



DEVELOPMENT VARIANCE PERMIT NO. DVP00451

Adrian Wyi-Kearng Tam Chisholm
Owner(s) of Land (Permittee)

3400 DEPARTURE 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 or supplemented by this permit.
2. This development variance 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 22, SECTION 15, WELLINGTON DISTRICT, PLAN 20645
PID No. 003-545-946

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 Subject Property Map
Schedule B Site Survey

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

TERMS OF PERMIT

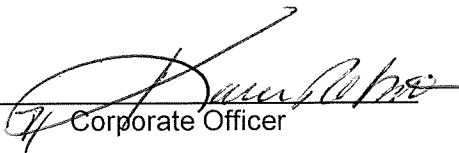
The "City of Nanaimo Bylaw 2011 No. 4500" is varied as follows:

1. *Section 7.5.1 Siting of Buildings – to reduce the minimum required rear yard setback for a principal building from 7.5m to 1.82m, as proposed.*
2. *Section 6.15.2.4 Secondary Suites – to increase the maximum allowable size for a secondary suite within the principal building from 90m² to 93m².*

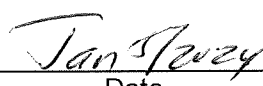
CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Survey, prepared by Turner & Associates Land Surveying, dated 2023-MAR-28 as shown on Schedule B.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE
18TH DAY OF DECEMBER, 2023.



Corporate Officer



Date

PC/jk

Prospero attachment: DVP00451

SUBJECT PROPERTY MAP



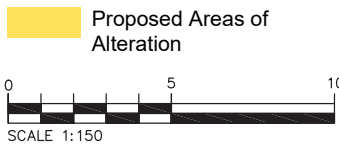
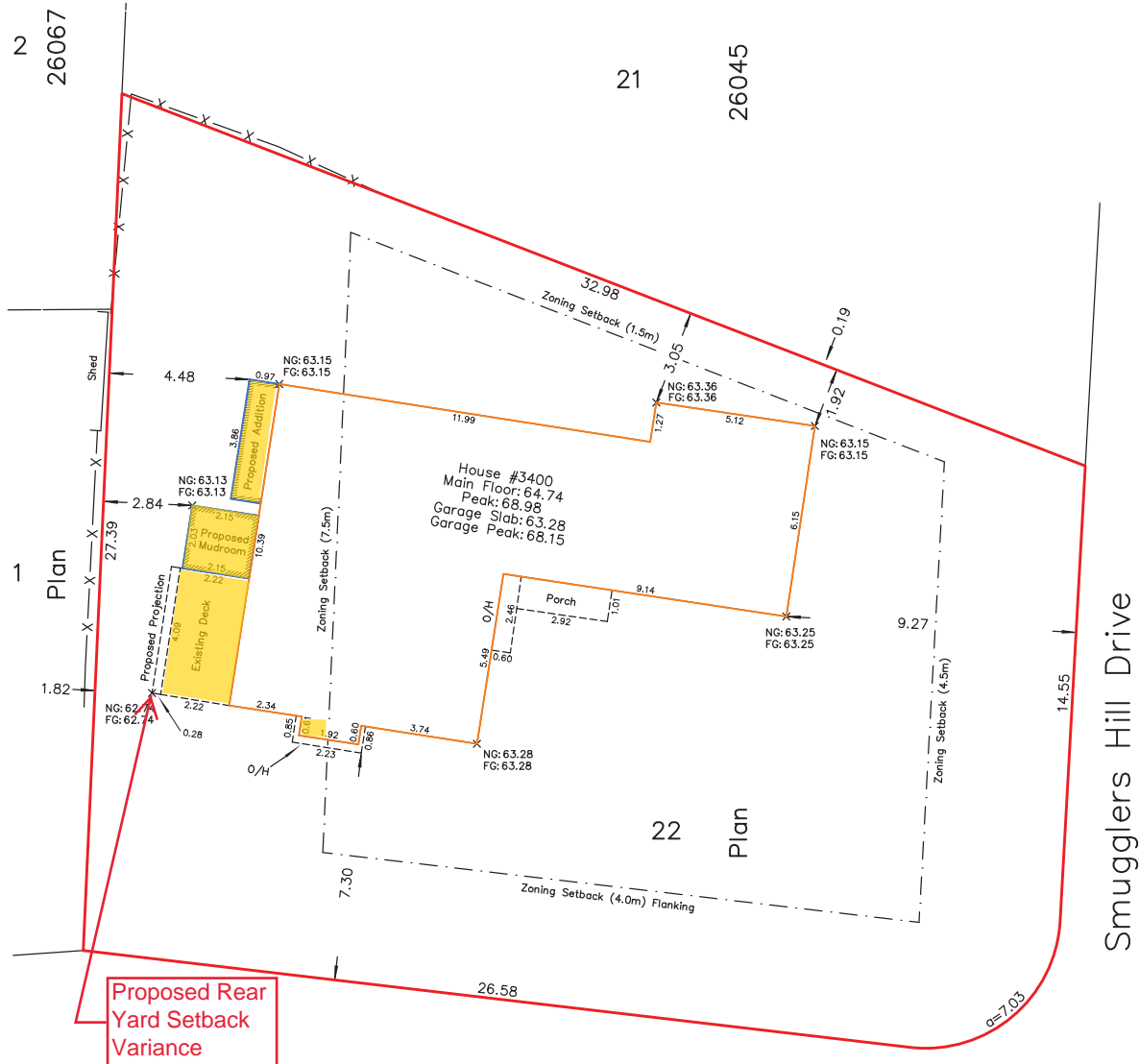
 3400 Departure Bay Road

SITE SURVEY

ADRIAN TAM			
Address: 3400 DEPARTURE BAY ROAD			
018-22	Scale: 1:150	Drawn by: BEP	Property Zoning: R1

EXISTING BUILDING HEIGHT CALCULATION	
Average natural grade	63.15
Average finished grade	63.15
Maximum building height (R1 Zone)	9.00
Maximum building elevation	72.15

DENSITY CALCULATION	
Lot Area	721.1 m ²
Lot Coverage	20.8%



DISTANCES AND ELEVATIONS ARE IN METRES.
 GEODETIC ELEVATIONS ARE DERIVED FROM CONTROL MONUMENT 79H9318 (CGVD28BC DATUM).
NOTE:
 THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS AND INTERESTS:
 M76300_388664G.
 THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE NOTED DOCUMENTS.

Departure Bay Road

Smugglers Hill Drive

RECEIVED
DVP451
2023-JUL-31
 Current Planning

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.

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

Certified correct this 28th day of March, 2023.
 Digitally signed by
 Brody Phillips 954A28
 Date: 2023.04.05
 12:02:34 -07'00'
 B.C.L.S.
 (This document is not valid unless originally signed and sealed.)