



**DEVELOPMENT VARIANCE PERMIT NO. DVP00449**

**CANADIAN MENTAL HEALTH ASSOCIATION - MID ISLAND BRANCH**

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

**250 ALBERT STREET**

**Civic Address(es)**

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 Descriptions:**

LOT 1, BLOCK 21, PLAN VIP584, SECTION 1, NANAIMO LAND DISTRICT,  
AS SHOWN ON PL 494 R, EXC THAT PT SHOWN OUTLINED IN RED ON  
PL 428 BL

**PID: 008-892-881**

LOT 5, BLOCK 21, PLAN VIP584, SECTION 1, NANAIMO LAND DISTRICT,  
THE WESTERLY 40 FT OF LOT 5; AS SHOWN ON PL 494 R EXC THAT PT  
SHOWN OUTLINED IN RED ON PL 428 BL

**PID: 008-892-911**

LOT 2, BLOCK 21, PLAN VIP584, SECTION 1, NANAIMO LAND DISTRICT,  
AMD LOT 2 (DD59351-N)

**PID: 008-892-920**

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 here to shall form a part thereof.

**Schedule A Subject Property Map**

**Schedule B Site Survey**

**Schedule C Fence Elevations**

4. 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.
5. This permit prevails over the provisions of the bylaw in the event of conflict.
6. 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.

#### **TERMS OF PERMIT**

The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby varied as follows:

1. *Section 6.10 Fence Height* – to increase the maximum allowable fence height in the front yard setback from 1.2m to 1.83m.

#### **CONDITIONS OF PERMIT**

1. The subject property shall be developed in accordance with the Site Survey, prepared by Turner & Associates Land Surveying Inc., dated 2023-JAN-13, as shown in Schedule B.
2. The subject property shall be developed substantially in compliance with the fence elevation, prepared by Malden Metals., received 2023-FEB-03, as shown in Schedule C.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE **27TH** DAY OF **FEBRUARY, 2023**.

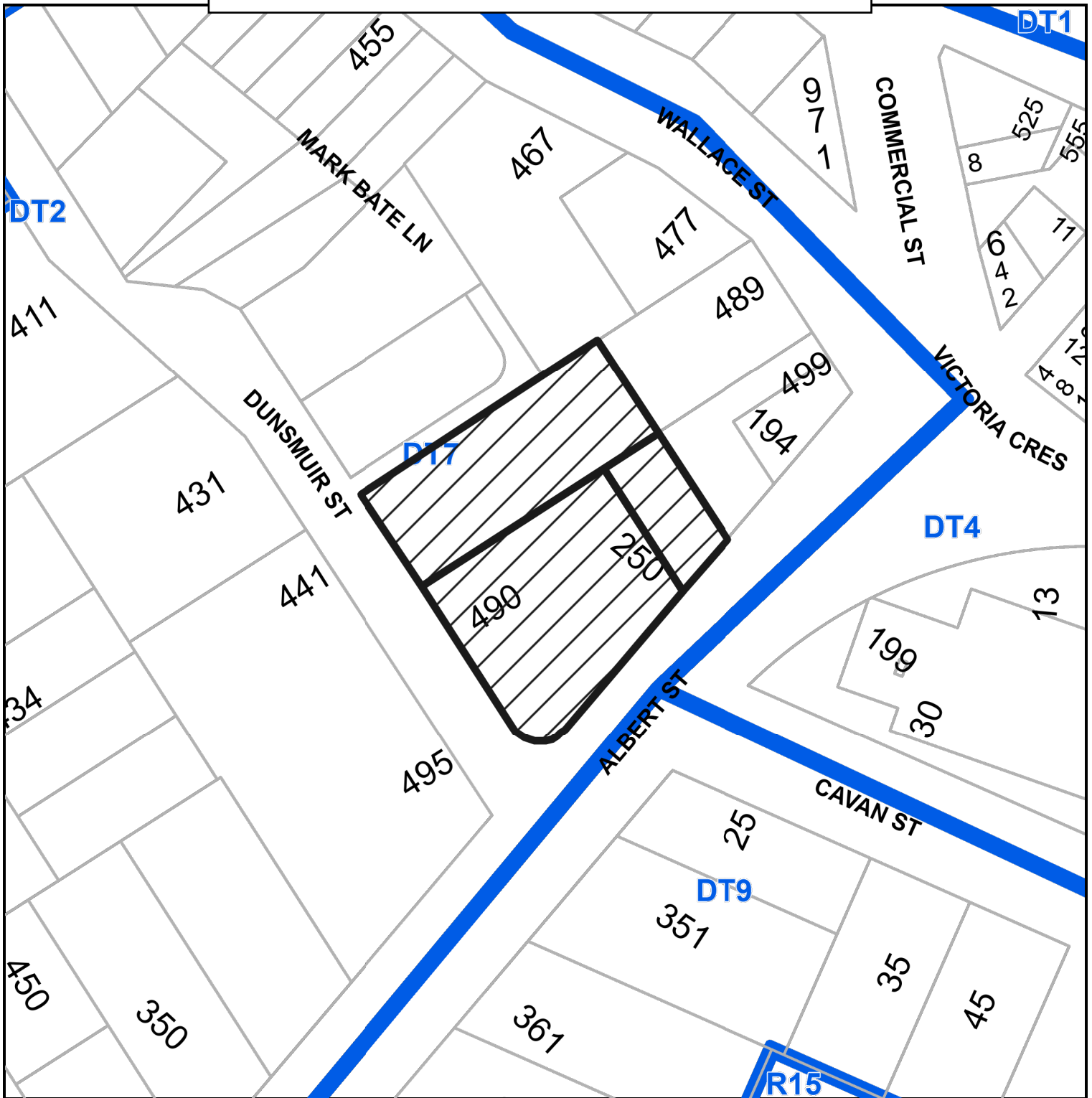
  
Corporate Officer

  
Date

KM/bb

Prospero attachment: DVP00449

**SUBJECT PROPERTY MAP**

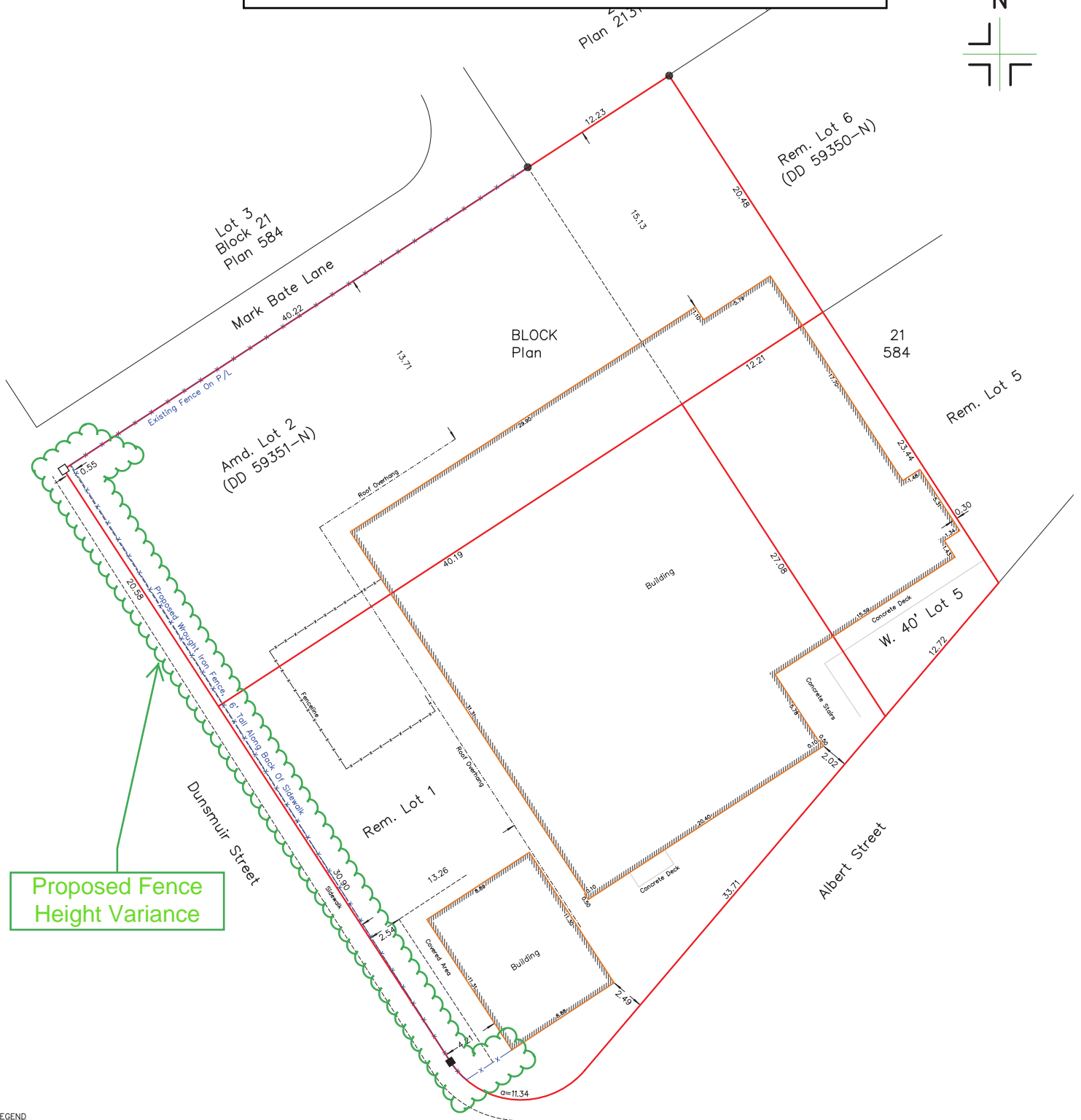
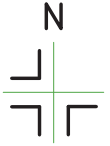


**DEVELOPMENT VARIANCE NO. DVP449**



250 ALBERT STREET

SITE SURVEY



LEGEND

- DENOTES STANDARD IRON POST FOUND
- DENOTES LEAD PLUG FOUND
- DENOTES LEAD PLUG PLACED

NOTE:  
THE REGISTERED TITLE OF THESE PROPERTIES IS AFFECTED BY  
THE FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES,  
LIENS AND INTERESTS:

Rem. Lot 1 & Rem. Lot 5:

M76301:

Amd. Lot 2:

M76301\_153204G.

THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE  
NOTED DOCUMENTS.

SITE PLAN SHOWING:

AMMENDED LOT 2 (DD 59351-N), BLOCK 21, SECTION 1, NANAIMO DISTRICT, PLAN 584;  
LOT 1, BLOCK 21, SECTION 1, NANAIMO DISTRICT, PLAN 584 AS SHOWN ON PLAN 494R,  
EXCEPT THAT PART SHOWN OUTLINED IN RED ON PLAN 428 BL; AND  
THE WESTERLY 40 FEET OF LOT 5, BLOCK 21, SECTION 1, NANAIMO DISTRICT, PLAN 584  
AS SHOWN ON PLAN 494 R EXCEPT THAT PART SHOWN OUTLINED IN RED ON PLAN 428 BL.

Client: CANADIAN MENTAL HEALTH ASSOCIATION, MID ISLAND BRANCH Civic Address: 250 ALBERT STREET, NANAIMO

File: 23-007 Scale: 1:200 Drawn by: DRW Property Zoning: D17

Certified correct this 13th day of January, 2023.

Digitally signed by Matthew

Schnurch FXMA33

Date: 2023.02.06 13:36:34 -08'00'

B.C.L.S.

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



SCALE 1:200

DISTANCES AND ELEVATIONS ARE IN METRES.

GEODETIC ELEVATIONS ARE DERIVED FROM  
CONTROL MONUMENT 77H5020 (CGVD28BC DATUM).

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.

RECEIVED

DVP449

2023-FEB-06

Current Planning

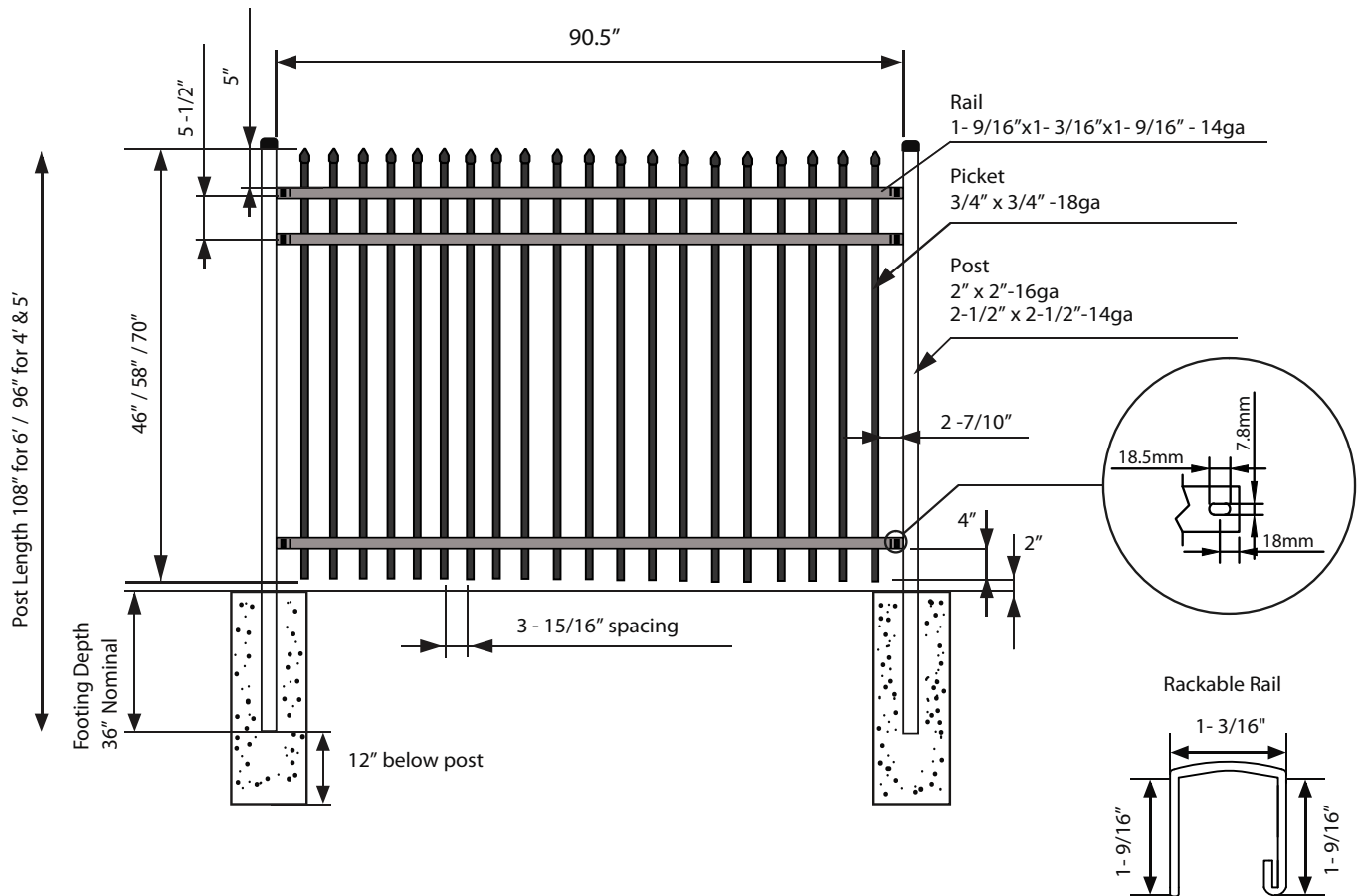
Turner & Associates  
land surveying™

250.753.9778

435 Terminal Avenue North

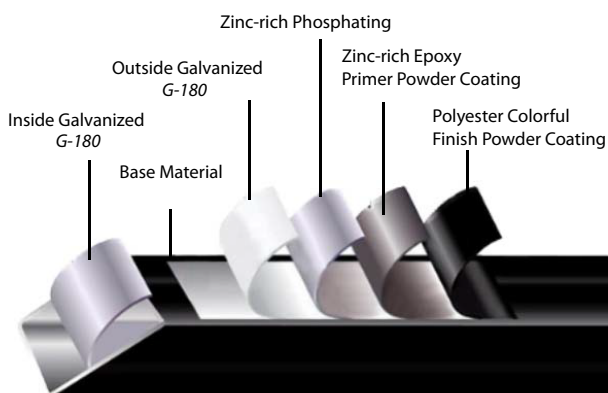
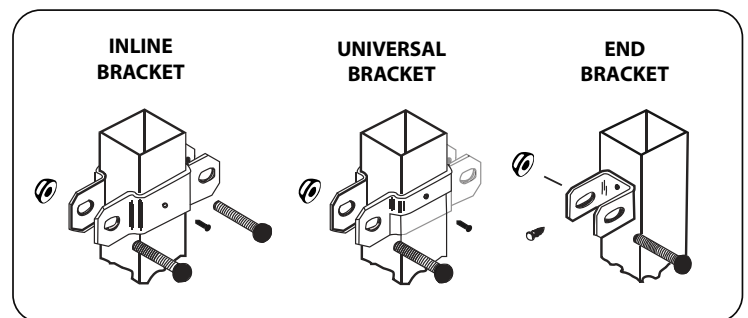
Nanaimo, BC V9S 4J8

www.turnersurveys.co



**NOTES:**

1. Post Spacing - 2" post 93 C/C, 2-1/2" post 93-1/2" C/C.
2. Rackable panels can be racked up to 45°.



**STEEL PROTECTION SYSTEM    RECEIVED**

DVP449

2023-FEB-06

2025-LEB-00  
Current Planning