



DEVELOPMENT VARIANCE PERMIT NO. DVP00481

**CITY OF NANAIMO
Owner(s) of Land (Permittee)**

**25 VICTORIA 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 4, BLOCK M, SECTION 1, NANAIMO DISTRICT, PLAN 584,
EXCEPT PARCEL A (DD 9405N) AND PARCEL B (DD 11647N) OF
SAID LOT
PID NO. 001-677-501**

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 Plan
Schedule C Fence Elevation**

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 Fence Height* – to increase the maximum allowable fence height in the front yard setback from 1.2m to 1.8m.

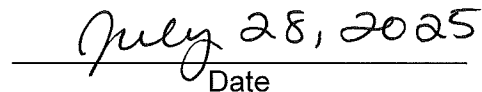
CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan, received 2025-JUN-18, as shown in Schedule B.
2. The subject property shall be developed substantially in compliance with the Fence Elevation, prepared by Fortress Fence Products, received 2025-JUN-18, as shown in Schedule C.

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

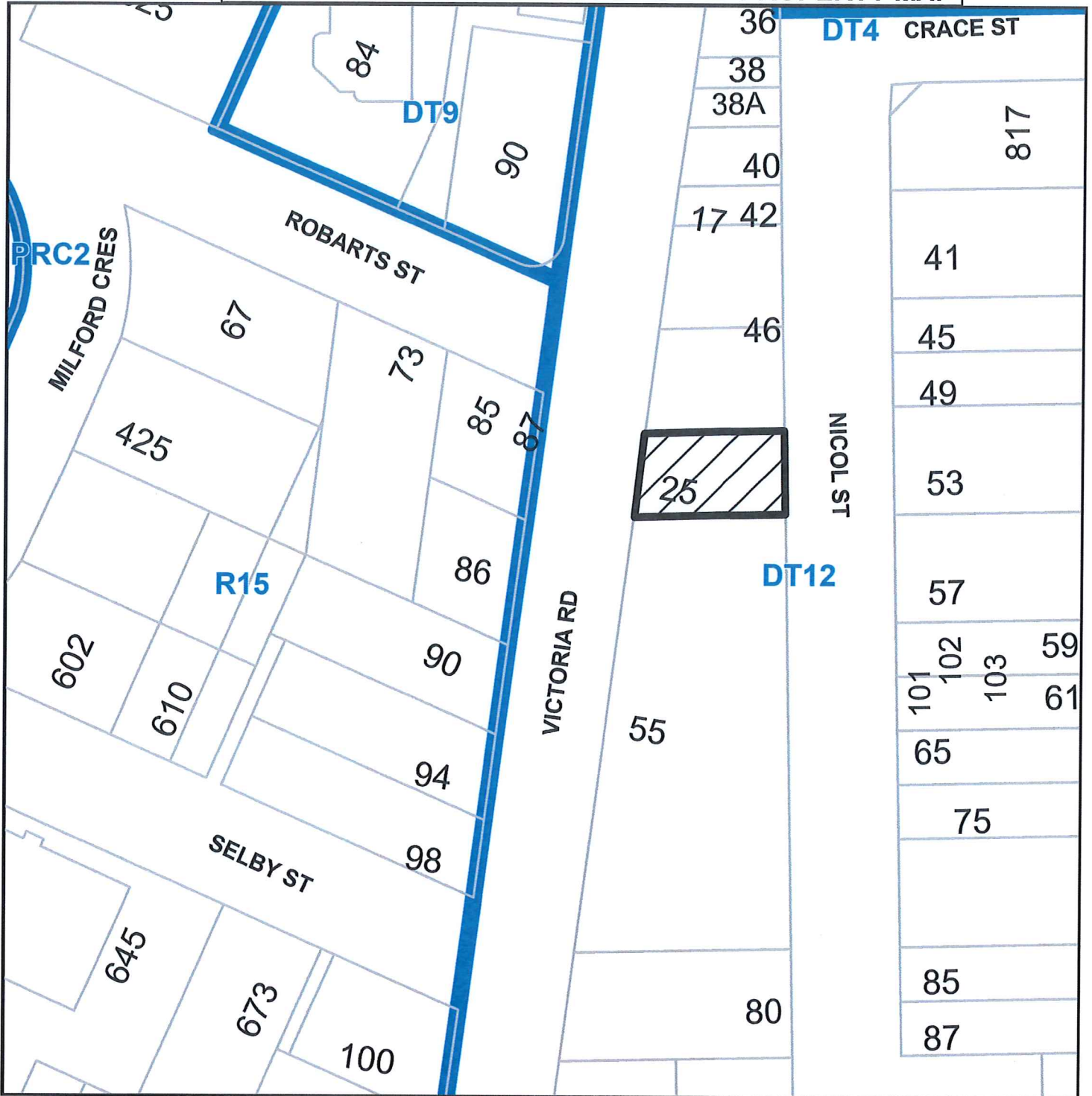


Corporate Officer
Sheila Gurrie
Corporate Officer
City of Nanaimo



Date

SUBJECT PROPERTY MAP



 25 VICTORIA ROAD

Development Variance Permit No. DVP00481
25 Victoria Road

Schedule B



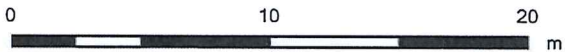
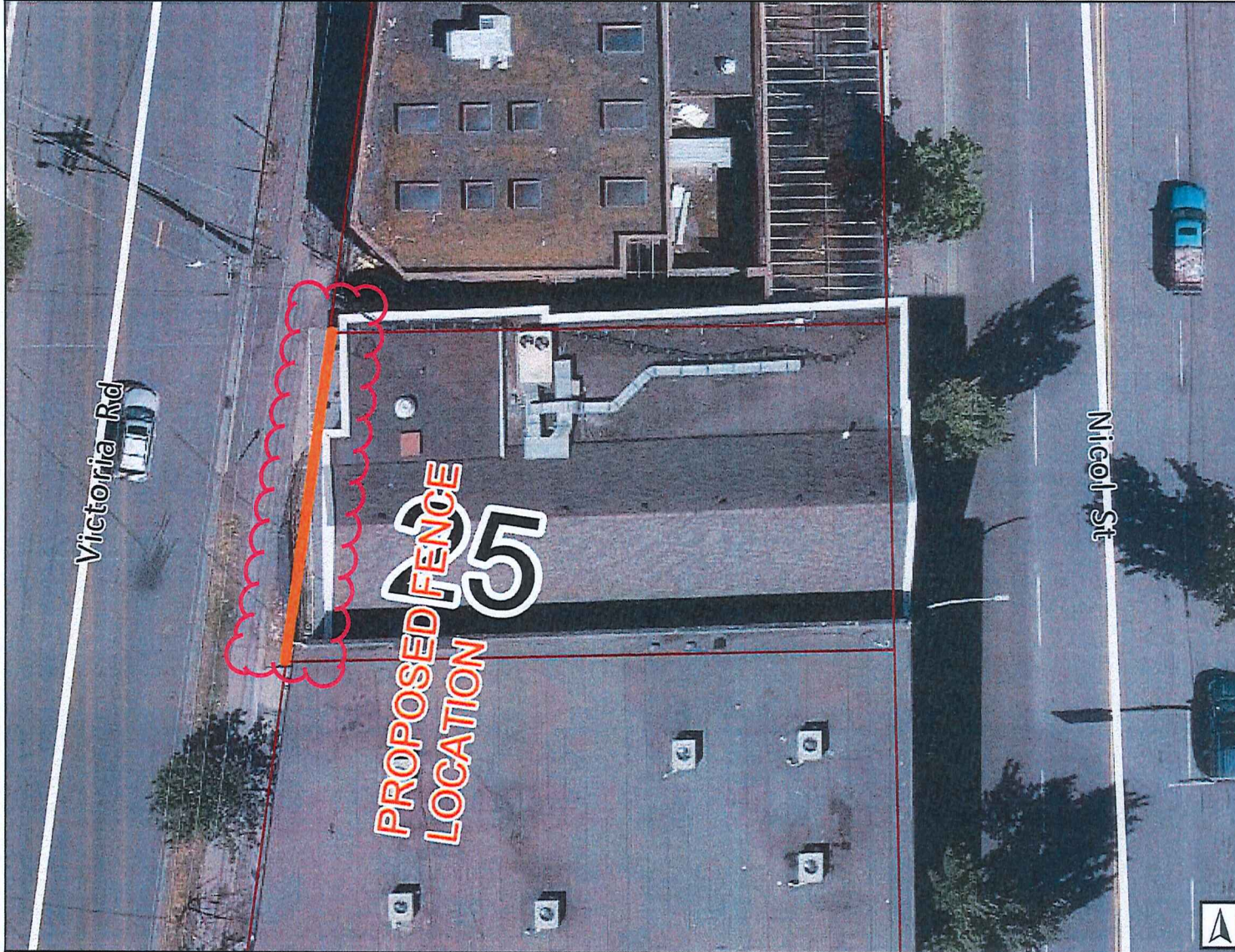
25 Victoria Road - Fence

SITE PLAN

Legend

Hub Map

Land Parcels



The City of Nanaimo does not warrant or guarantee the accuracy or completeness of the Information. The map and all data are available for informational purposes only and should not be considered authoritative for construction, engineering, navigational, legal or other site-specific uses. All data is provided without warranty of any kind and users assume the entire risk as to quality and performance of the data. The City of Nanaimo accepts no liability for any damages or misrepresentation caused by inaccuracies in the data.

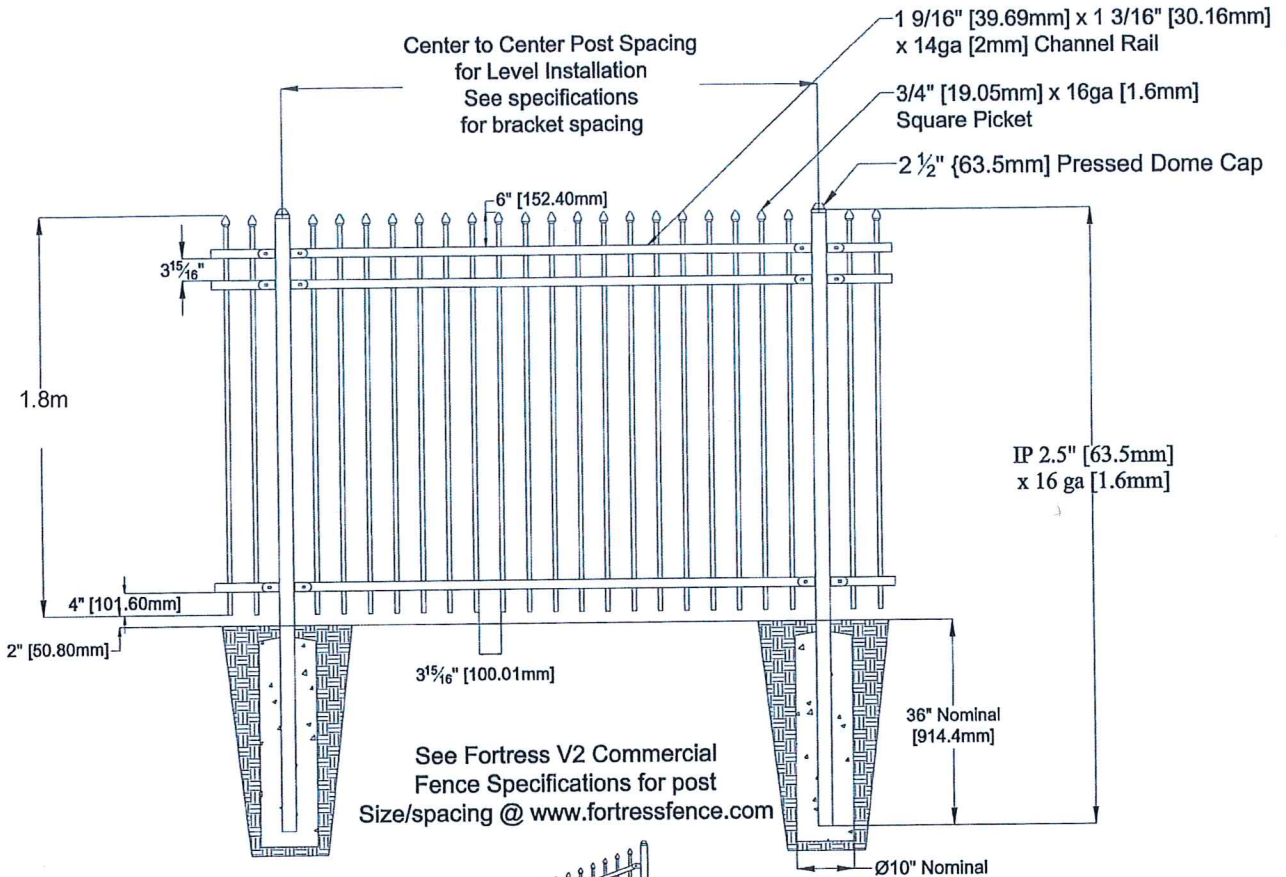
Notes

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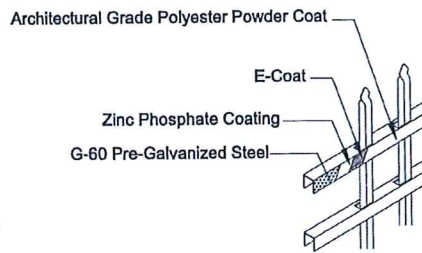
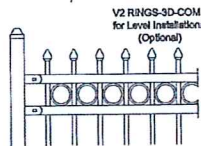
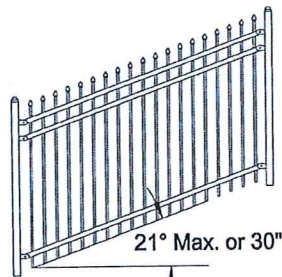
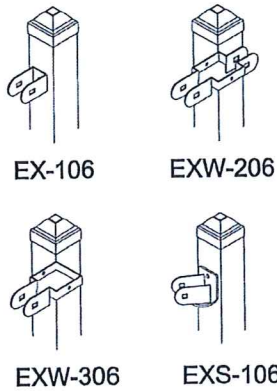
FENCE ELEVATION

Select Desired Height

- 34" [863.6mm]
- 40" [1016.0mm]
- 46" [1168.4mm]
- 58" [1473.2mm]
- 70" [1778.0mm]



Applicable Hardware



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Fortress Fence
1720 North 1st Street
Garland, TX 75040
972-231-4132

Style: Pressed Spear	Description: SP3-V2-COM 90.5	
Height: 34", 40", 46", 58", 70"	Rev #:	Rev Date:
Panel Length: 90.5"	Scale: Do Not Scale	
Class: Commercial	Drawn By: JS	Date: 1/27/17