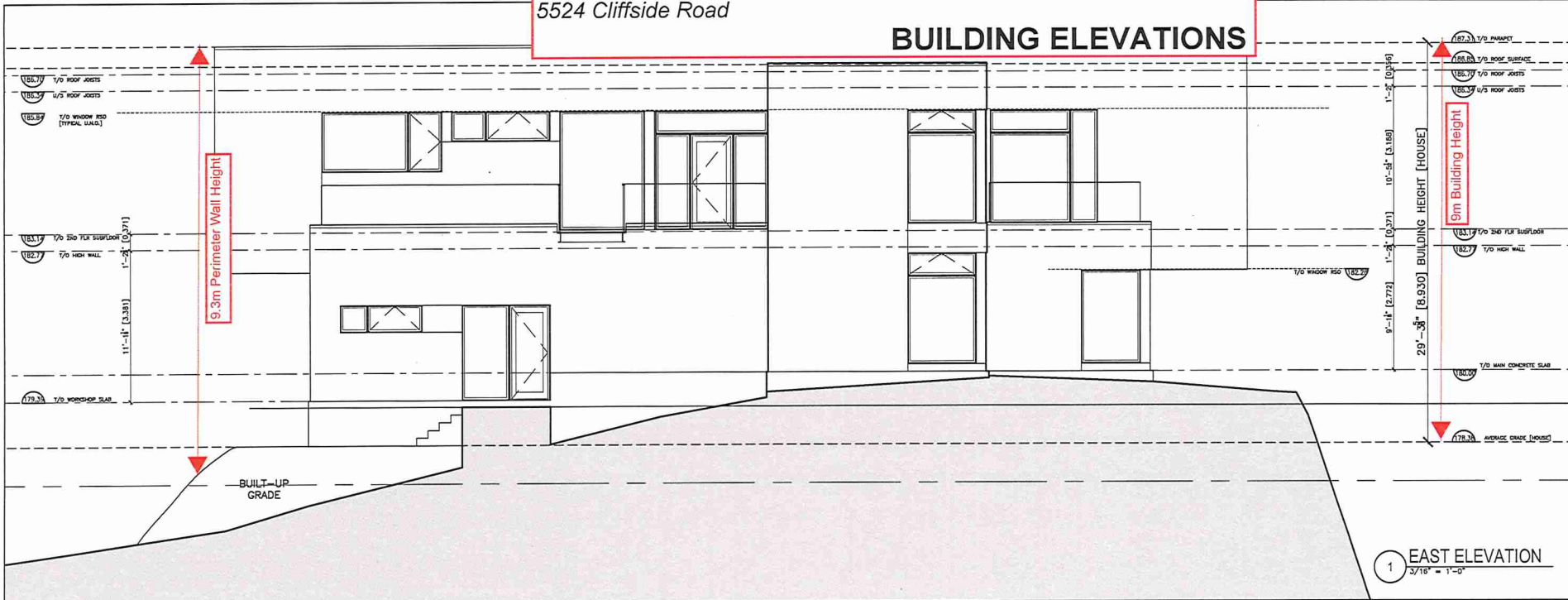
Tyler J. Hansen B.C.L.S.
 THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED.

RECEIVED
 DVP421
 2021-APR-27
 Current Planning

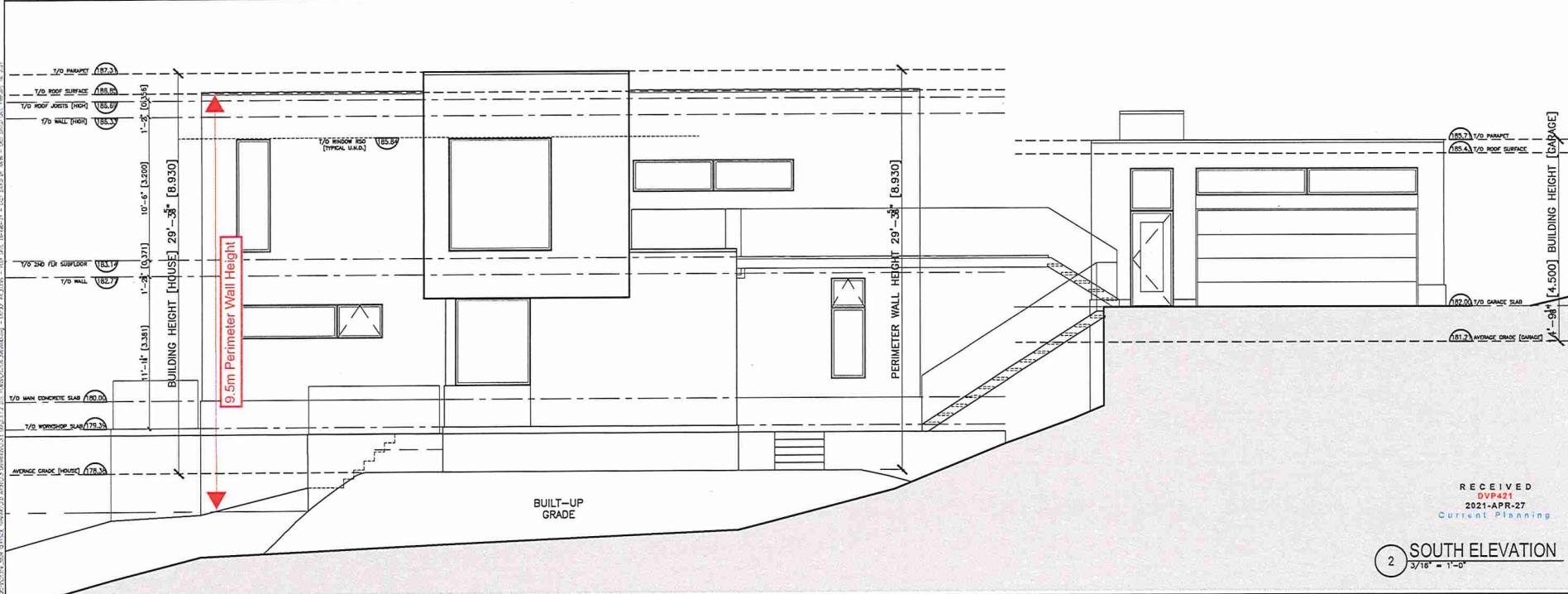
BUILDING ELEVATIONS

GENERAL NOTES:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND OMISSIONS TO THE ARCHITECT. ALL CONSTRUCTION MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. DO NOT SCALE DIMENSIONS. THESE DIMENSIONS MAY NOT BE USED FOR CONSTRUCTION UNLESS SPECIFIED IN THE DRAWINGS BY THE ARCHITECT.
PROPERTY OF COLIZZA BRUNI ARCHITECTURE INC. (CDBA) 2021. ALL RIGHTS RESERVED.

NO.	REV.	DATE	REV. DESCRIPTION
1	20/04/21		FOR CLIENT REVIEW
2	20/07/21		FOR COA APPLICATION



1 EAST ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"

COLIZZA BRUNI

70 CHARLESTOWN AVE - OTTAWA - ONTARIO - K1S 1K9
416.296.0841 • 613.584.8977 • www.colizzabruni.com

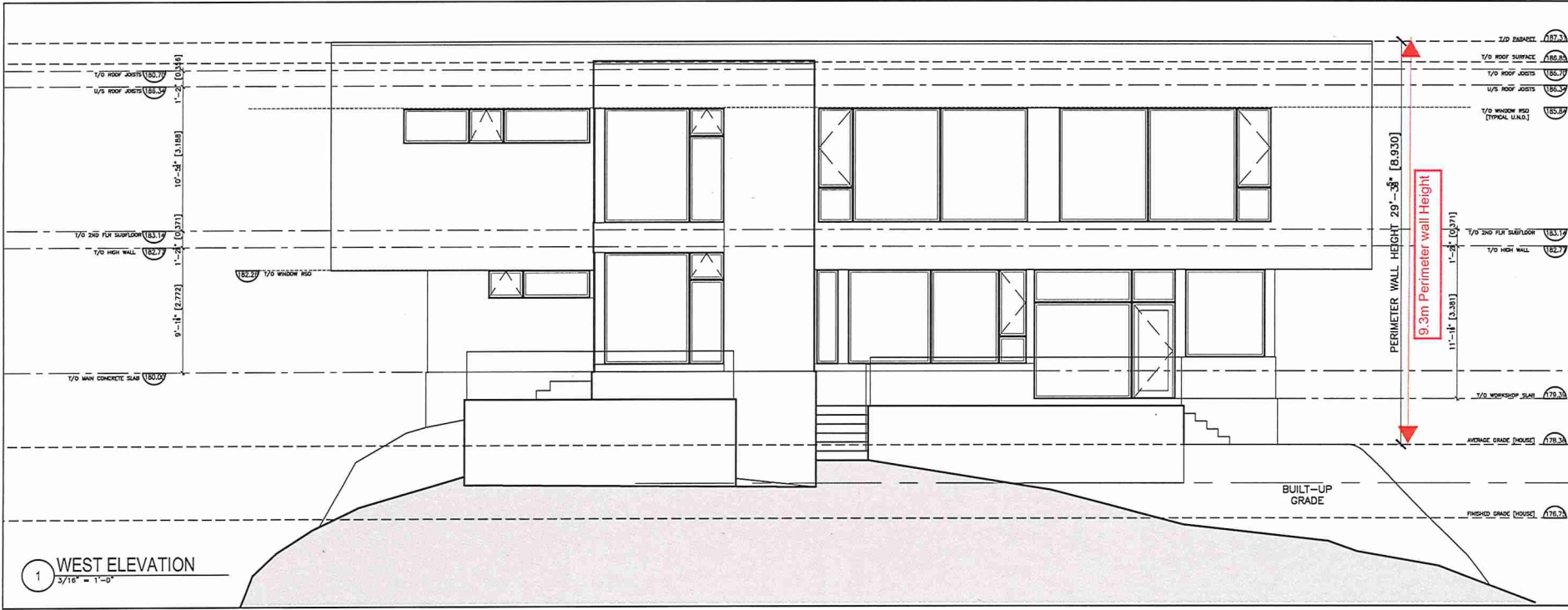
PROJECT NAME
5524 CLIFFSIDE ROAD

NANAIMO, BC DRAWING TITLE
ELEVATIONS

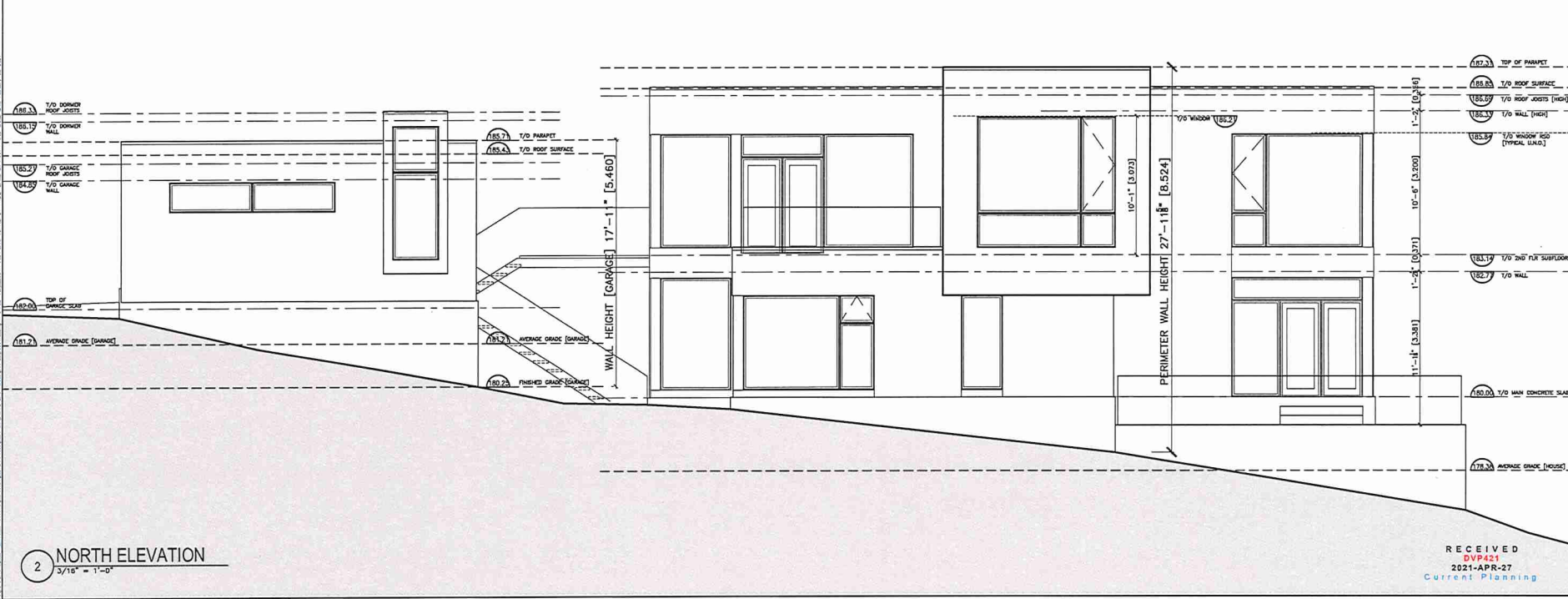
RECEIVED
DVP0421
2021-APR-27
Current Planning

SCALE: NOTED DRAWING NO.
DRAWN BY: DRAWING NO.
DATE: FEB 2021
PROJECT NO.: 013-19

A4



1 WEST ELEVATION
3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"

GENERAL NOTES
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND REGULATIONS. NO FIELD CHANGES. THESE DIMENSIONS MAY NOT BE USED FOR CONSTRUCTION UNITS. NOTES: THIS DRAWING IS THE EXCLUSIVE PROPERTY OF COLICIA DRUM ARCHITECTURE INCORPORATED. COPYRIGHT RESERVED.

NO	REV	DATE	REV DESCRIPTION
1	20/04/18		FOR CLIENT REVIEW
2	20/07/20		FOR COA APPLICATION

COLICIA BRUNI
740 DUNDAS ST. W. - TORONTO, ONTARIO M5G 1B5
1-416-593-8844 • 416-593-8877 • www.colicia.com

PROJECT NAME
5524 CLIFFSIDE ROAD

NANAIMO, BC
DRAWING TITLE
ELEVATIONS

SCALE	NOTED	DRAWN BY	DATE	REV	PROJECT NO.

RECEIVED
DVP421
2021-APR-27
Current Planning

A5