



**DEVELOPMENT VARIANCE PERMIT NO. DVP00469**

**NEHZAT JAVADI-NOGHONDAR**  
**Owner(s) of Land (Permittee)**

**395 CHESTERLEA AVENUE**  
**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 40 BLOCK 1 SECTION 1 NANAIMO DISTRICT PLAN 1476**  
**PID No. 007-348-070**

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**

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:

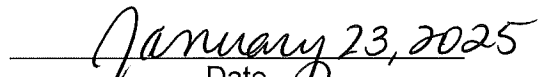
1. *Section 6.5.1 Projections into Yards* – to increase the maximum permitted projection into the south side yard setback for eaves, exterior finishes, gutters and cornices from 0.75m to 0.81m, as shown on Schedule B.
2. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required side yard setback for the proposed accessory building from 1.5m to 1.42m, as shown on Schedule B.

**CONDITIONS OF PERMIT**

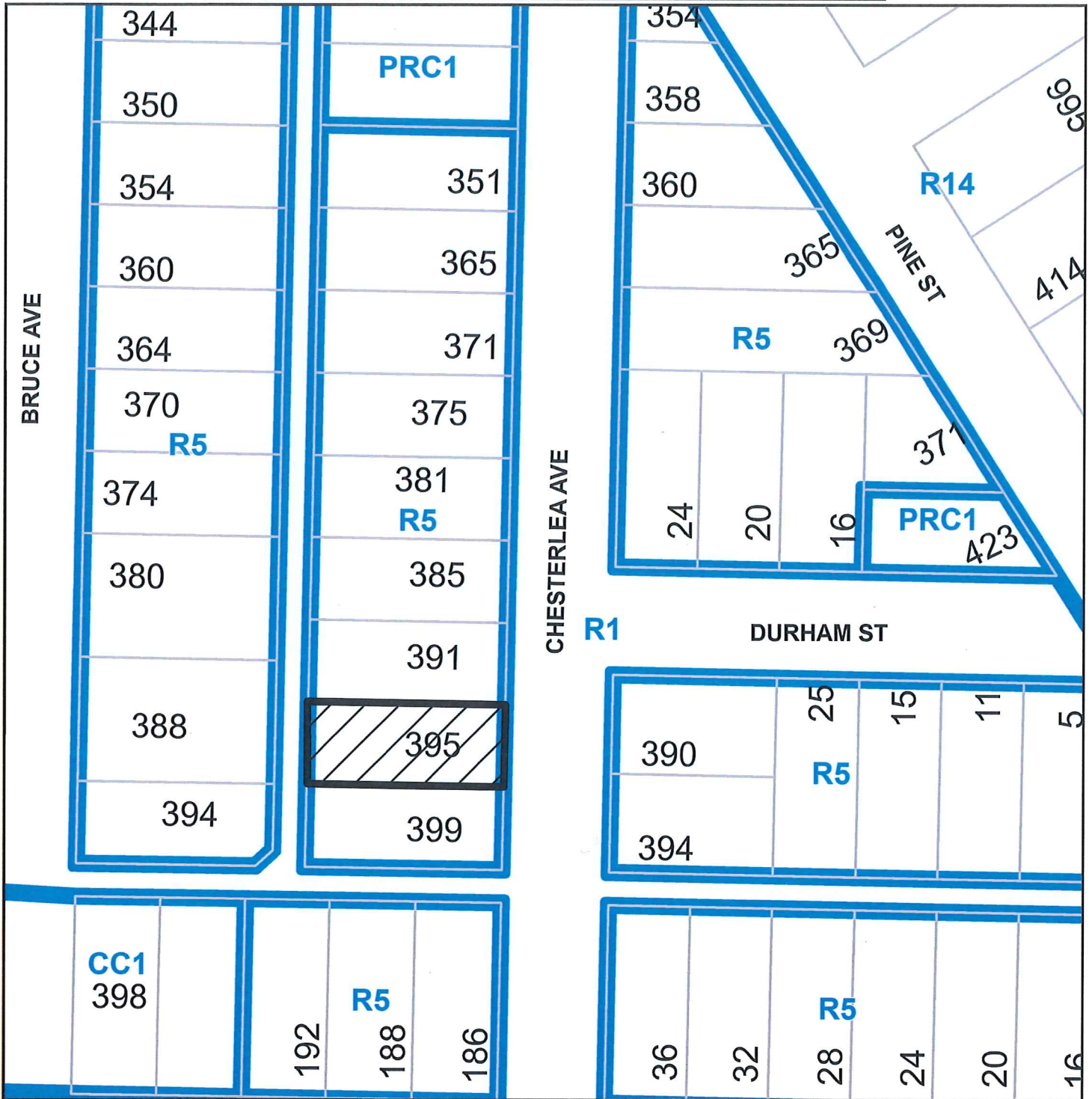
1. The subject property shall be developed in accordance with the Site Survey, dated 2024-AUG-30 as shown in Schedule B.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 20TH DAY OF JANUARY, 2025.

  
Corporate Officer

  
Date

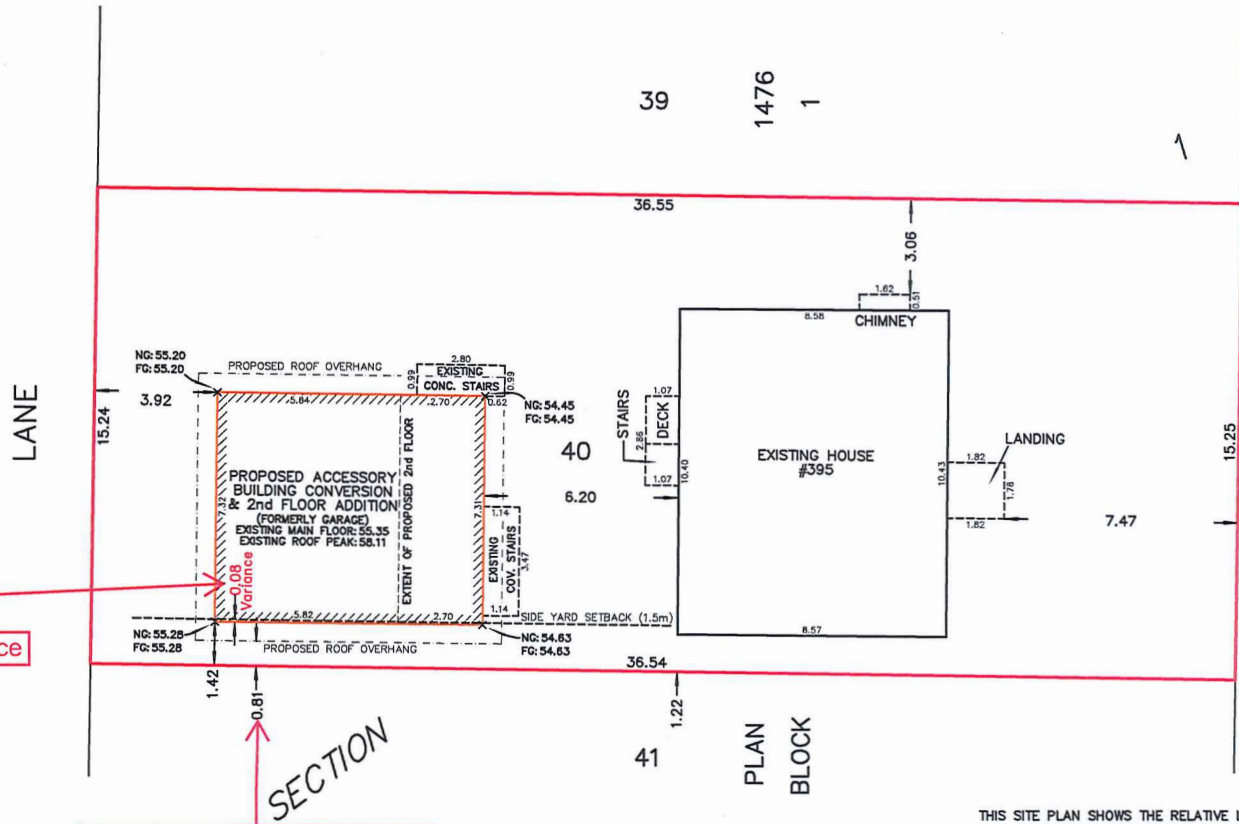
SUBJECT PROPERTY MAP



395 CHESTERLEA AVENUE

SITE DATA	
ZONING	R1
PARCEL SIZE (m <sup>2</sup> )	557.0
BUILDING HEIGHT CALCULATION	
AVERAGE NATURAL GRADE	54.89
AVERAGE FINISHED GRADE	54.89
MAXIMUM BUILDING HEIGHT	7.00
MAXIMUM ROOF PEAK ELEVATION	61.89
PROPOSED BUILDING ELEVATIONS	
PROPOSED MECH ROOM ELEVATION	52.99
PROPOSED MAIN FLOOR ELEVATION	55.30
PROPOSED UPPER FLOOR ELEVATION	57.94
PROPOSED ROOF PEAK ELEVATION	61.85
PROPOSED BUILDING HEIGHT	6.97

NG: DENOTES NATURAL GRADE  
FG: DENOTES PROPOSED FINISHED GRADE



Side Yard Setback Variance

Side Yard Projection Variance

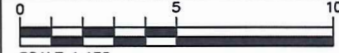
RECEIVED  
DVP469  
2024-NOV-18  
Current Planning

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF NANAIMO

NOTE:  
THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS AND INTERESTS:  
M76301.  
THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE NOTED DOCUMENTS.

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.

SITE PLAN SHOWING PROPOSED BUILDING & PROPOSED VARIANCE ON:  
LOT 40, BLOCK 1, SECTION 1,  
NANAIMO DISTRICT, PLAN 1476



DISTANCES AND ELEVATIONS ARE IN METRES.  
GEODETIC ELEVATIONS ARE DERIVED FROM CONTROL MONUMENT 79H5265 (CGVD288C DATUM).

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 30th DAY OF AUGUST, 2024

Digitally signed by Brody Phillips  
7EK98M  
Date: 2024.11.15 08:50:03 -08'00'

B.C.L.S. #994

(THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.)

Turner & Associates  
land surveying™

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435 TERMINAL AVENUE NORTH  
NANAIMO, BC V9S 4J8  
www.turnersurveys.ca

CLIENT: AQ4 HOLDINGS	CIVIC ADDRESS: 395 CHESTERLEA AVE
FILE: 18-172-40	SCALE: 1:150
DRAWN BY: DRW	ZONING: R5
PID: 007-348-070	