



DEVELOPMENT VARIANCE PERMIT NO. DVP00435

ER HOMES LTD.

Name of Owner(s) of Land (Permittee)

740 HALIBURTON STREET

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 19, SECTION 1, NANAIMO DISTRICT, PLAN 1875

PID No. 006-789-447

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 Site Survey

Schedule C Building Elevations

4. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby varied as follows:
 - *Section 7.5.1 Siting of Buildings* – to reduce the minimum required (south) side yard setback from 1.5m to 0.5m for the proposed development.
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.

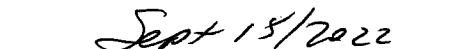
CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Survey, prepared by Turner & Associates Land Surveying Inc., dated 2022-JUL-20, as shown in Schedule B.
2. Registration of a 4.0m wide Statutory Right-of-Way for an existing unprotected storm sewer line prior to final inspection.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 29TH DAY OF **AUGUST, 2022.**



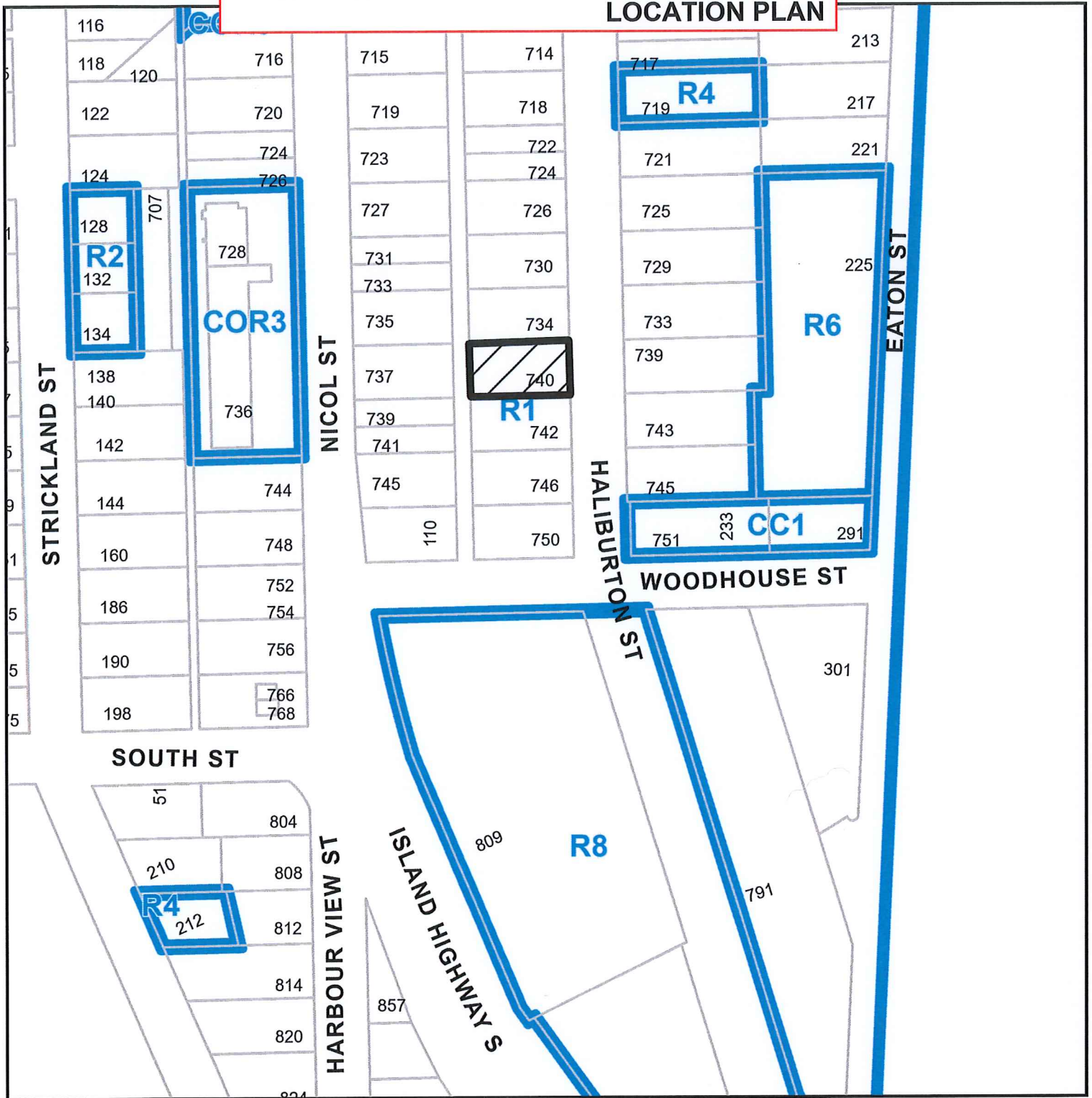
D/ Corporate Officer



Date

PC/In
Prospero attachment: DVP00435

LOCATION PLAN



DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP00435

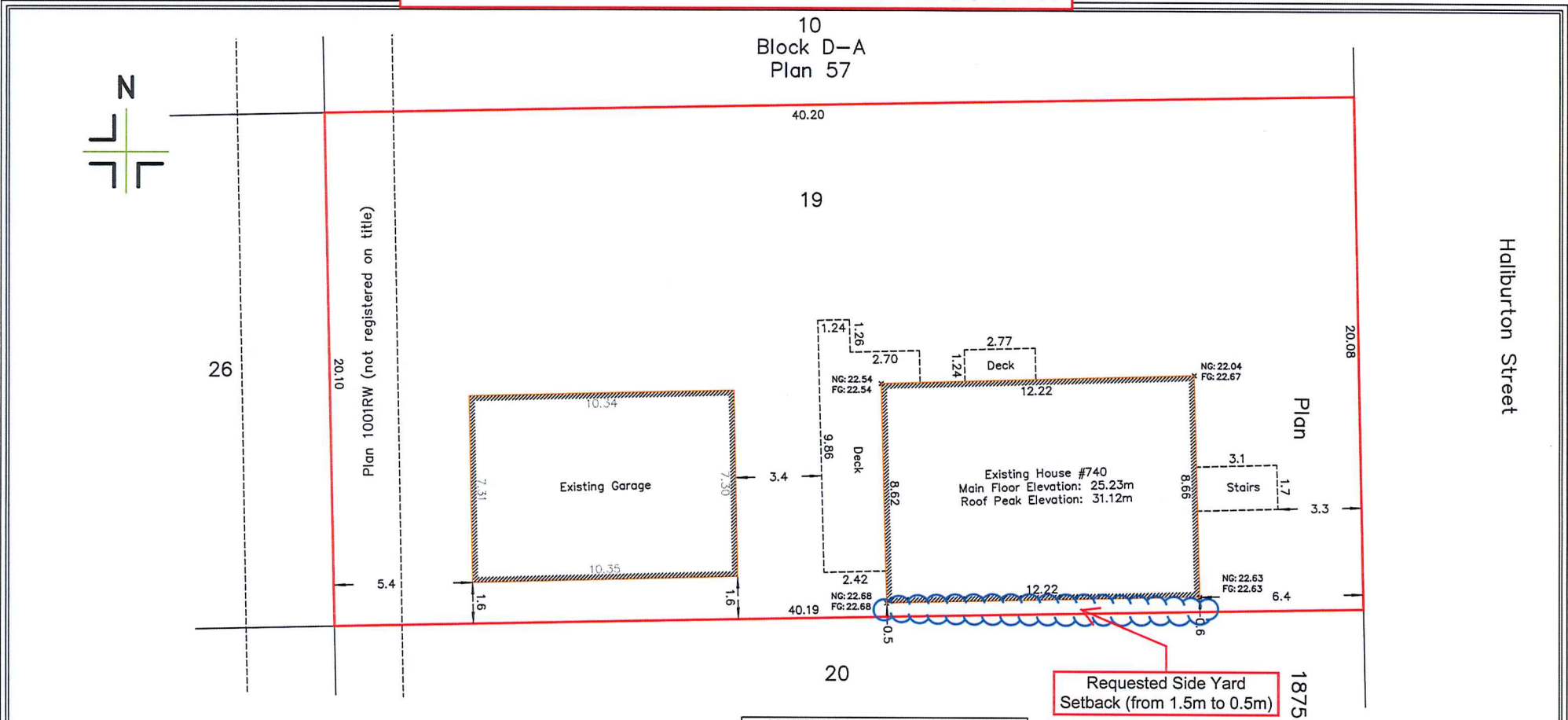
CIVIC: 740 HALIBURTON STREET

LEGAL: LOT 19, SECTION 1, NANAIMO DISTRICT, PLAN 1875



 **Subject Property**

Development Variance Permit DVP00435 Schedule B
740 Haliburton Street
SITE SURVEY



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.

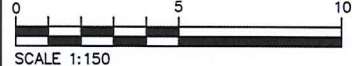
THE SIGNATORY ACCEPTS NO RESPONSIBILITY FOR AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE SITE PLAN BEYOND ITS INTENDED USE.

CONSTRUCTED BUILDING HEIGHT-HOUSE	
Average natural grade	22.47
Average finished grade	22.63
Maximum building height (R1 Zone)	9.00
Maximum building elevation	31.47
Constructed roof peak elevation	31.12
Constructed main floor elevation	25.23

RECEIVED
DVP435
2022-AUG-16
Current Planning

NOTE:
 THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS AND INTERESTS:
 M76301.
 THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE NOTED DOCUMENTS.

SITE PLAN SHOWING:
 LOT 19, SECTION 1,
 NANAIMO DISTRICT, PLAN 1875.



DISTANCES AND ELEVATIONS ARE IN METRES.
 GEODETIC ELEVATIONS ARE DERIVED FROM CONTROL MONUMENT 77H5099 (CGVD288C DATUM).

Certified correct this 20th day of July, 2022.

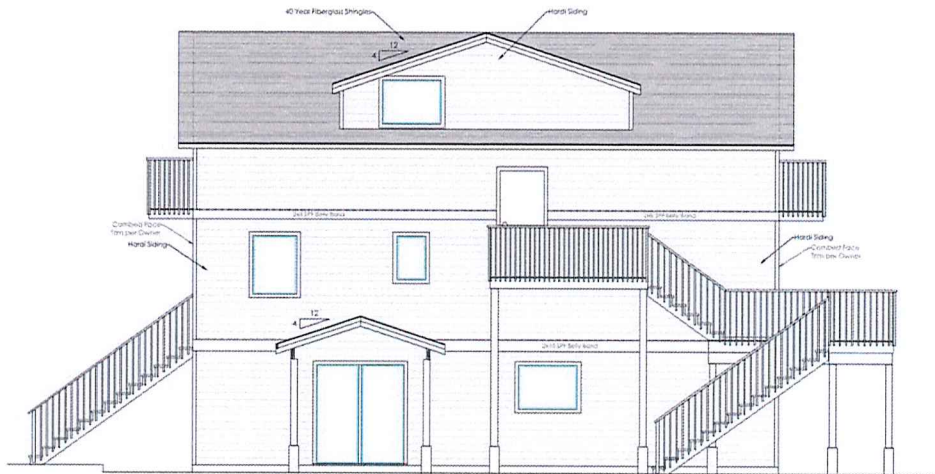
Ryan Turner
 YNBXB2
 Digitally signed by Ryan Turner YNBXB2
 Date: 2022.08.16 14:37:06 -07'00'

Turner & Associates
 land surveying™
 250.753.9778
 435 Terminal Avenue North
 Nanaimo, BC V9S 4J8
 www.turnersurveys.ca

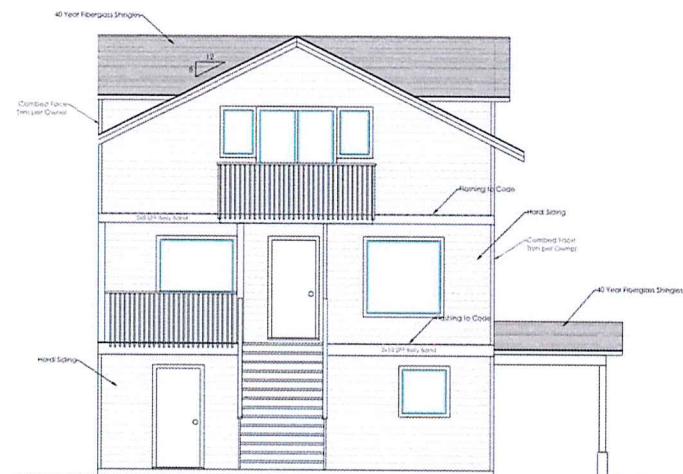
Client: ER HOMES LTD	Civic Address: 740 HALIBURTON STREET, NANAIMO
File: 18-132	Property Zoning: R1
Scale: 1:150	Drawn by: DRW

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

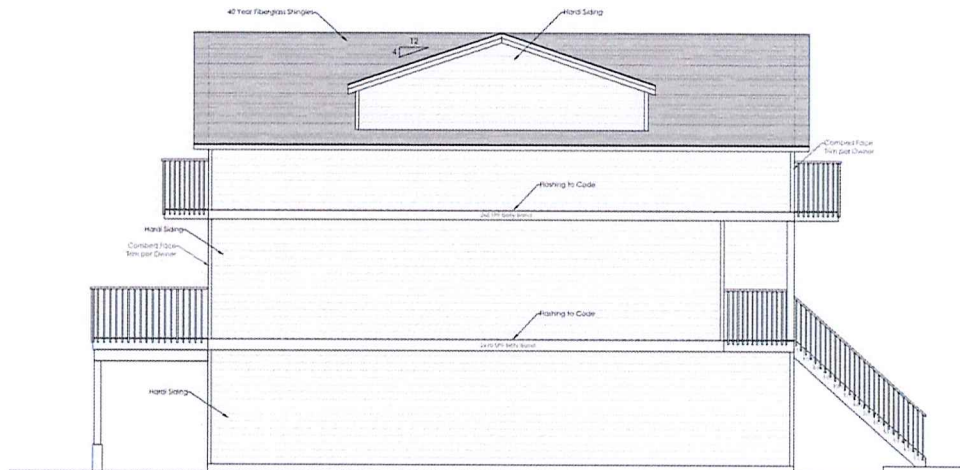
BUILDING ELEVATIONS



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

- Roof truss system is to be designed by professional and used by their engineer in accordance with applicable design standards
- Contractor is responsible to provide cladding and/or exterior finiture details demonstrating compliance with BCRC 2018 5.2.7
- Heating and/or HVAC system to be designed and installed by a professional contractor in that field in compliance with BCRC 2018 9.1.2
- Energy simulation to be provided (Effect on R-value calculations and airseal installation to minimum code standards per BCRC 2018 4.4)
- Client to provide window type, orientation, etc. to window supplier where existing window products. Only window bank to submit as plan

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Engineers Seal is for structural capacity of components of the building, including anchorage and seismic restraint.



Providing Quality Design Services Since 2003

445 Hillcrest Avenue
Nanaimo, BC V9R 3M2
(250) 709-0490

Project Description:
RENOVATION

Client Name: ER Homes
Site Address: 740 Haliburton St.
City: Nanaimo, BC
Municipality: City of Nanaimo
Telephone No: 250-714-2746

Drawing Description:
ELEVATIONS

Drawn By: William Porter
Checked By: W. Porter
Dated: 30/11/2021
Issued For: Preliminary
Scale: As Noted Below
File Number: 638-21

RECEIVED
DVP# 035
2022-JUL-21

DIMENSIONS ARE TO THE OUTSIDE OF SHEATHING OR CONCRETE

Scale: 1/4" = 1'-0"
Sheet No. Page 3