



DEVELOPMENT VARIANCE PERMIT NO. DVP00472

MICHAEL ERIN SELTENRICH & MARY KAREN O SHEA
Owner(s) of Land (Permittee)

1234 OKANAGAN PLACE
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 85 SECTION 9 RANGE 8 MOUNTAIN DISTRICT PLAN 29452
PID NO. 001-380-338

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 Proposed Site Plan
Schedule C Retaining Wall Sections

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 Bylaw Zoning 2011 No. 4500" is varied as follows:

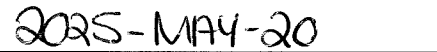
1. *Section 6.10.2 Fence Height* – to increase the maximum height for fence and retaining wall on the front yard from 1.2m to 4.43m, as proposed.
2. *Section 6.10.2 Fence Height* – to increase the maximum height for fence and retaining wall on the side yard (west) from 2.4m to 3.10m, as proposed.
3. *Section 6.10.2 Fence Height* – to increase the maximum height for fence and retaining wall on the side yard (east) from 2.4m to 4.34m, as proposed.

CONDITIONS OF PERMIT

1. The submission of an Arborist Assessment at the time of Building Permit application, to the satisfaction of the City, to demonstrate no negative impacts on off-site trees adjacent to the proposed development.
2. The submission of a Stormwater Management Plan at the time of Building Permit application, to the satisfaction of the City, to demonstrate no negative impacts resulting from drainage on to neighbouring properties.

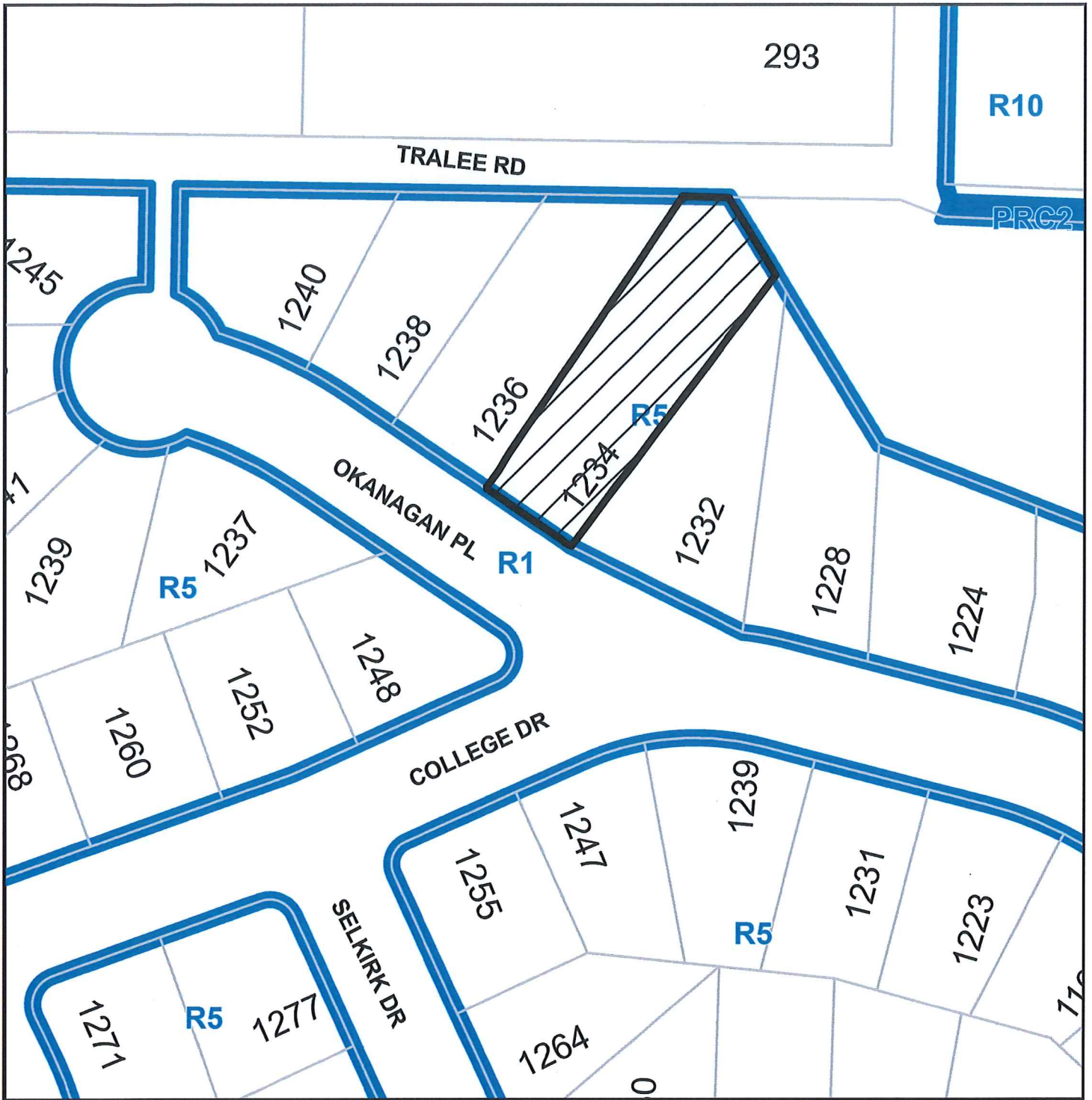
AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 5TH DAY OF MAY, 2025.


Corporate Officer


Date

Acting Deputy Corporate Officer
Nikolina Vracar
City of Nanaimo

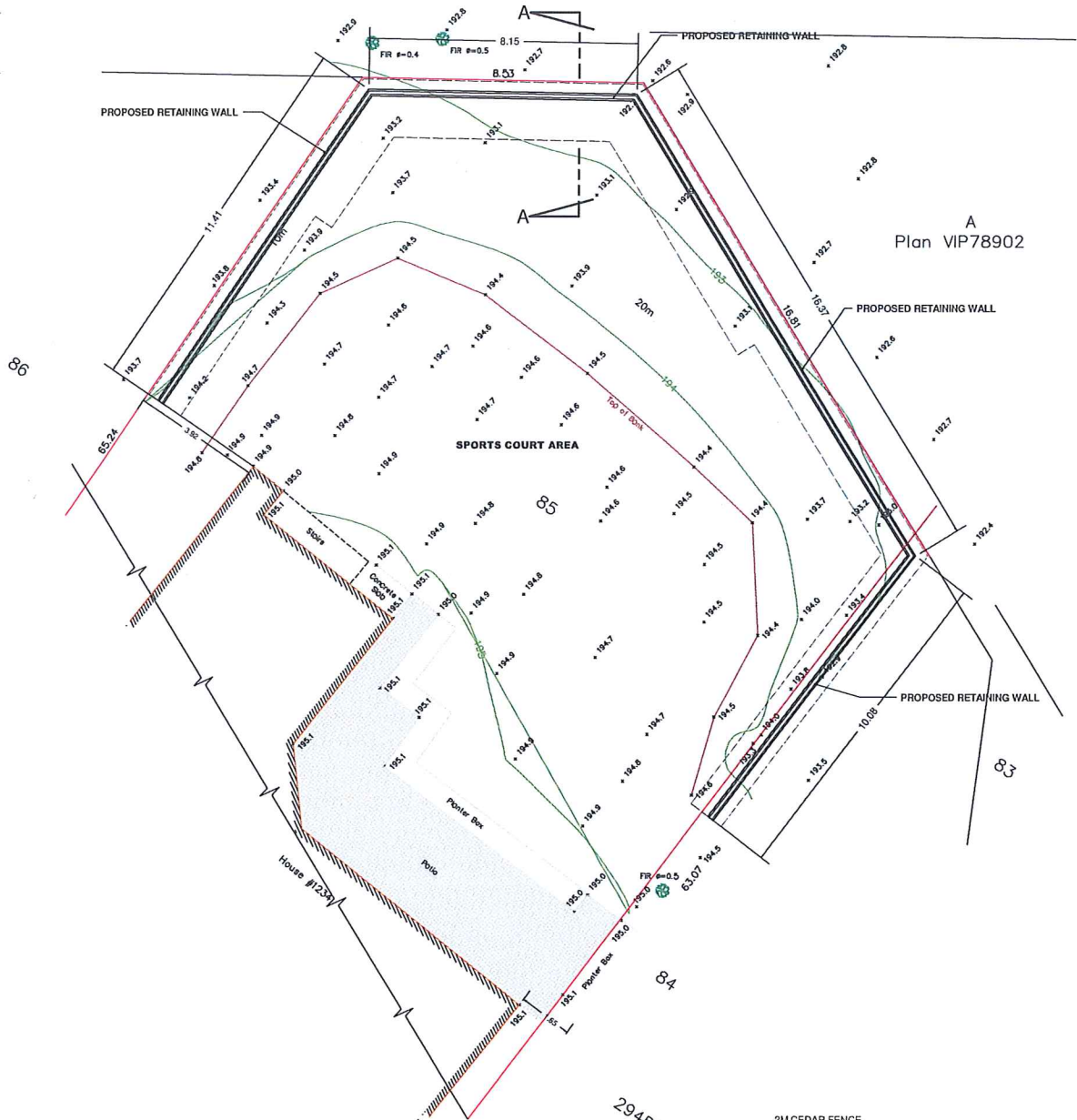
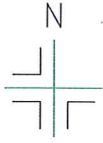
SUBJECT PROPERTY MAP



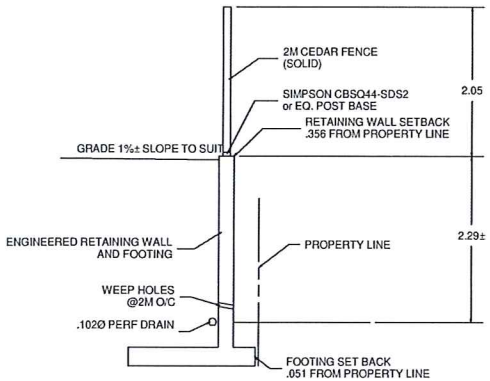
1234 OKANAGAN PLACE

RETAINING WALL SECTIONS

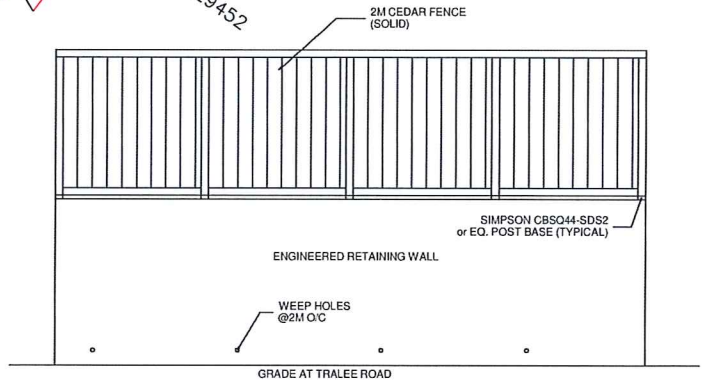
Tralelee Road (unconstructed)



A
Plan VIP78902



SECTION A-A
SCALE 1:50



NORTH ELEVATION FROM TRALEE ROAD
SCALE 1:50

SITE PLAN SHOWING:
 LOT 85, SECTION 9, RANGE 8,
 MOUNTAIN DISTRICT, PLAN 29452.

CLIENT: MICHAEL SELTENRICH
 CIVIC ADDRESS: 1234 OKANAGAN PLACE, NANAIMO
 FILE: 15-079-85 SCALE: 1:100 PROPERTY ZONING: R5

0 5
 SCALE 1:100
 DISTANCES AND ELEVATIONS ARE IN METRES.
 GEODETIC ELEVATIONS ARE DERIVED FROM
 CONTROL MONUMENT 79H9272 (CGVD28BC DATUM).

RECEIVED
 DVP472
 2024-DEC-02
 Current Planning