



DEVELOPMENT VARIANCE PERMIT NO. DVP00429

DARREN WAYNE SEAMAN and JANE LESLEY HEPPLES
Name of Owner(s) of Land (Permittee)

Civic Address: 108 HAWK POINT 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 building structures and other developments thereon:

Legal Description:

LOT 6, DISTRICT LOT 50, WELLINGTON DISTRICT, PLAN EPP73176

PID No. 030-332-630

3. 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 permitted height of a principal building with a roof pitch equal to or greater than 4:12 from 9m to 9.14m.
4. The permittee, as a condition of the issuance of this permit, shall develop the land described herein strictly in accordance with the following terms and conditions and provisions and in accordance with any plans and specifications attached hereto which shall form a part thereof.

Schedule A Location Plan

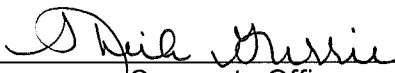
Schedule B Site Survey

5. If the permittee does not substantially commence the construction permitted by this permit within two years of the date of this permit, this permit shall lapse.
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 generally in accordance with the Site Survey prepared by Williamson & Associates Professional Surveyors, dated 2021-OCT-22, as shown on Schedule B.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 20TH DAY OF DECEMBER, 2021.



Corporate Officer

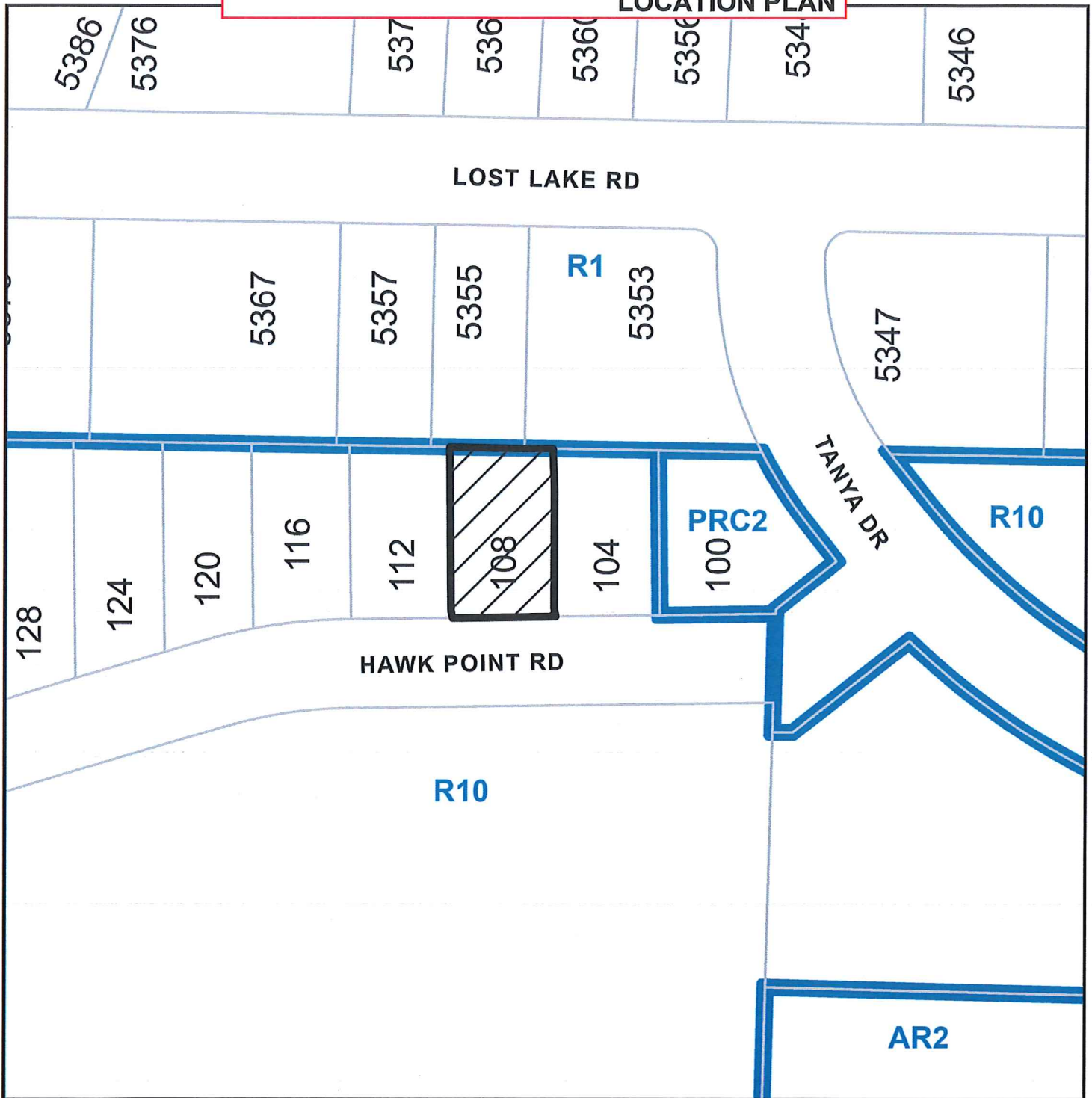


Date

SR/ee

Prospero attachment: DVP00429

LOCATION PLAN



DEVELOPMENT VARIANCE PERMIT NO. DVP00429



Subject Property

CIVIC: 108 HAWK POINT ROAD

LEGAL: LOT 6 DISTRICT LOT 50 WELLINGTON DISTRICT PLAN EPP73176

SITE SURVEY

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

LOT 6, DISTRICT LOT 50, WELLINGTON DISTRICT, PLAN EPP73176

SCALE 1:200

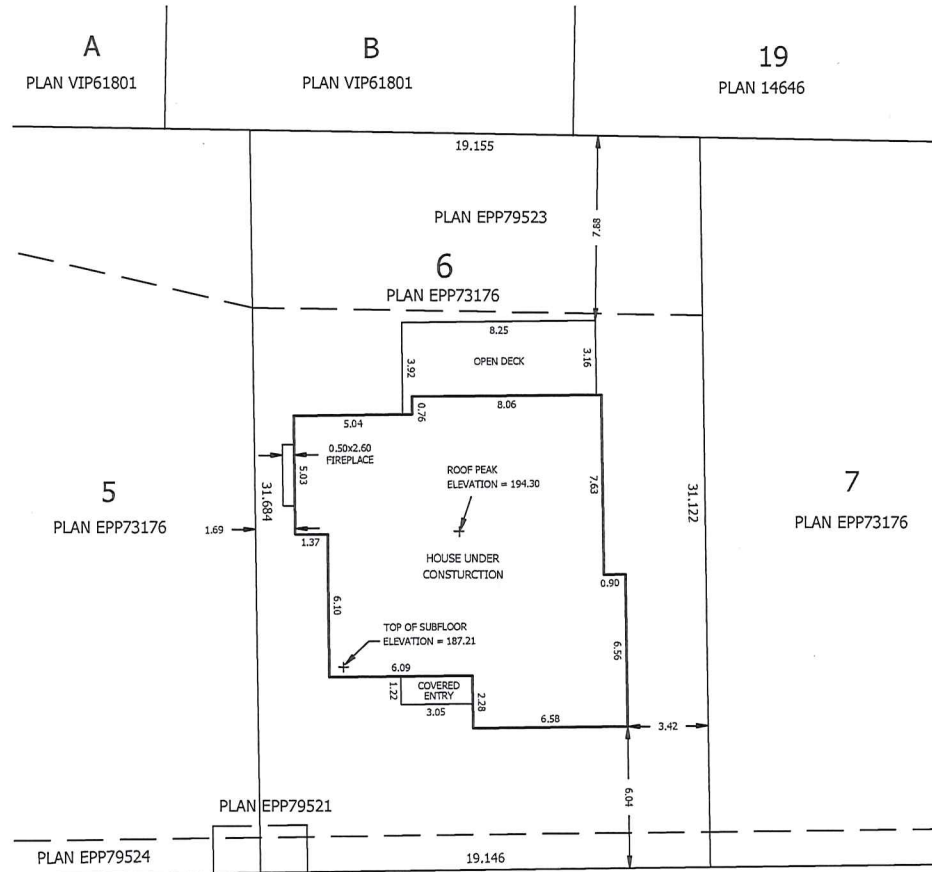


NOTES:

CIVIC ADDRESS: 108 HAWK POINT ROAD

LOT DIMENSIONS ARE DERIVED FROM REGISTERED PLANS.

ELEVATION DATUM IS DERIVED FROM INTEGRATED SURVEY CONTROL MONUMENTS.



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.

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES & PERMITS:
- EASEMENT R82632, R82633, EK55955, EK55956, CA7138048;
- COVENANTS CA7138026, CA7138029, CA7138032, CA7138039, CA7138049;
- STATUTORY RIGHT OF WAYS EK108105, EK108106, EK112819, EK112820, CA6517764, CA6734893, CA6734894, CA7138073, CA7138075;
- STATUTORY BUILDING SCHEME CA8268479;
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: OCTOBER 22, 2021.

Tyler Hansen
VFRTQ3

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

Digitally signed by Tyler Hansen VFRTQ3
DN: c=CA, ou=Tyler Hansen VFRTQ3, ou=BC Land Surveyors, ou=Verify ID at www.landcert.com, o=VFRTQ3, email=tyler@vftrtq3.com, cn=Tyler Hansen VFRTQ3, Date= 2021.10.22 09:05:51 -0700

WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS © 2021
3088 BARONS ROAD NANAIMO B.C. V9T 4B5
PHONE: 250-756-7723 FAX: 250-756-7724
EMAIL: WAPS@WIBCLS.CA
FILE: 19002-4 CERT (BASE PLAN 06128)

HAWK POINT ROAD

187.11
155 "CN 4521" ▲

RECEIVED
DVP429
2021-NOV-12
Current Planning