



**DEVELOPMENT VARIANCE PERMIT NO. DVP00470**

**MICHAEL DECHAMPLAIN**  
Owner of Land (Permittee)

**290 VANCOUVER 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 71 AND THAT PART OF LOT 72, BLOCK 5, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 584, LYING NORTH WEST OF A BOUNDARY PARALLEL TO THE NORTH WEST BOUNDARY THEREOF AT A PERPENDICULAR DISTANCE 22 FEET**

**PID No. 002-771-454 & 002-771-462**

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 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**

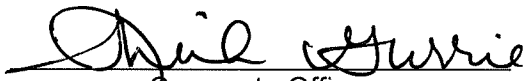
The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

1. *Section 7.4.1 Lot Size and Dimensions* – to reduce the minimum required lot depth from 30.0m to 26.81m for Proposed Lots A and B.

**CONDITIONS OF PERMIT**

1. The subject property shall be developed generally in accordance with the conceptual Subdivision Plan, prepared by Turner & Associates Land Surveying, dated 2024-NOV-06, as shown on Schedule B.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE **24th** DAY OF **FEBRUARY, 2025**.

  
Corporate Officer

Sheila Gurrie  
Corporate Officer  
City of Nanaimo

MR/mb

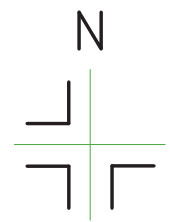
Prospero attachment: DVP00470

  
Date

**SUBJECT PROPERTY MAP**



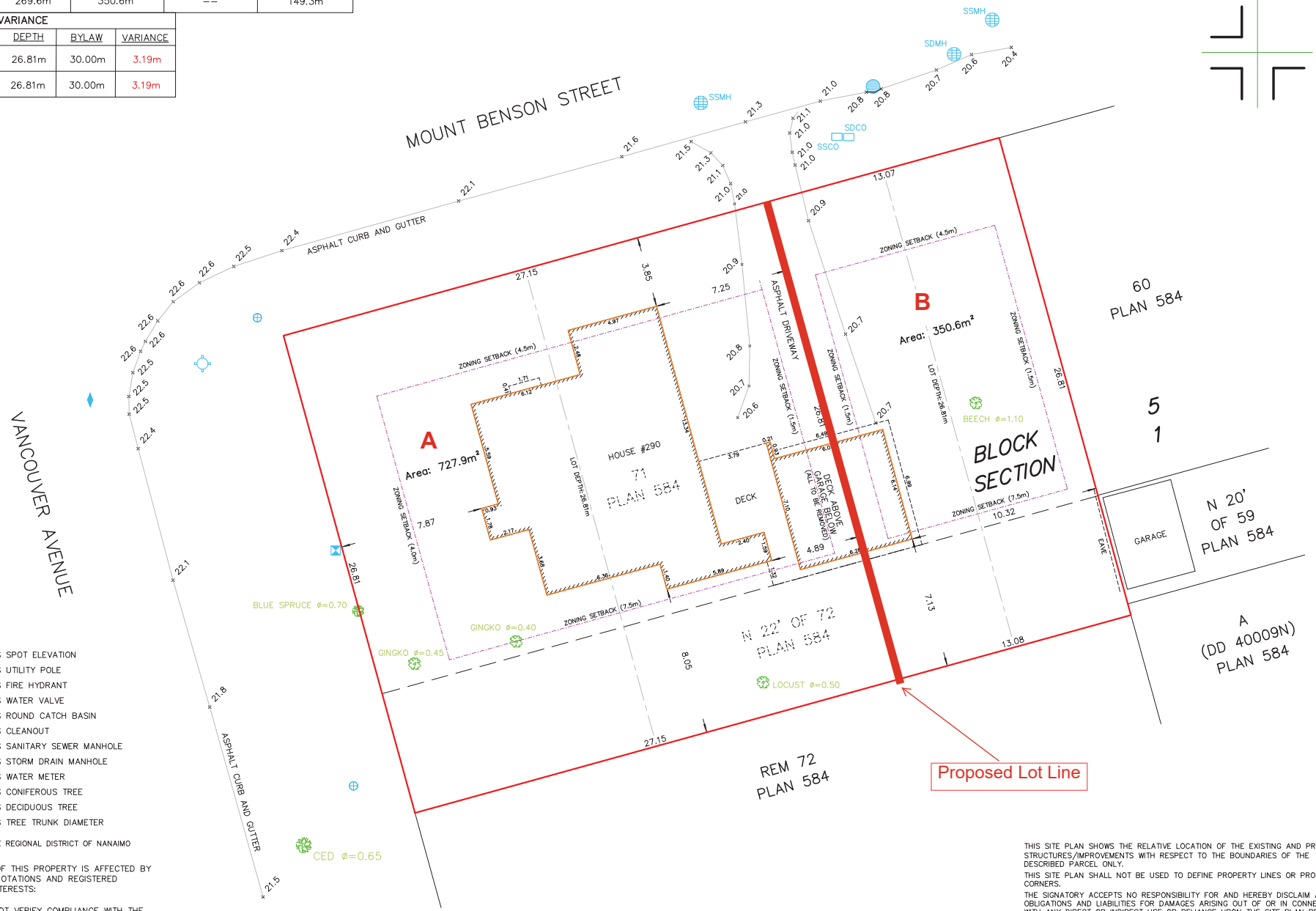
**290 VANCOUVER AVENUE**



BOOK OF REFERENCE				
PROPOSED LOT	AREA	PROPOSED AREA	AREA REDUCTION	BUILDABLE AREA
A	808.9m <sup>2</sup>	727.9m <sup>2</sup>	10%	--
B	269.6m <sup>2</sup>	350.6m <sup>2</sup>	--	149.3m <sup>2</sup>

DEVELOPMENT VARIANCE			
PROPOSED LOT	DEPTH	BYLAW	VARIANCE
A	26.81m	30.00m	3.19m
B	26.81m	30.00m	3.19m



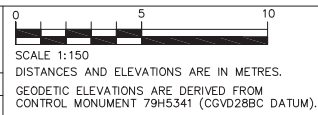
- LEGEND:**
- x=22.0 DENOTES SPOT ELEVATION
  - ⊕ DENOTES UTILITY POLE
  - ⬢ DENOTES FIRE HYDRANT
  - ⬠ DENOTES WATER VALVE
  - ⊙ DENOTES ROUND CATCH BASIN
  - DENOTES CLEANOUT
  - ⊕ SSMH DENOTES SANITARY SEWER MANHOLE
  - ⊕ SDMh DENOTES STORM DRAIN MANHOLE
  - ⊕ DENOTES WATER METER
  - 🌳 DENOTES CONIFEROUS TREE
  - 🌳 DENOTES DECIDUOUS TREE
  - ⊙ DENOTES TREE TRUNK DIAMETER

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:  
 M76300.  
 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 SUBDIVISION ON:  
 LOT 71, BLOCK 5, NEWCASTLE TOWNSITE,  
 SECTION 1, NANAIMO DISTRICT, PLAN 584

CLIENT: KAREN KUWICA CIVIC ADDRESS: 290 VANCOUVER AVE  
 FILE: 20-004-71 SCALE: 1:200 DRAWN BY: BEP ZONING: R1 PID: 002-771-454



THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 10th DAY OF SEPTEMBER, 2024  
 Digitally signed by Brady Phillips, TEK06N  
 Date: 2025.01.14 11:29:39 -0800  
 B.C.L.S. #994  
 (THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.)

DATE	REVISION
SEPT 11, 2024	FIRST ISSUE
OCT 9, 2024	ADJUSTMENTS POST PRE-APP MEETING
NOV 6, 2024	ADJUST ZONING SETBACKS

**Turner & Associates**  
 land surveying™  
 250.753.9778  
 435 TERMINAL AVENUE NORTH  
 NANAIMO, BC V9S 4J8  
 www.turnersurveys.ca