



**DEVELOPMENT VARIANCE PERMIT NO. DVP00426**

**1064001 BC LTD**

**Name of Owner(s) of Land (Permittee)**

**2230 NEIL DRIVE**

**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 50, SECTION 11, RANGE 7, MOUNTAIN DISTRICT, PLAN 25146  
PID No. 002-891-760**

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 Proposed Subdivision Plan**

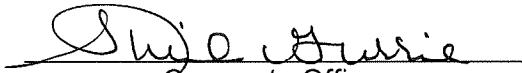
4. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby varied as follows:
  - *Section 7.4.1 Lot Size and Dimensions* – to reduce the minimum required lot depth from 30.0m to 27.8m for both proposed Lots A and B.
5. If the landowner does not substantially start any construction with respect to 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.

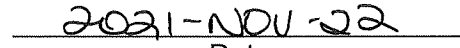
7. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.

**CONDITIONS OF PERMIT**

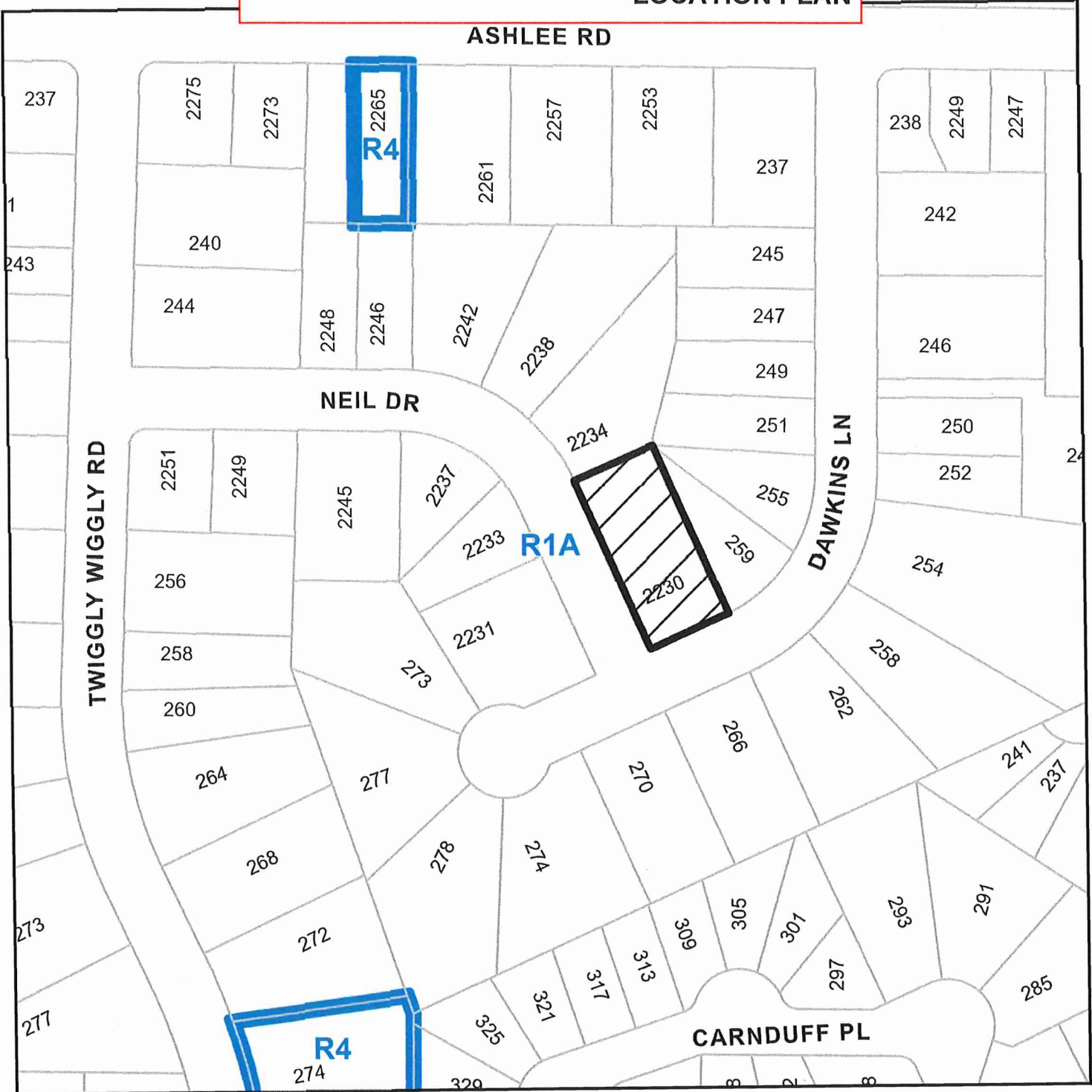
1. The subject property shall be developed in accordance with the Proposed Subdivision Plan, prepared by Turner & Associates Land Surveying Inc., dated 2021-JUL-21, as shown in Schedule B.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 18TH DAY OF OCTOBER, 2021.

  
Corporate Officer

  
Date

LOCATION PLAN



**DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP00426**

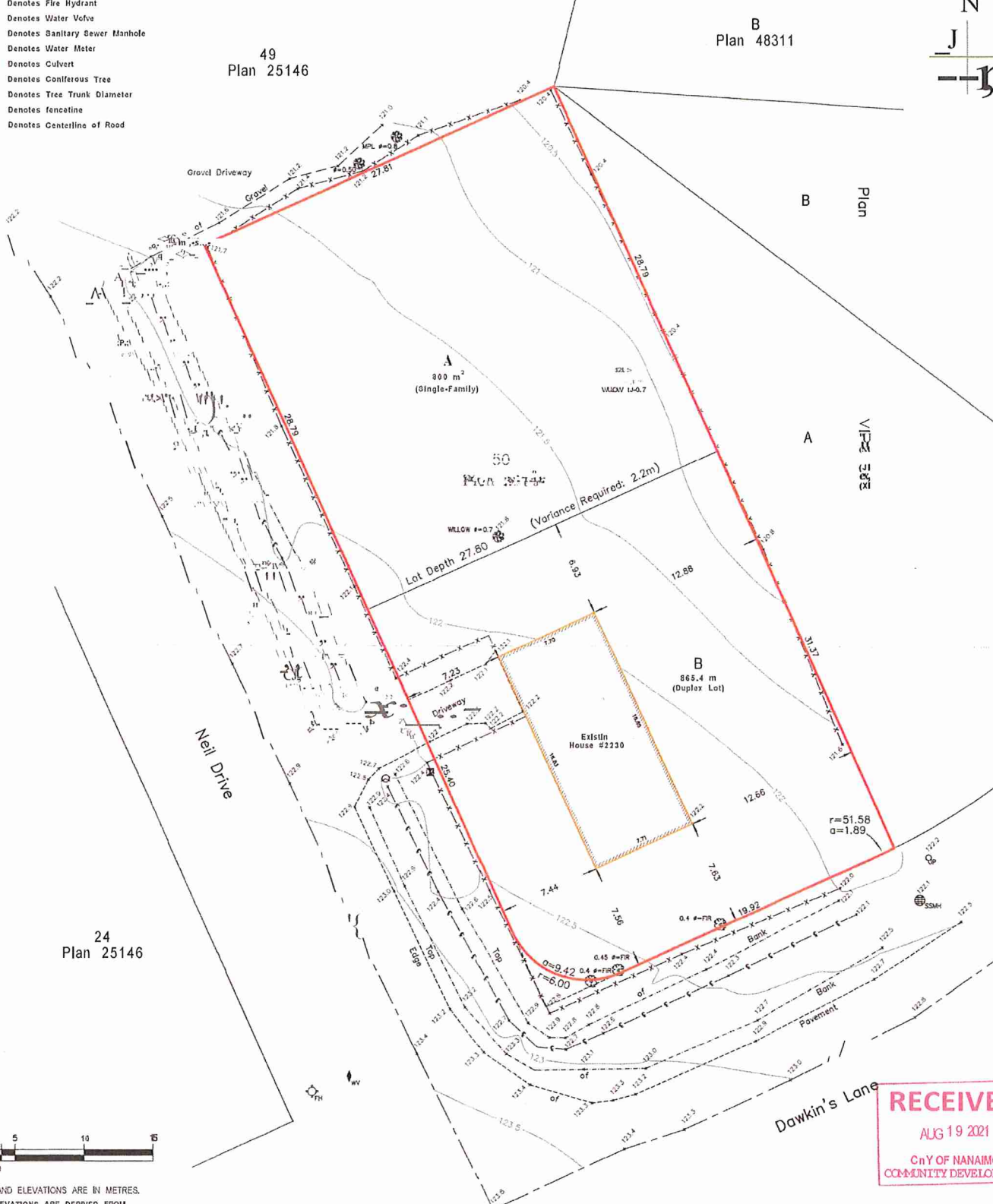
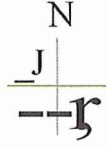
CIVIC: 2230 NEIL DRIVE



**Subject Property** LEGAL: LOT 50, SECTION 11, RANGE 7, MOUNTAIN DISTRICT, PLAN 25146

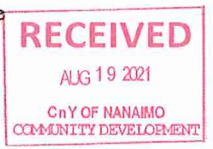
**PROPOSED SUBDIVISION PLAN**

- Legend**
- +100.00 Denotes Spot Elevation
  - UP Denotes Utility Pole
  - T ANC Denotes Pole Anchor
  - ⊗ FH Denotes Fire Hydrant
  - WW Denotes Water Valve
  - ⊗ SSMH Denotes Sanitary Sewer Manhole
  - B WM Denotes Water Meter
  - \* Denotes Culvert
  - Denotes Coniferous Tree
  - φ Denotes Tree Trunk Diameter
  - - - - - Denotes fence/line
  - — — — — Denotes Centerline of Road



DISTANCES AND ELEVATIONS ARE IN METRES.  
 GEODETIC ELEVATIONS ARE DERIVED FROM  
 CONTROL MONUMENT 77H5596 (CGVD28BC DATUM).

**NOTE:**  
 THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE  
 FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS  
 AND INTERESTS:  
**A10456.**  
 THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE  
 NOTED DOCUMENTS.



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 DISCLAIMS 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 PROPOSED SUBDIVISION OF:**  
**LOT 50, SECTION 11, RANGE 7,**  
**MOUNTAIN DISTRICT, PLAN 25146**

Certified correct this 21st day of July, 2021.  
**Brody Phillips** Digitally signed by Brody Phillips  
 954A28 Date: 2021.08.04 12:47:00 -07'00'  
 B.C.L.S.  
 (This document is not valid unless originally signed and sealed.)

**Turner & Associates**  
 land surveying  
 250.753.9778  
 438 Terminal Avenue North  
 Nanaimo, BC V9S 4J8  
 www.turnersurveys.co

File: 21-081	Scale: 1:200	Drawn by: EEP	Property Author: RIA
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