



**DEVELOPMENT VARIANCE PERMIT NO. DVP00464**

**RONALD WILLIAMS AND ELIZABETH WILLIAMS**  
**Owner(s) of Land (Permittee)**

**1610 LOAT 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 4, BLOCK 9, SECTION 1, WELLINGTON DISTRICT, PLAN 414**  
**PID No. 009-078-576**

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**

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. *Sections 7.5.1 and 7.5.7 Siting of Buildings* – to reduce the minimum required front yard setback from 4.5m to 2.5m for a proposed single residential dwelling.
2. *Sections 6.6.4, 7.5.1, and 7.5.7 Siting of Buildings* – to reduce the minimum required flanking side yard setback from 4.0m to 1.5m for a proposed single residential dwelling and accessory building.

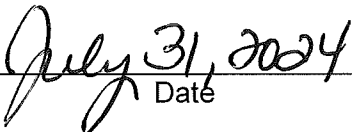
### CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Survey Plan, prepared by Harbour City Land Surveying Ltd., dated 2024-MAR-19, as shown in Schedule B.

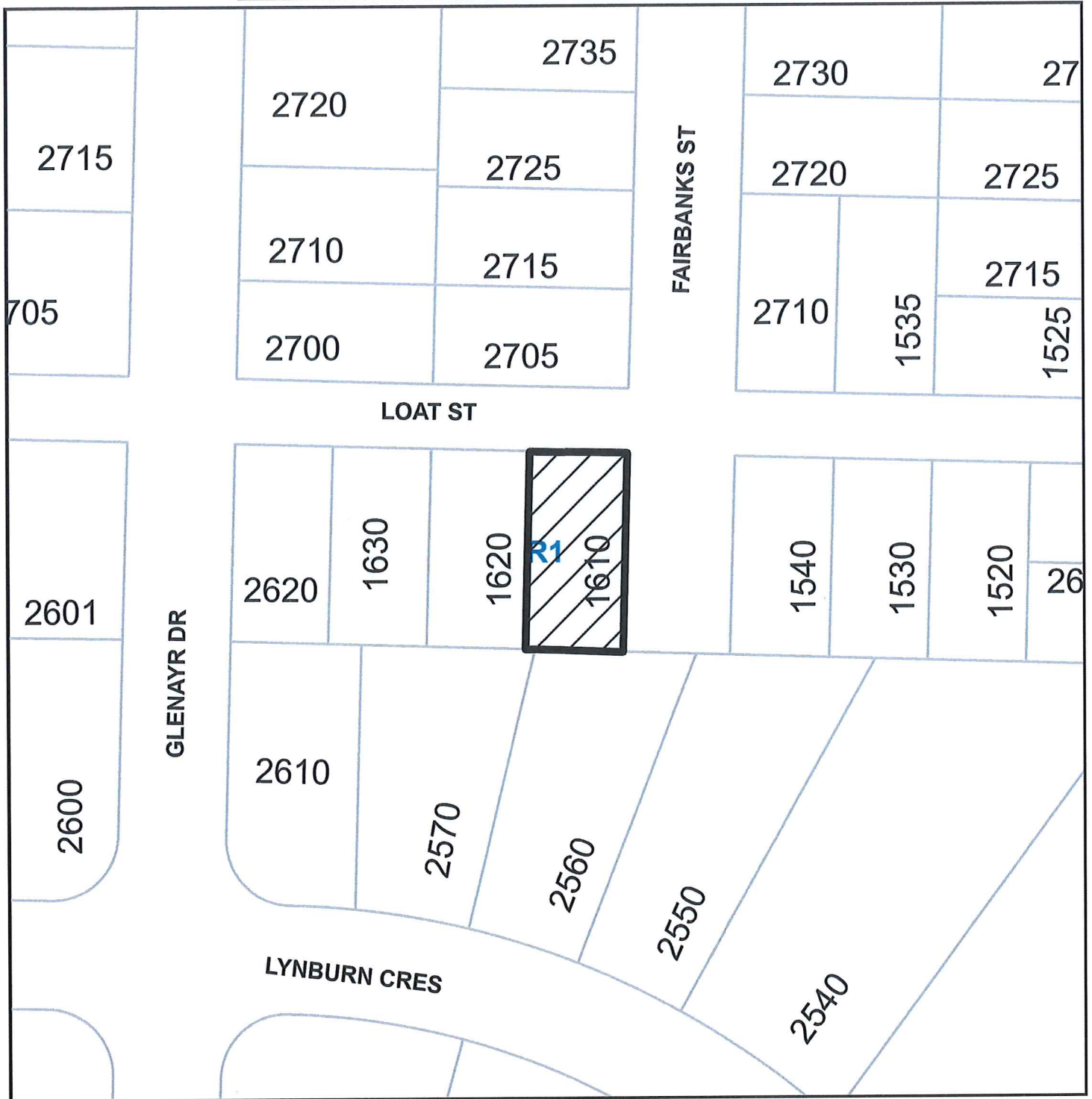
AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 8TH DAY OF JULY, 2024.

  
\_\_\_\_\_  
Corporate Officer

Sheila Gurrie  
Corporate Officer  
City of Nanaimo

  
\_\_\_\_\_  
Date

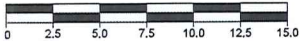
**SUBJECT PROPERTY MAP**



 1610 Loat Street

Development Variance Permit No. DP00464 Schedule B  
1610 Loat Street  
SITE SURVEY PLAN

B.C. LAND SURVEYOR'S CERTIFICATE OF PROPOSED LOCATION ON:  
LOT 4, BLOCK 9, SECTION 1, WELLINGTON DISTRICT, PLAN 414.



ALL DISTANCES AND ELEVATIONS ARE IN METRES AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 279 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250.

LOT DIMENSIONS ARE DERIVED FROM FIELD MEASUREMENTS.

CIVIC ADDRESS: 1610 LOAT STREET, NANAIMO.

PID: 009-078-576 ZONING: R1.

LEGEND:

X DENOTES ELEVATION AT HOUSE CORNER;  
FG DENOTES FINISHED GRADE;  
NG DENOTES NATURAL GRADE;  
L DENOTES LENGTH.

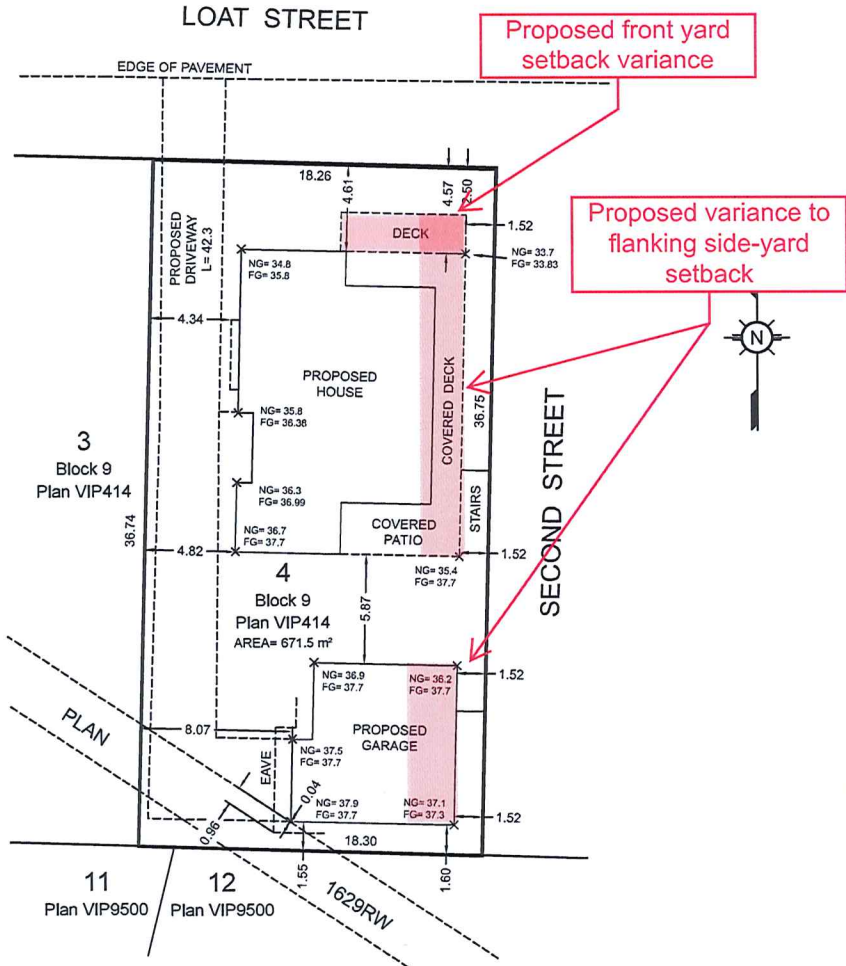
ELEVATION DATUM IS DERIVED FROM OBSERVATION TO GEODETIC MONUMENT 3478.  
MONUMENT ELEVATION = 30.957 (CVD28BC).

HOUSE DESIGN FROM MIDDLETON ARCHITECT.

THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND/OR PROPOSED IMPROVEMENT(S) SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S).  
THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENT(S) RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S).  
THIS PLAN IS NOT TO BE USED TO REESTABLISH BOUNDARY LINES.

Harbour City Land Surveying Ltd.  
1825 LATIMER ROAD  
NANAIMO BC V9S 5H2  
PHONE: 250-758-4180  
© 2024

DRAWING: 23030 HS.DWG  
BASE PLAN: 23030 BASE PLAN.DWG  
LAYOUT: 3



MAXIMUM HOUSE HEIGHT CALCULATION	
MBFE	UNKNOWN
BUILDING SCHEME	N/A
MEAN FG	36.40
MEAN NG	35.45
MAXIMUM HEIGHT	7.0
MAXIMUM ROOF PEAK	42.45
PROPOSED LOWER FLOOR	34.65
HEIGHT UPPER FLOOR	37.70
HEIGHT UPPER TO PEAK	4.28
PROPOSED ROOF PEAK	41.98

MAXIMUM GARAGE HEIGHT CALCULATION	
MBFE	UNKNOWN
BUILDING SCHEME	N/A
MEAN FG	37.62
MEAN NG	37.12
MAXIMUM HEIGHT	4.5
MAXIMUM ROOF PEAK	41.62
HEIGHT OF SLAB	37.70
HEIGHT SLAB TO PEAK	3.85
PROPOSED ROOF PEAK	41.55

THE UNDERSIGNED CONFIRMS THAT HE HAS BEEN RETAINED BY RON WILLIAMS TO PROVIDE FOUNDATION LAYOUT IN ACCORDANCE WITH THE FOUNDATION LOCATION SHOWN ON THIS PLAN.

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES, INTERESTS AND LEGAL NOTATIONS AS SHOWN ON TITLE NO: CB250425.

THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

THE SIGNATORY 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.

THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS DATE OF : March 19, 2024.

Andre  
McNicol  
SJDMHH  
Digitally signed by  
Andre McNicol  
SJDMHH  
Date: 2024.03.19  
09:27:23 -07'00'

ANDRÉ MCNICOLL B.C.L.S.  
THIS DOCUMENT IS INVALID UNLESS DIGITALLY SIGNED.

MAX. GARAGE SLAB ELEVATION PER CITY OF NANAIMO GUIDELINES FOR SINGLE FAMILY ACCESS	
EDGE OF PAVEMENT ELEVATION	34.01
MAXIMUM RECOMMENDED RISE	7.65
MAX. GARAGE SLAB ELEVATION	41.66
PROPOSED SLAB ELEVATION	37.70

RECEIVED  
DVP464  
2024-APR-24  
COURTESY PLANNING