



DEVELOPMENT VARIANCE PERMIT NO. DVP00480

KENNETH ALFRED RUTLAND AND NORLEEN ANN SCOTT
Owner(s) of Land (Permittee)

3974 HAMMOND BAY ROAD
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 7 DISTRICT LOT 41 WELLINGTON DISTRICT PLAN 25341
PID NO. 002-904-624

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

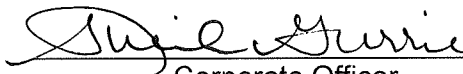
The "City of Nanaimo Bylaw Zoning 2011 No. 4500" is varied as follows:

1. *Section 7.5.1 Siting of Building* – to reduce the minimum required side yard setback from 1.5m to 1.1m, as proposed.

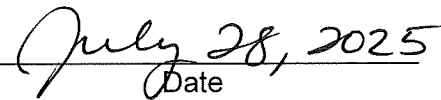
CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Survey, prepared by Turner & Associates Land Surveying, received 2025-MAY-02, as shown in Schedule B.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 21ST DAY OF JULY, 2025.



Corporate Officer
Sheila Gurrie
Corporate Officer
City of Nanaimo



Date

SITE SURVEY

B.C. LAND SURVEYOR'S STAIR LOCATION CERTIFICATE ON:
LOT 7, DISTRICT LOT 41,
WELLINGTON DISTRICT, PLAN 25341.

P.I.D. 002-904-624

CIVIC ADDRESS: 3974 HAMMOND BAY ROAD NANAIMO

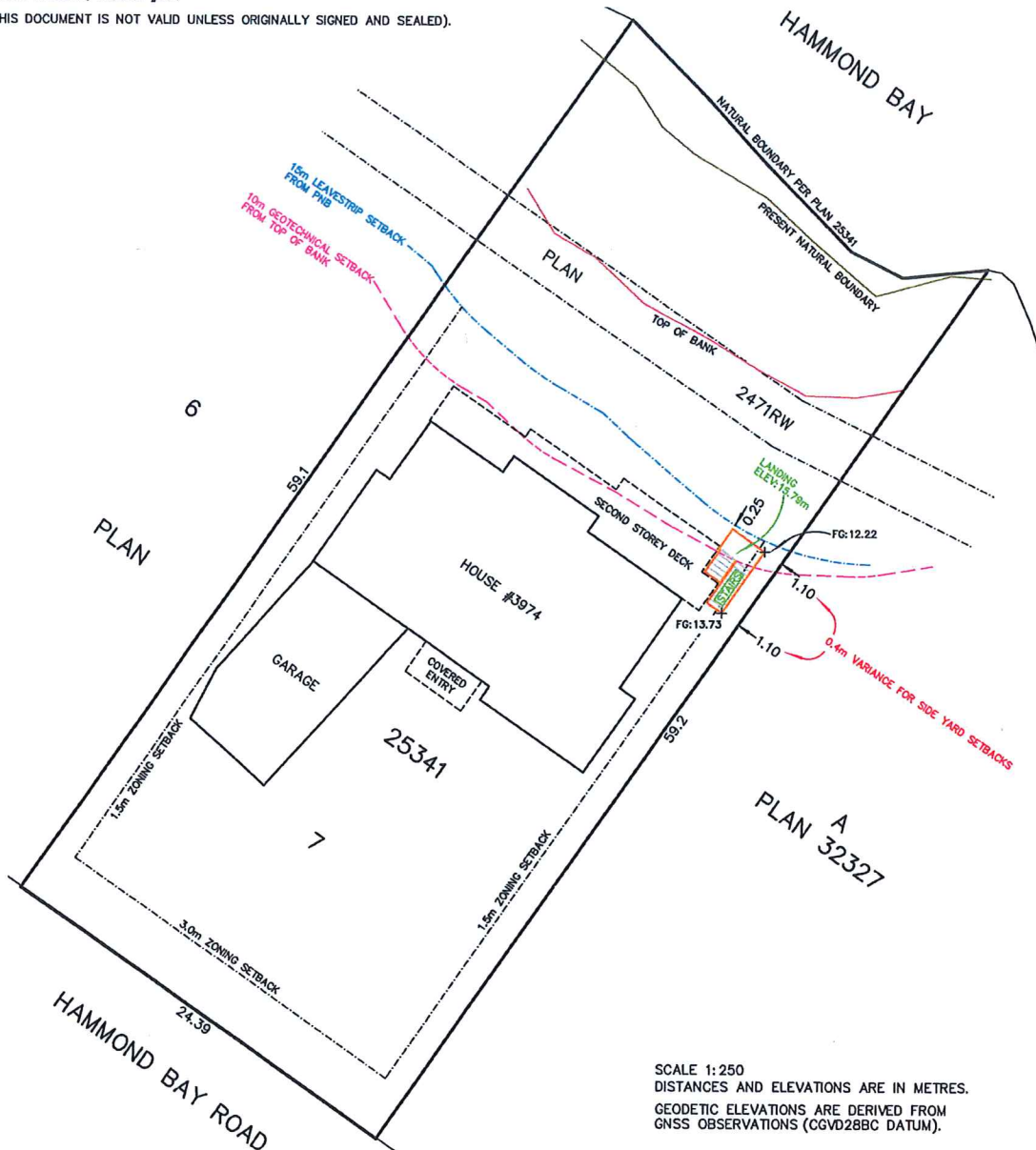
THIS DOCUMENT WAS PREPARED FOR MUNICIPAL AND MORTGAGE PURPOSES AND IS EXCLUSIVE USE OF OUR CLIENT, KEN RUTLAND.

THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS. TURNER & ASSOCIATES LAND SURVEYING INC. ACCEPTS NO RESPONSIBILITY FOR AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE PLAN BEYOND ITS INTENDED USE. CERTIFIED CORRECT THIS 23rd DAY OF MARCH, 2025.



BRODY PHILLIPS, B.C.L.S. #994

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



SCALE 1:250
DISTANCES AND ELEVATIONS ARE IN METRES.
GEODETIC ELEVATIONS ARE DERIVED FROM
GNSS OBSERVATIONS (CGVD28BC DATUM).

THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS AND INTERESTS:
A34856 M76300 A4480 A37864
THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE NOTED DOCUMENTS.

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Turner & Associates
land surveying™

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