



DEVELOPMENT VARIANCE PERMIT NO. DVP00432

ANDRE EKKERT AND JACLYN EKKERT

Name of Owner(s) of Land (Permittee)

Civic Address: 2384 MILL 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 22, SECTION 11, RANGE 6, MOUNTIAN DISTRICT, PLAN VIP56796

PID No. 018-311-458

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 which 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:
 - 26.43m for proposed Lot A; and
 - 29.44m for proposed Lot 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

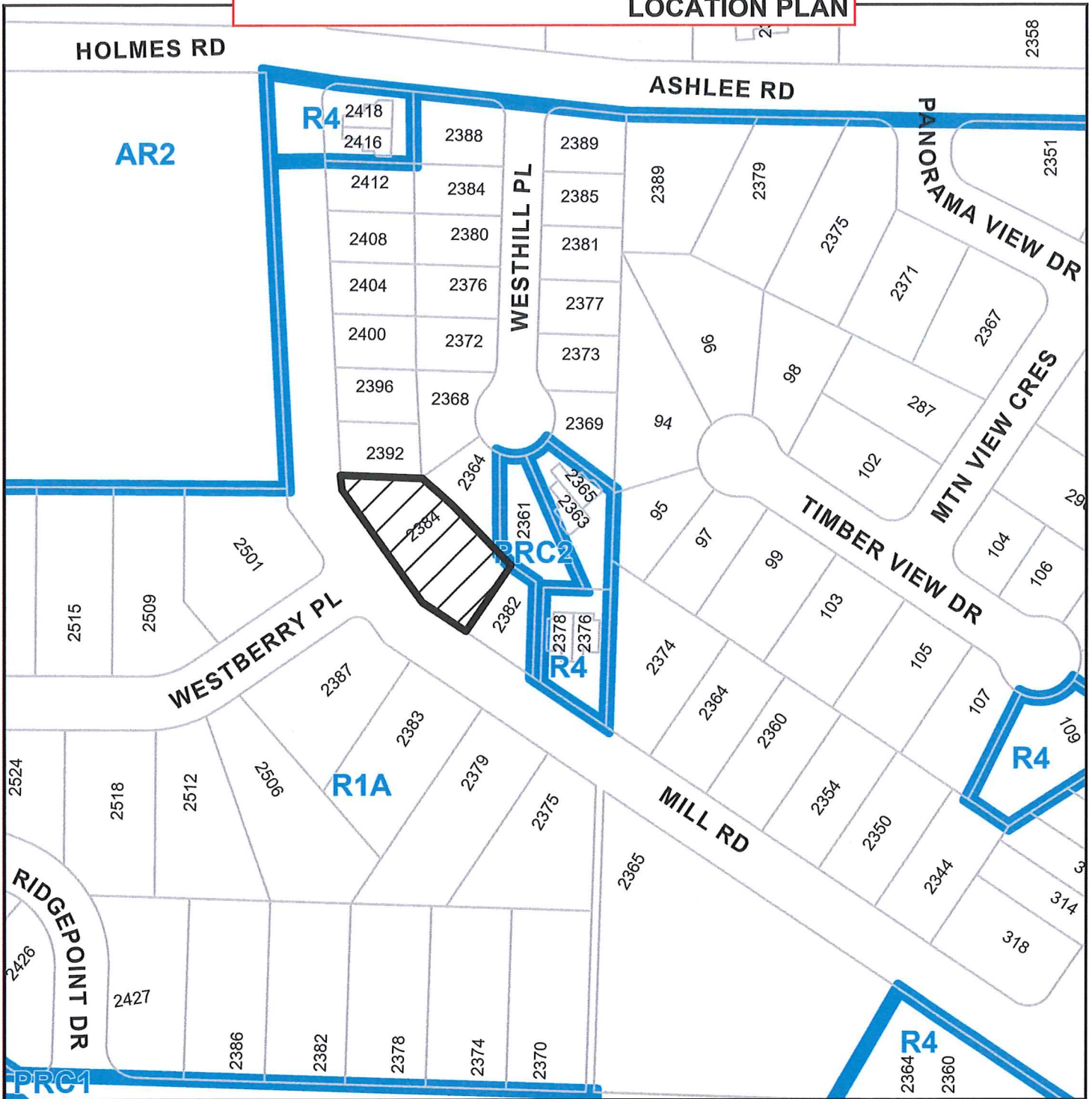
1. The subject property shall be developed in accordance with the Proposed Subdivision Plan, prepared by Turner & Associates land surveying, dated 2022-FEB-23, as shown on Schedule B.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 7TH DAY OF MARCH, 2022

Shy Sholone March 25, 2022
D/O Corporate Officer Date

MR/db
Prospero attachment: DVP00432

LOCATION PLAN



DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP00432



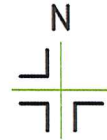
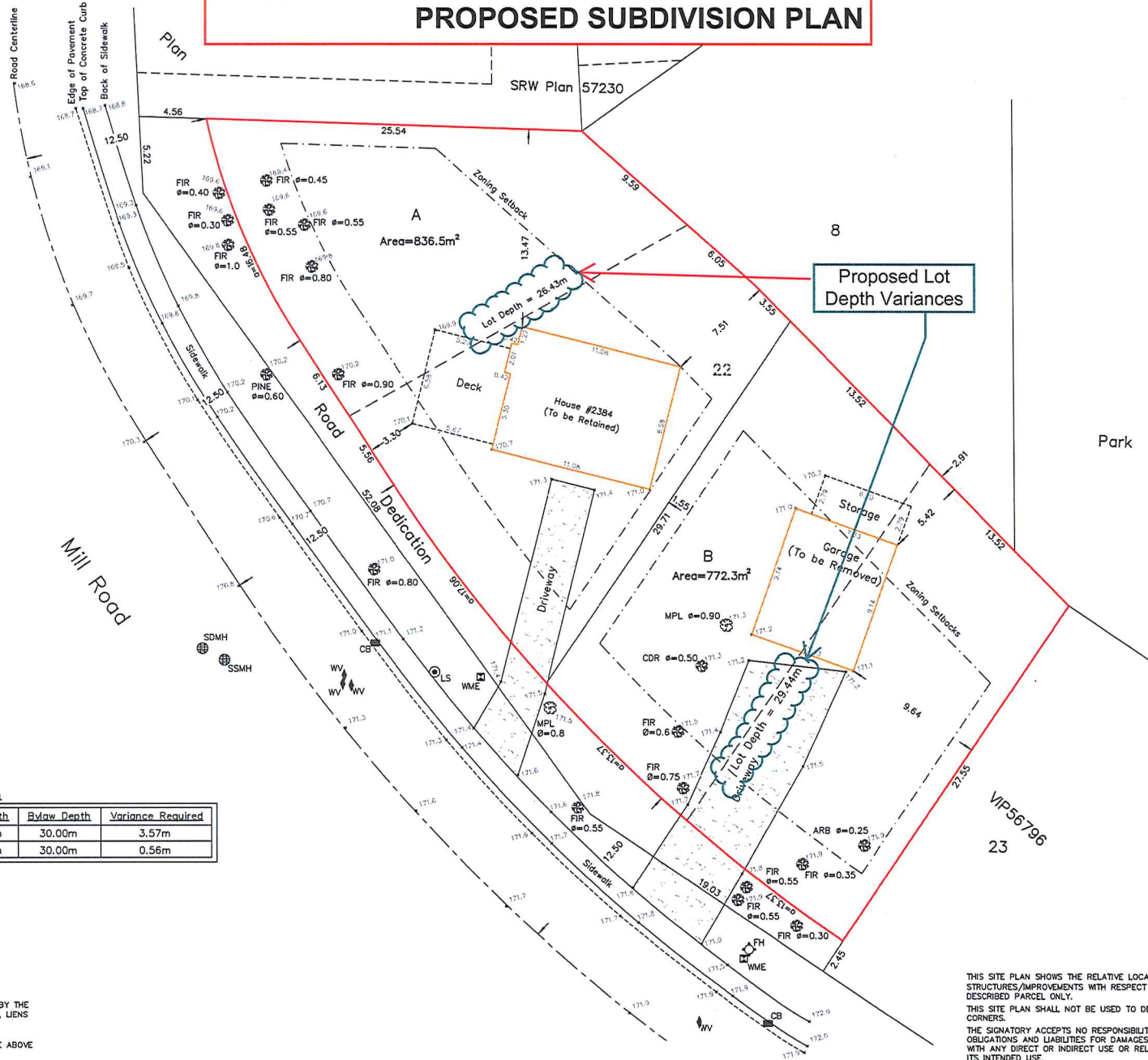
Subject Property

CIVIC: 2384 MILL ROAD

LEGAL: LOT 22, SECTION 11, RANGE 6, MOUNTAIN DISTRICT, PLAN VIP56796

PROPOSED SUBDIVISION PLAN

- Legend**
- +77.8 Denotes Spot Elevation
 - ⊙ LS Denotes Lamp Standard
 - ◇ FH Denotes Fire Hydrant
 - ♦ WV Denotes Water Valve
 - CB Denotes Catch Basin
 - ⊕ SSMH Denotes Sanitary Sewer Manhole
 - ⊕ SDMH Denotes Storm Drain Manhole
 - ⊕ WME Denotes Water Meter
 - ⊕ Denotes Coniferous Tree
 - ⊕ Denotes Deciduous Tree
 - ⊕ Denotes Tree Trunk Diameter



Book of Reference - Proposed Subdivision

Lot	Area	Buildable Area	Lot Depth	Bylaw Depth	Variance Required
A	836.5m ²	421.0m ²	26.43m	30.00m	3.57m
B	772.3m ²	399.7m ²	29.44m	30.00m	0.56m



DISTANCES AND ELEVATIONS ARE IN METRES.
GEODETIC ELEVATIONS ARE DERIVED FROM CONTROL MONUMENT 79H5533 (CGVD28BC DATUM).

NOTE:
THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS AND INTERESTS:
NONE.
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 22, SECTION 11, RANGE 6,
MOUNTAIN DISTRICT, PLAN VP56796

Client: ANDRE EKKERT Civic Address: 2384 MILL ROAD
File: 21-056-22 Scale: 1:200 Drawn by: BEP Property Zoning: R1A

Certified correct this 23rd day of February, 2022.

Ryan Turner
Digitally signed by Ryan Turner YNBXB2
Date: 2022.02.23 11:56:05 -08'00' B.C.L.S.

(This document is not valid unless originally signed and sealed.)

RECEIVED
DVP432
2022-FEB-23
Colin Park Planning

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