



**DEVELOPMENT VARIANCE PERMIT NO. DVP00433**

**SALLY CHRISTIANSSON-TANNAR**  
**Name of Owner(s) of Land (Permittee)**

**5601 HAMMOND BAY ROAD**  
**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 3, DISTRICT LOT 38, WELLINGTON DISTRICT, PLAN 13448**

**PID No. 004-572-769**

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**

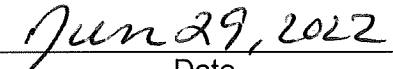
4. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby varied as follows:
  - *Section 7.4.1 Lot Size and Dimensions* – to reduce the minimum required lot depth from 30.0m to 26.72m for proposed Lot 2.
  - *Section 7.5.1 Siting of Buildings* – to reduce the minimum rear yard setback from 7.5m to 1.7m for proposed Lot 2.
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 Williamson & Associates Professional Surveyors, dated 2022-JAN-25, as shown in Schedule B.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE **20TH** DAY OF **JUNE, 2022.**

  
Corporate Officer

  
Date

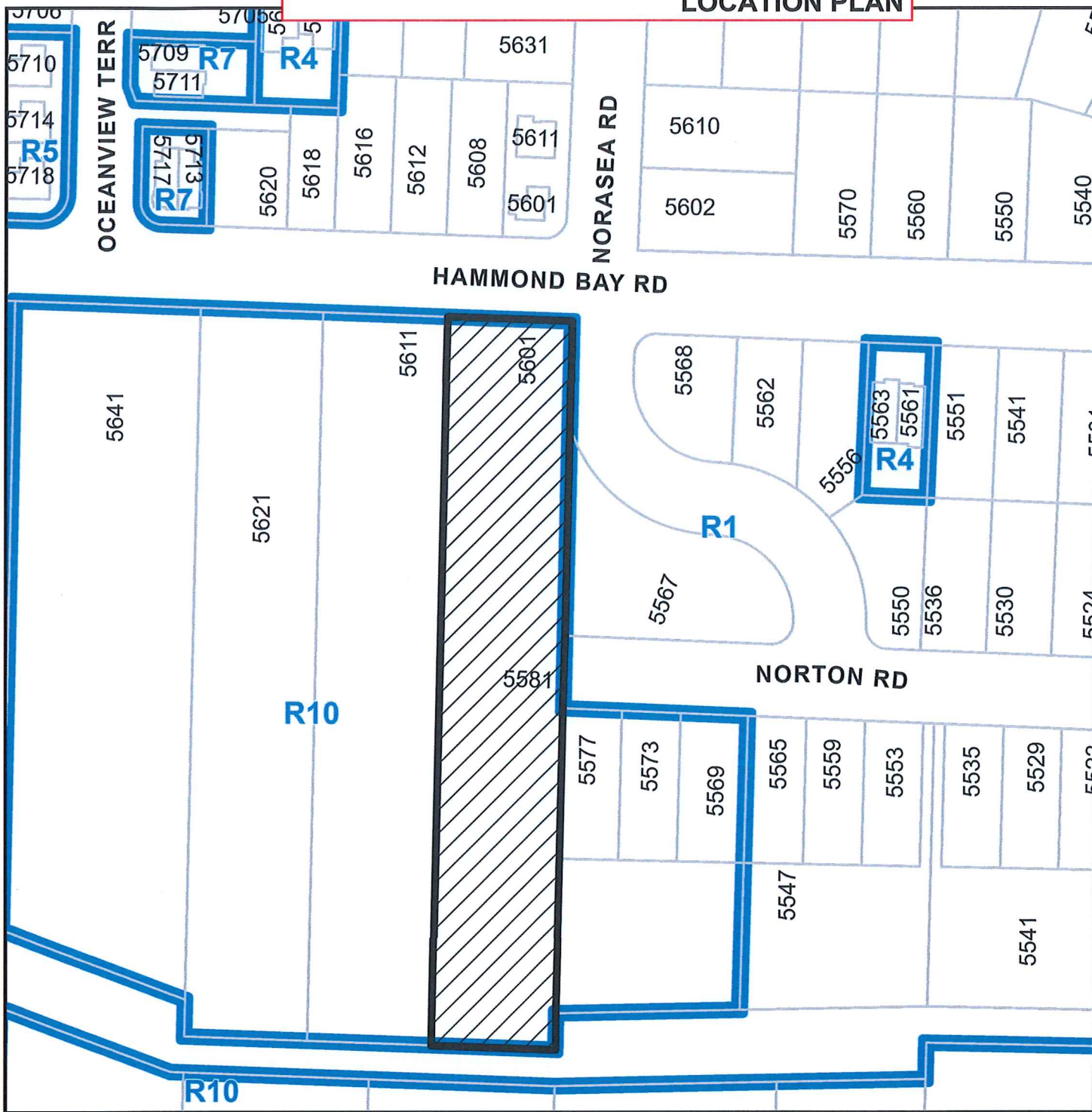
MR/mb/lm

Prospero attachment: DVP00433

Development Variance Permit DVP00433  
5601 Hammond Bay Road

Schedule A

### LOCATION PLAN



### DEVELOPMENT VARIANCE PERMIT NO. DVP00433

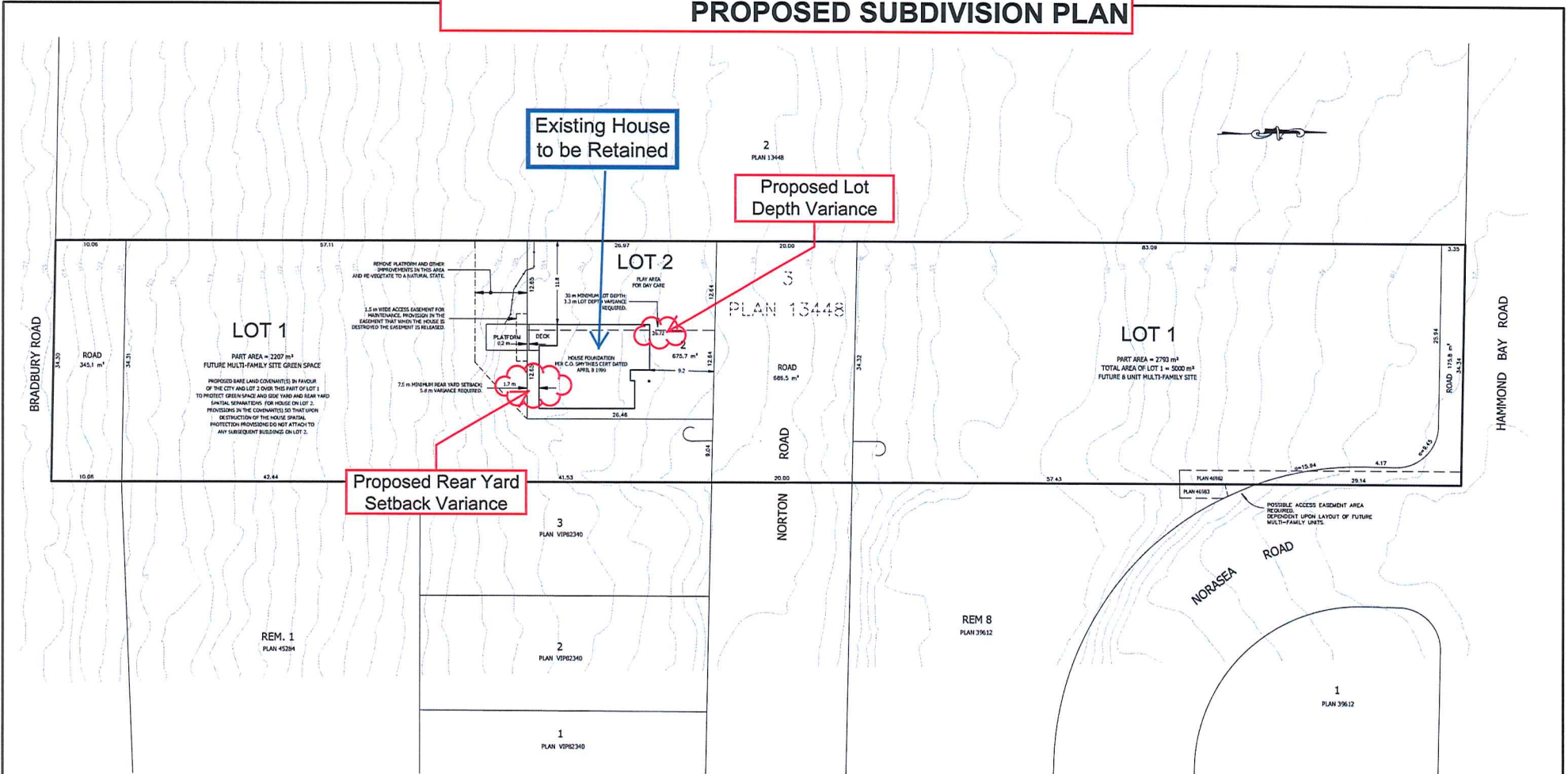
CIVIC: 5601 HAMMOND BAY ROAD

LEGAL: LOT 3, DISTRICT LOT 38, WELLINGTON DISTRICT, PLAN 13448



**Subject Property**

PROPOSED SUBDIVISION PLAN



REVISIONS		
NO.	DATE	REVISION
01	MAY 26, 2022	FINAL ISSUE
02	MARCH 8, 2023	REVISED FOR CON COMMENTS
03	MAY 25, 2023	PLAN AMENDMENT TO 2 LOT SUBDIVISION AND DVP APPLICATION FOR LOT 2 VARIANCES REQUIRED.

CERTIFIED CORRECT:  
BROCK E.J. WILLIAMSON B.C.L.S. Q22

**Brock Williamson**  
IXFV66

JANUARY 25, 2022

Digitally signed by Brock Williamson 0076  
DN: cn=CA, ou=Brock Williamson IXFV66, o=CC Land Surveyor, ou=Verify ID at www.junetec.com/ICLP, ctm=SI-MEVN9  
Date: 2022.01.25 09:23:09 -0800

**NOTES**

DISTANCES AND ELEVATIONS ARE IN METRES. ELEVATIONS ARE DERIVED FROM INTEGRATED SURVEY CONTROL MONUMENTS.

THIS PLAN PURPORTS TO INDICATE ONLY THE ACTUAL AND / OR PROPOSED IMPROVEMENTS SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTAINANT TO THE SUBJECT PARCELS.

THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENTS RELATIVE TO ANY BOUNDARY OF OR APPURTAINANT TO THE SUBJECT PARCELS.

AERIAL IMAGE IS CITY OF VANCOUVER 2018 ORTHOPHOTOGRAPHY. CONTOURS ARE DERIVED FROM 2009 CITY OF VANCOUVER LIDAR SURVEY.

LOT ALIGNMENTS AND AREAS ARE DERIVED FROM FIELD SURVEY.

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES & INTERESTS:  
- STATUTORY RIGHT OF WAY (BROWNE, ENGLISH AND ENGLISH);  
THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

**SITE STATISTICS**

FEE SIMPLE R-10 2 LOT RESIDENTIAL SUBDIVISION.  
LEGAL DESCRIPTION: LOT 3, DISTRICT LOT 36, WELLINGTON DISTRICT, PLAN 13448.  
CIVIC ADDRESS: 5601 HAMMOND BAY ROAD AND 5581 NORTON ROAD  
EXISTING ZONING: F10  
PROPOSED ZONING: R10

**PROPOSED DENSITY CALCULATIONS**

TOTAL SITE AREA: 6.888 ha  
PROPOSED ROAD DEDICATION: 0.121 ha  
SITE AREA EXCLUSIVE OF PROPOSED ROAD DEDICATION: 6.567 ha  
DENSITY AVAILABLE: 0.567 ha x 18 DWELLING UNITS / ha = 9 DWELLING UNITS  
DENSITY PROPOSED: 9 DWELLING UNITS COMPRISED OF 1 EXISTING SINGLE FAMILY HOME ON PROPOSED LOT 2 AND 8 FUTURE MULTI-FAMILY DWELLING UNITS ON PROPOSED LOT 1.

**PROJECT:** 5601 HAMMOND BAY ROAD - R10 STEEP SLOPE SUBDIVISION.  
**CLIENT:** SALLY CHRISTIANSSON-TANNAR

**DRAWING:** PROPOSED SUBDIVISION PLAN

**DATE:** JULY 30/20  
**SCALE:** 1:250

**DRAWN BY:** WILLIAMSON & ASSOCIATES PROFESSIONAL SURVEYORS  
3588 BARKING ROAD VANANCO, B.C. V9T 4E5  
PHONE: (250) 756-7353 FACSIMILE: (250) 756-7724  
EMAIL: w&a@w&a.ca

**FILE:** 15001-1  
**SHEET:** 1 OF 1

