



**DEVELOPMENT VARIANCE PERMIT NO. DVP00459**

**ROBERT DAVID SEVERINSKI & CARMEN GINETTE CLEARY**  
Owners of Land (Permittee)

**4894 BLUE JAY TRAIL**  
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 2, DISTRICT LOT 55, WELLINGTON DISTRICT, PLAN VIP21742**

**PID No. 003-447-651**

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 Subject Property Map**

**Schedule B Site Survey Plan**

**Schedule C Proposed 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**

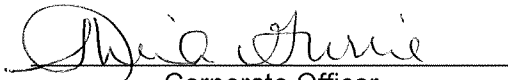
The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

1. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required flanking side yard setback from 4.0m to 2.9m for a proposed addition to an existing single residential dwelling.

**CONDITIONS OF PERMIT**

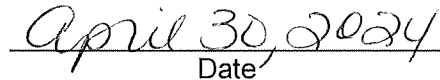
1. The subject property shall be developed in accordance with the Site Survey Plan, prepared by Bennet Land Surveying Ltd., dated 2023-OCT-18, as shown in Schedule B.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE  
**8TH DAY OF APRIL, 2024.**



Corporate Officer  
Sheila Gurrie  
Corporate Officer  
City of Nanaimo

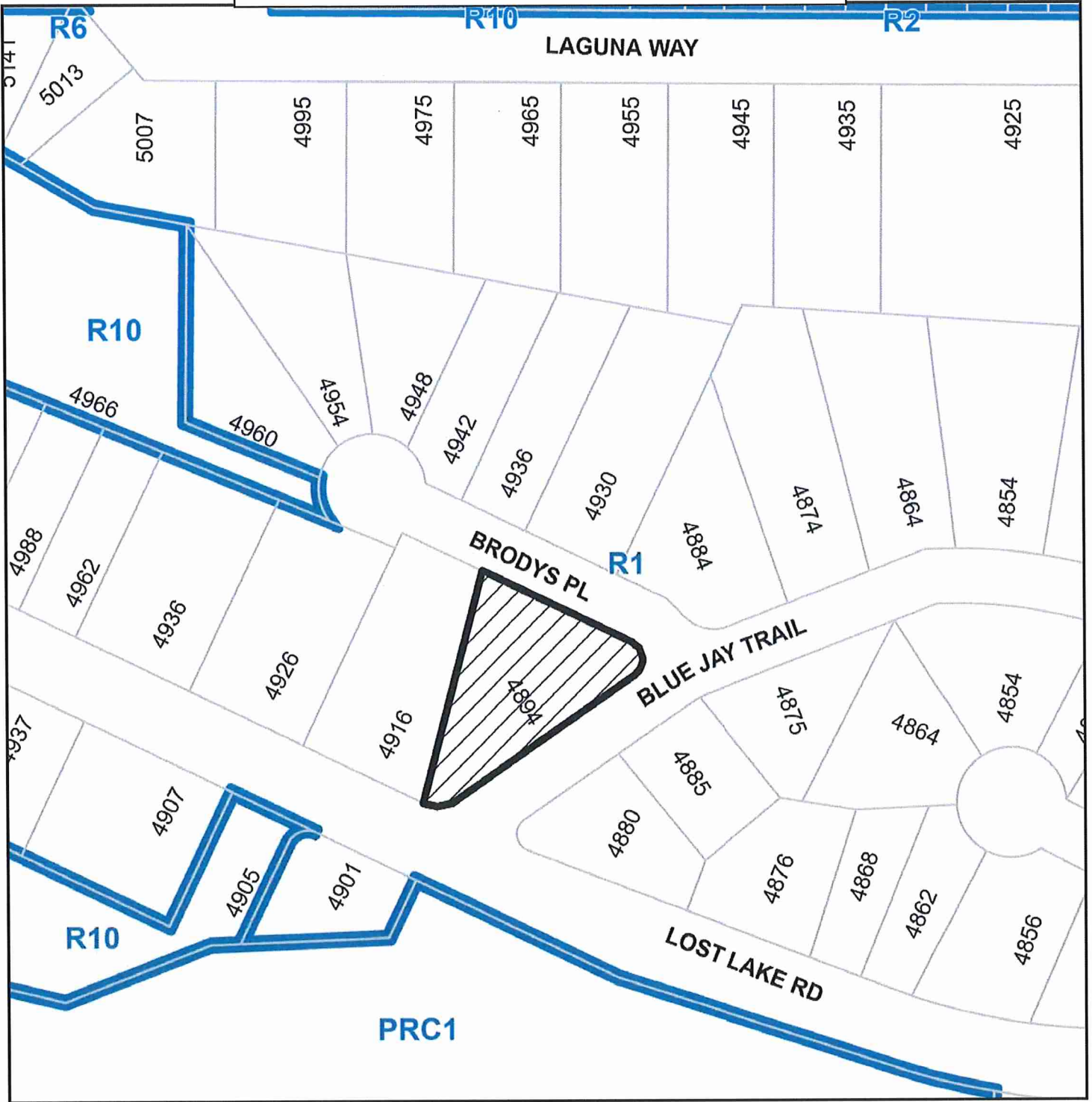
KD/lm



Date

Prospero attachment: DVP00459

**SUBJECT PROPERTY MAP**



 4894 Blue Jay Trail

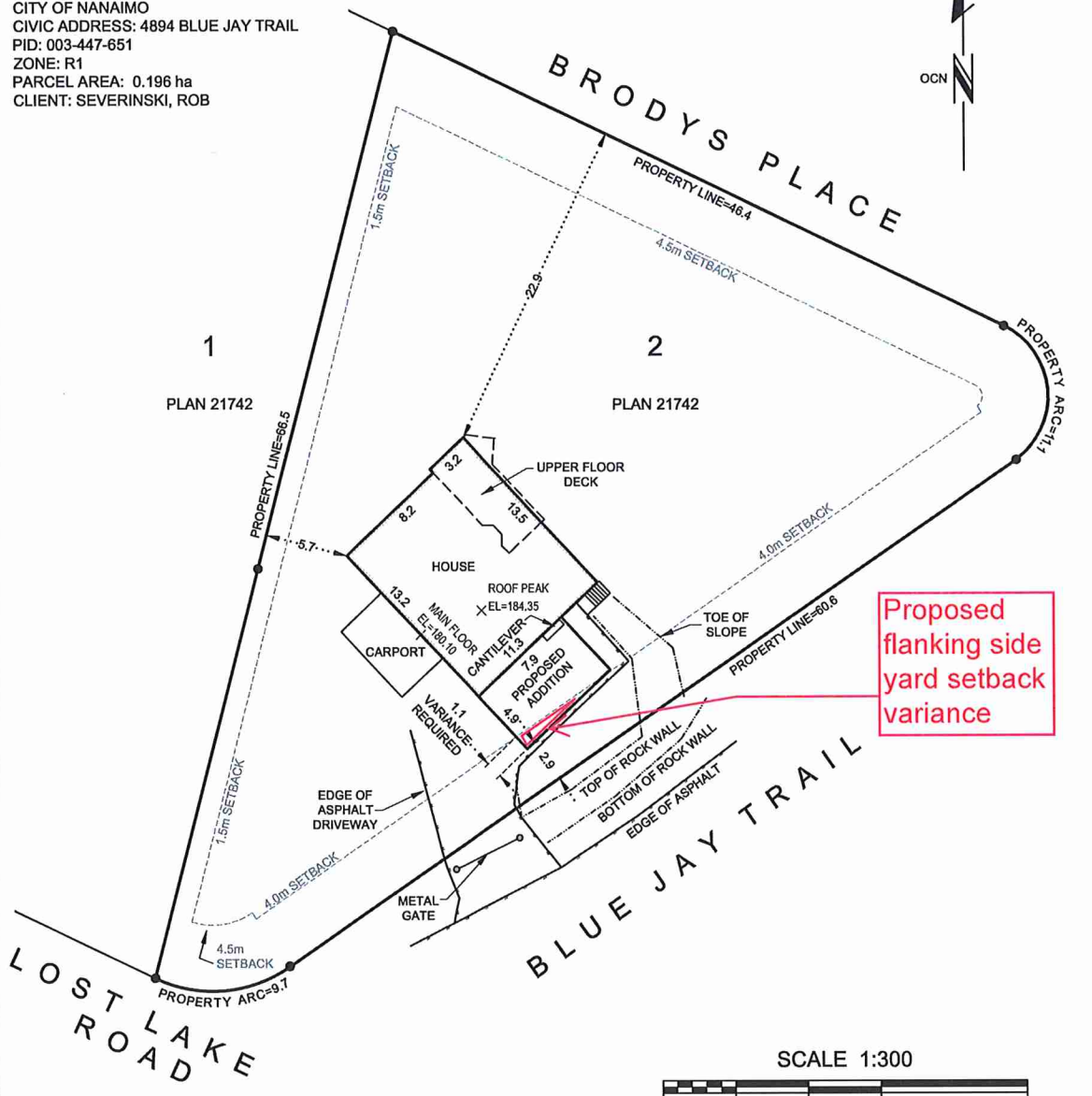


# SITE SURVEY PLAN

## SITE PLAN OF LOT 2, DISTRICT LOT 55, WELLINGTON DISTRICT, PLAN 21742.

SHOWING LOCATION OF EXISTING AND PROPOSED BUILDINGS AND FEATURES THEREON

CITY OF NANAIMO  
CIVIC ADDRESS: 4894 BLUE JAY TRAIL  
PID: 003-447-651  
ZONE: R1  
PARCEL AREA: 0.196 ha  
CLIENT: SEVERINSKI, ROB



Proposed flanking side yard setback variance

SCALE 1:300



### LEGEND

- X 177.93 - DENOTES SPOT ELEVATION OF 177.93m (TYPICAL)
- - DENOTES STANDARD IRON POST FOUND

ELEVATIONS ARE GEODETIC AND DERIVED FROM GNSS OBSERVATIONS.  
 PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM: FIELD SURVEY.  
 OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.  
 REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL, EXISTING OR PENDING CHARGES.  
 THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.  
 BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.

### NOTE:

THIS PLAN HAS BEEN PREPARED FOR MORTGAGE AND OR MUNICIPAL PURPOSES ONLY AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT.  
 ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF BENNETT LAND SURVEYING LTD.  
 BENNETT LAND SURVEYING LTD. ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

CERTIFIED CORRECT



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 V9T 5L9  
 TEL 250-754-5518  
 www.bennettsurveys.com

RECEIVED  
 DVP459  
 2023-DEC-05  
 Current Planning

Todd  
 MacKenzie  
 A92B72

Digitally signed by Todd  
 MacKenzie A92B72  
 Date: 2023.10.18  
 10:57:45 -07'00'

FIELD SURVEY COMPLETED ON 2ND OF NOVEMBER, 2022.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED OR DIGITALLY CERTIFIED.



