



NOTICE OF DEVELOPMENT VARIANCE PERMIT RESOLUTION

Notice is hereby given that Council of the City of Nanaimo, at its meeting to be held on 2024-October-07, at 7:00 p.m. in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, B.C., will consider the approval of a resolution to issue a development variance permit as follows:

Development Variance Permit No. DVP00468 – 1355 Townsite Road

Location

The subject property is located at 1355 Townsite Road. This property is legally described as Lot 8, District Lot 97G, Section 1, Nanaimo District, Plan 7531. The subject property is identified on Attachment A.

Bylaw Regulations

Section 7.4.1 of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” requires a minimum lot depth of 30.0m in the R5 zone.

Variance

A development variance permit application, DVP468, was received to vary the provisions of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” to reduce the minimum lot depth requirement in order to facilitate a two-lot subdivision at 1355 Townsite Road as shown on Attachment B as follows:

Proposed Lot	Required Depth (m)	Proposed Depth (m)	Variance (m)
1	30.0	27.3	2.7
2	30.0	27.3	2.7

For more information, please visit:

www.nanaimo.ca/WhatsBuilding/Folder/DVP00468, or inquire with Planning Staff at the front counter of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, B.C., during normal business hours 8:00 a.m. to 4:30 p.m., Monday to Friday, excluding statutory holidays from 2024-Sept-26 to 2024-Oct-07, inclusive. The staff report to Council can be viewed online once the meeting Agenda is published (generally, Thursdays, preceding Council meetings) at: <https://www.nanaimo.ca/your-government/city-council/council-meetings/meeting-documents-and-videos>.

Public Input

Anyone wishing to address this matter in-person will be given an opportunity at the time the application is considered by Council. Anyone wishing to address this matter via Zoom must contact Legislative Services to be heard at the Council meeting; and, are required to register before the deadline of 11:00 a.m., Friday, 2024-OCT-04. Please apply online at the following link: <https://www.nanaimo.ca/goto/delegation>

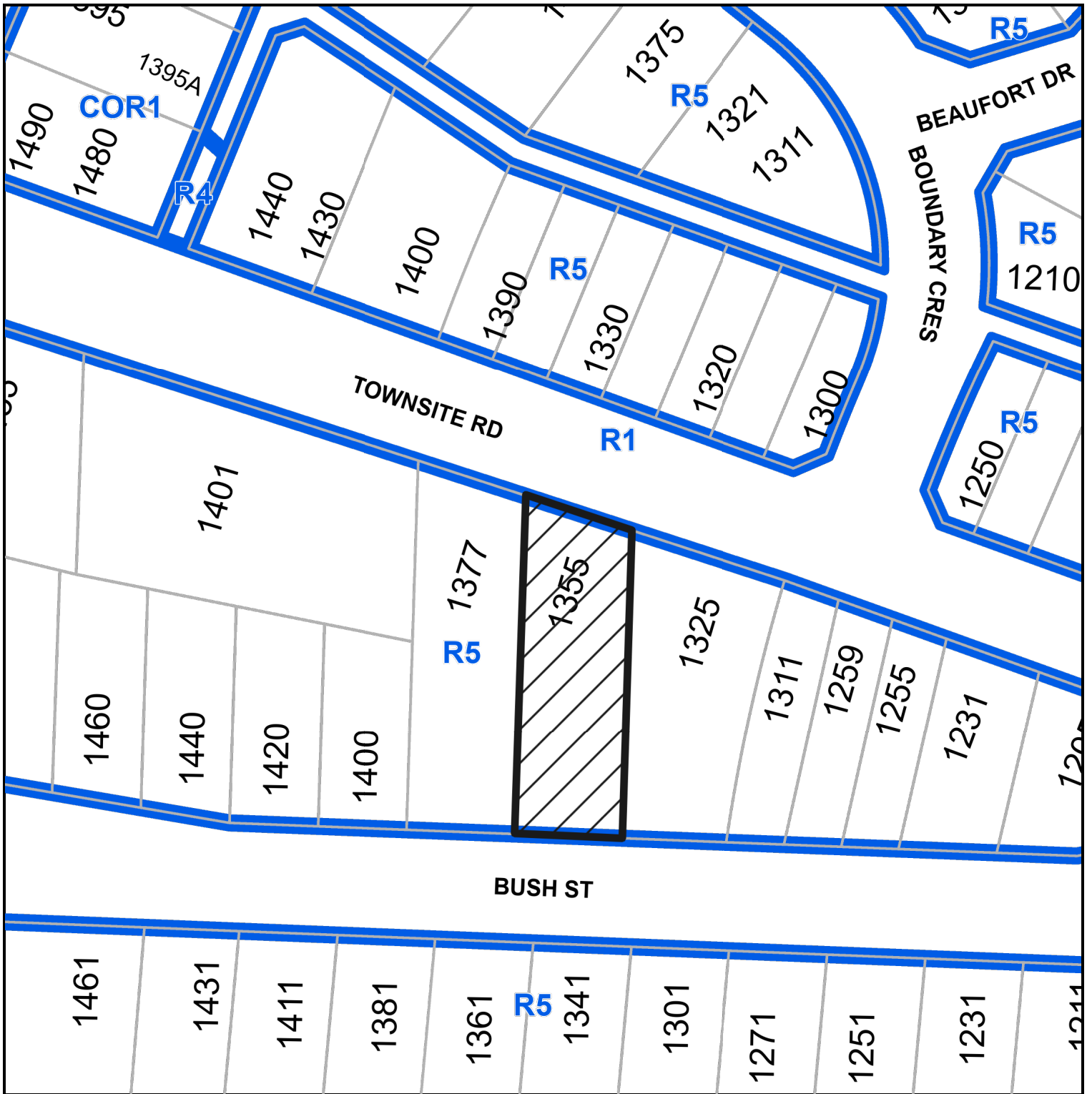
This notification is published in accordance with Section 499 of the *Local Government Act*.

Subdivision Department
Planning & Development

CITY OF NANAIMO

Tel: 250 755-4429 Email: Subdivision@nanaimo.ca

ATTACHMENT A
SUBJECT PROPERTY MAP



1355 TOWNSITE ROAD

ATTACHMENT B CONCEPTUAL SUBDIVISION PLAN

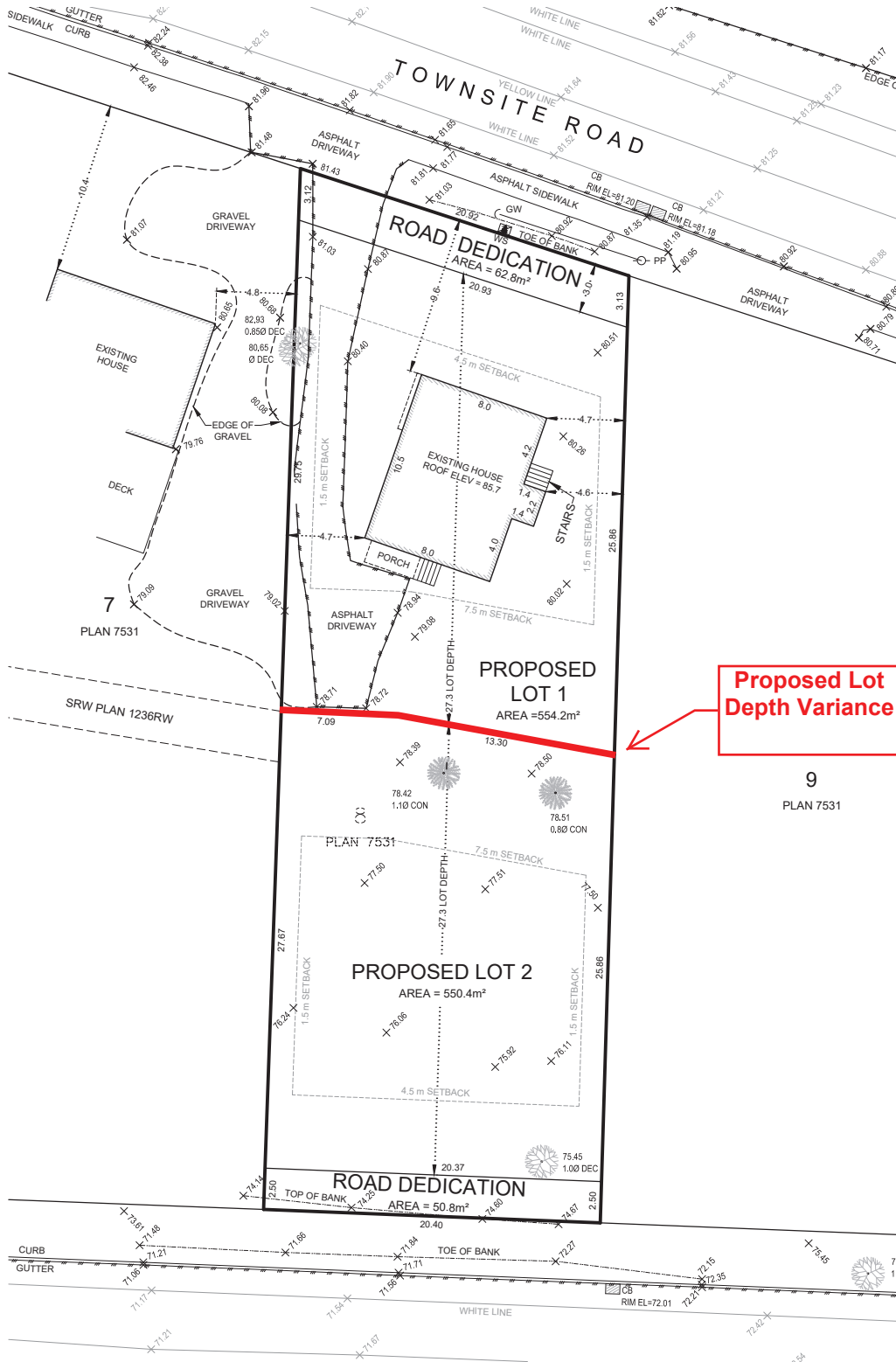
SKETCH PLAN OF PROPOSED SUBDIVISION OF LOT 8, DISTRICT LOT 97G, SECTION 1, NANAIMO DISTRICT, PLAN 7531.

CITY OF NANAIMO
CIVIC ADDRESS: 1355 TOWNSITE ROAD
PID: 005-656-397
ZONE: R1 (CURRENT)
CLIENT: SHEN, LI BI



SCALE 1:200

5 0 5 10
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.



**Proposed Lot
Depth Variance**

LEGEND:

- + 80.23 - DENOTES SPOT ELEVATION
- PP - DENOTES POWER POLE
- GW - DENOTES POWER POLE ANCHOR
- SIGN - DENOTES STREET SIGN
- ▭ CB - DENOTES CATCH BASIN
- WS - DENOTES WATER SERVICE

- 82.93 0.850 DEC - DENOTES 0.85 METRE DIAMETER DECIDUOUS TREE WITH A GROUND ELEVATION OF 82.93 METRES.
- 78.51 0.80 CON - DENOTES 0.8 METRE DIAMETER CONIFEROUS TREE WITH A GROUND ELEVATION OF 78.51 METRES.

DATUM:

ELEVATIONS ARE TO GEODETIC DATUM, AND ARE DERIVED FROM CONTROL MONUMENT 77H5297, PUBLISHED ELEVATION = 75.83 METRES, ISA NO. 20, NAD 83, (CVD28).

PROPERTY:

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.

GENERAL:

THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.

FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH BENNETT LAND SURVEYING LTD.

BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.

TREE SPECIES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED ARBORIST. SHADED AREA IS NOT AN INDICATION OF DRIP LINE LOCATION UNLESS SPECIFICALLY LABELED.



bennett
LAND SURVEYING LTD.
BC LAND SURVEYORS
2339-UNIT B DELINEA PLACE NANAIMO, BC V9T 5L9
TEL 250-754-5518 www.bennettsurveys.com

DATE:	BY:
2023/11/30	VH
2023/12/18 UPDATED LOT DEPTH FOR LOT 1	DKV
2024/07/29 UPDATED REAR LOT BOUNDARY	DKV
2024/09/23 UPDATE REAR LOT BOUNDARY	DKV

REVISION:

3

THIS PLAN HAS BEEN PREPARED FOR PRELIMINARY 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

Digitally signed by Danu Kane Van Der Mark --
BCLS - ABCLS
Date: 2024.09.23 16:20:25
-07'00



FIELD SURVEY COMPLETED ON 28th DAY OF OCTOBER, 2023.

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