



**DEVELOPMENT VARIANCE PERMIT NO. DVP00423**

**STEPHEN & ROBYN BULL**  
Name of Owner(s) of Land (Permittee)

**Civic Address:**  
**5610 ARNHEM TERRACE**

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 23G, WELLINGTON DISTRICT, PLAN 15154**

**PID No. 000-443-794**

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**

4. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby varied as follows:
  - *Section 6.6.6.2* – to increase the maximum permitted gross floor area that can be excluded for an accessory building that is used exclusively for parking from 42m<sup>2</sup> to 49m<sup>2</sup>.
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 Pacific Rim Land Surveying Ltd., dated 2021-MAY-12, as shown on Schedule B.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 5TH DAY OF JULY, 2021.

  
Corporate Officer

  
Date

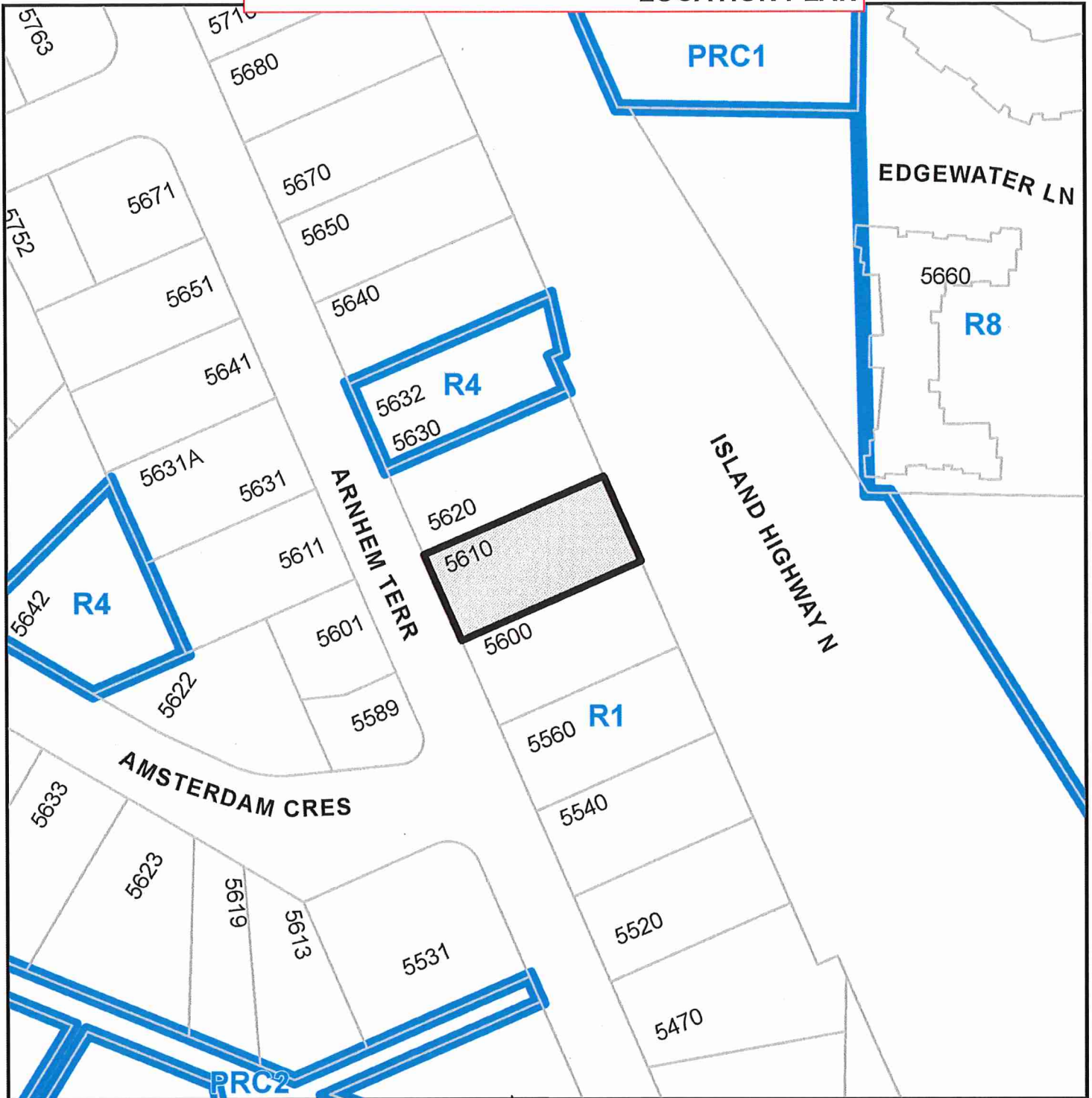
MR/kab

Prospero attachment: DVP00423

Development Variance Permit DVP00423  
5610 Arnhem Terrace

Schedule A

### LOCATION PLAN



### DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP00423

CIVIC: 5610 ARNHEM TERRACE

LEGAL: LOT 13, DISTRICT LOT 23G, WELLINGTON DISTRICT, PLAN 15154

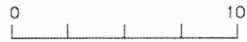


**Subject Property**

**SURVEY PLAN**

SITE PLAN OF LOT 13, D.L. 23G, WELLINGTON DISTRICT, PLAN 15154.  
SHOWING PROPOSED CARRIAGE HOUSE AND GARAGE MOVE THEREON (FOR BUILDING PERMIT APPLICATION).

SCALE 1:250



Metric  
THE INTENDED PLOT SIZE IS 8.5" X 14" (LEGAL)  
DIMENSIONS ARE SHOWN IN METRES  
AND ARE DERIVED FROM PLAN 15154  
ELEVATIONS ARE ASSUMED

**CIVIC ADDRESS:**

5610 ARNHEM TERRACE  
NANAIMO, BC  
PID: 000-443-794

**NOTES**

JURISDICTION: CITY OF NANAIMO  
ZONING (2021): BYLAW 4500, R1  
LOT 13 IS SUBJECT TO THE  
FOLLOWING NON FINANCIAL  
CHARGES AND INTERESTS:  
223225G, 223256G AND  
379003G.

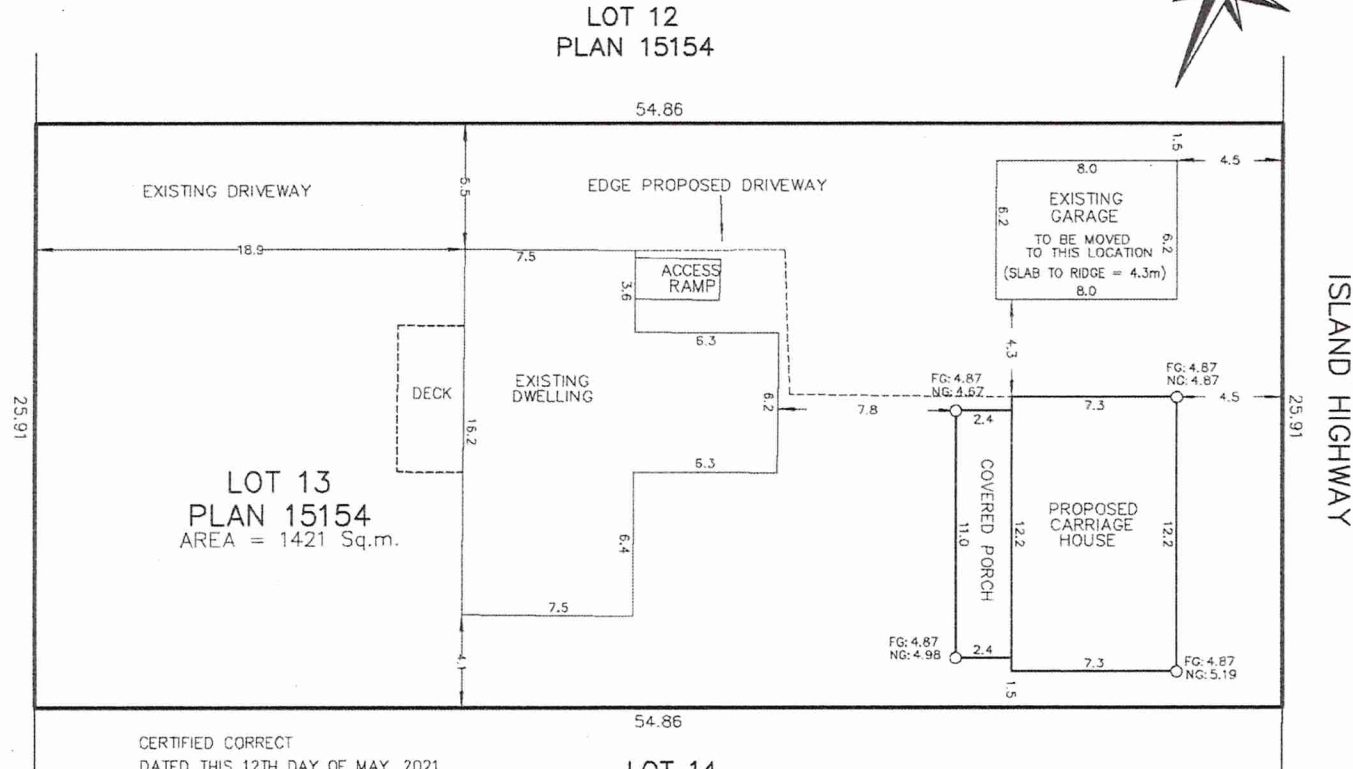
OFFSET MEASUREMENTS ARE TO THE  
SIDING/FOUNDATION OF BUILDING AND ARE  
PERPENDICULAR TO THE PROPERTY LINE

**PROPOSED CARRIAGE HOUSE ELEVATIONS**

AVERAGE NATURAL GRADE:	4.93
AVERAGE FINISHED GRADE	4.87
MAXIMUM BUILDING HEIGHT (R10 ZONE)	7.0
MAXIMUM BUILDING ELEVATION	11.87
PROPOSED ROOF PEAK ELEVATION	10.16
PROPOSED FLOOR ELEVATION	5.14

	BYLAW REQUIREMENT	PROPOSED	VARIANCE REQUIRED
ACCESSORY BUILDING HEIGHT	7m	5.29m	
ACCESSORY BUILDING SIZE	132m <sup>2</sup>	138.7m <sup>2</sup>	6.7m <sup>2</sup>
FRONT YARD SETBACK (FROM HIGHWAY)	4.5m	4.5m	
SIDE YARD SETBACK	1.5m	1.5m/1.5m	
PARKING	3 STALLS	3 STALLS	

ARNHEM TERRACE



CERTIFIED CORRECT  
DATED THIS 12TH DAY OF MAY, 2021

James Bruce  
EF8P6Z  
Date: 2021.05.12  
11:41:24 -07'00"

JAMES BRUCE, BCLS #976  
THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED

LOT 14  
PLAN 15154

PACIFIC RIM  
LAND SURVEYING LTD.  
PHONE: 250-248-7268  
EMAIL: JAMES@PACIFICRIMSURVEYING.COM  
FILE: 1248 SP3.DWG  
DATE: 2021-05-12



RECEIVED  
DVP423  
2021-MAY-12  
Current Planning