



**DEVELOPMENT VARIANCE PERMIT NO. DVP00486**

**ROBERT EDWARD SMITH AND BRENDA LEE SMITH**  
**Owner(s) of Land (Permittee)**

**5160 UNIVERSAL 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 2 DISTRICT LOT 54 WELLINGTON DISTRICT PLAN VIP63438**  
**PID NO. 023-439-343**

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**  
**Schedule C Retaining Wall Section**

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 allowable height for a retaining wall within the north side yard setback from 2.4m to 3.84m, as proposed.

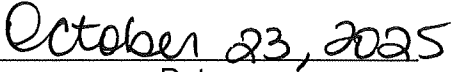
**CONDITIONS OF PERMIT**

1. The proposed retaining wall shall be developed in accordance with the Site Survey, prepared by Bennett Land Surveying Ltd., received 2025-AUG-15, as shown in Schedule B.
2. The proposed retaining wall shall be developed in accordance with the Retaining Wall Design prepared by Lewkowich Engineering Associates Ltd., received 2025-AUG-15, as shown in Schedule C.

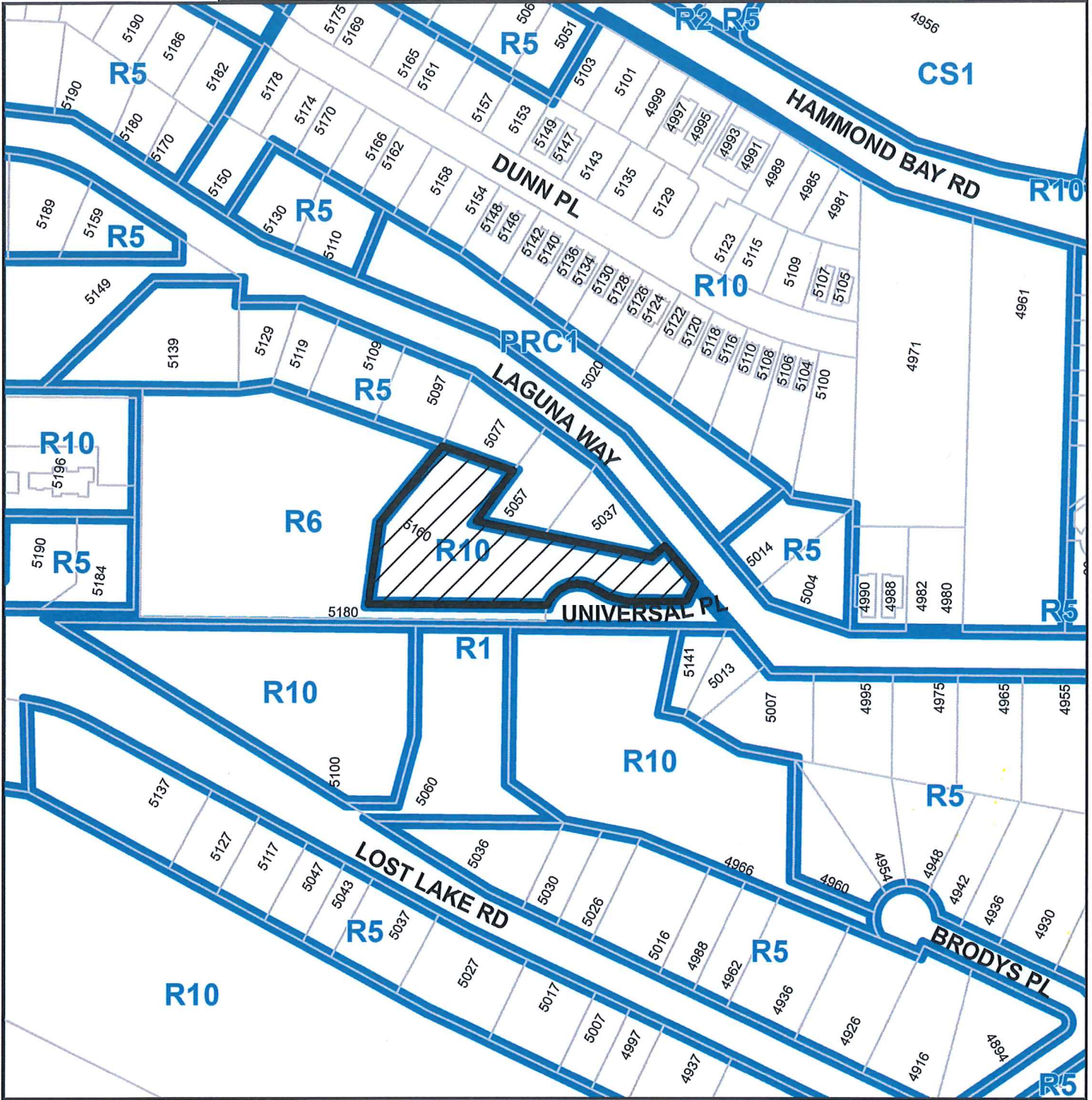
AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 20TH DAY OF OCTOBER, 2025.

  
Corporate Officer

Sheila Gurrie  
Corporate Officer  
City of Nanaimo

  
Date

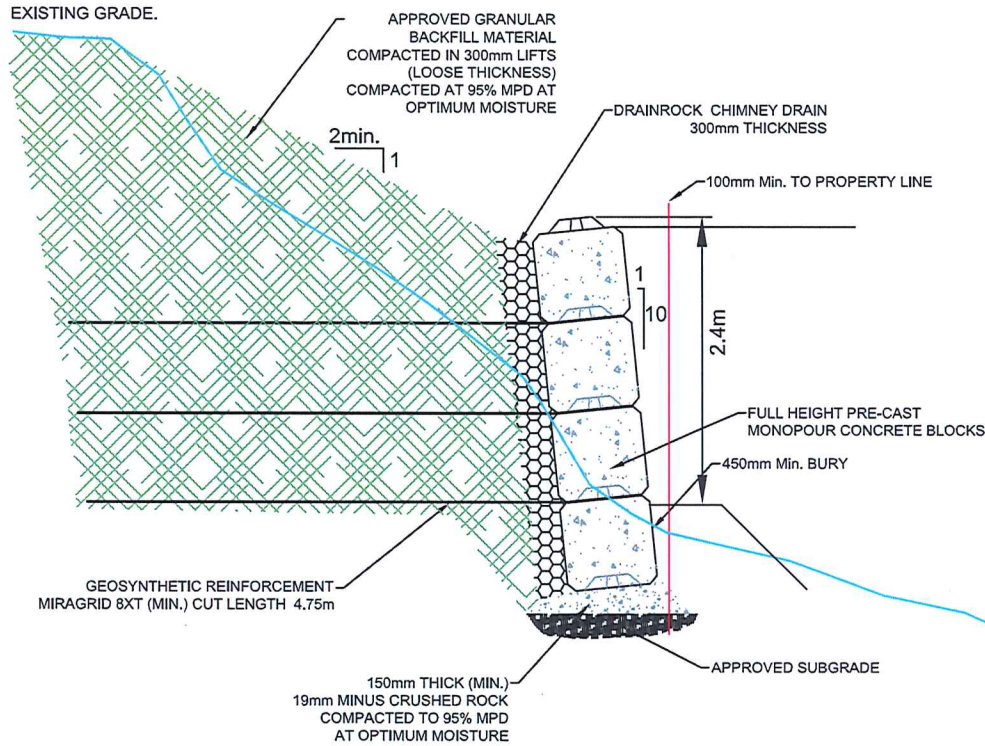
**SUBJECT PROPERTY MAP**



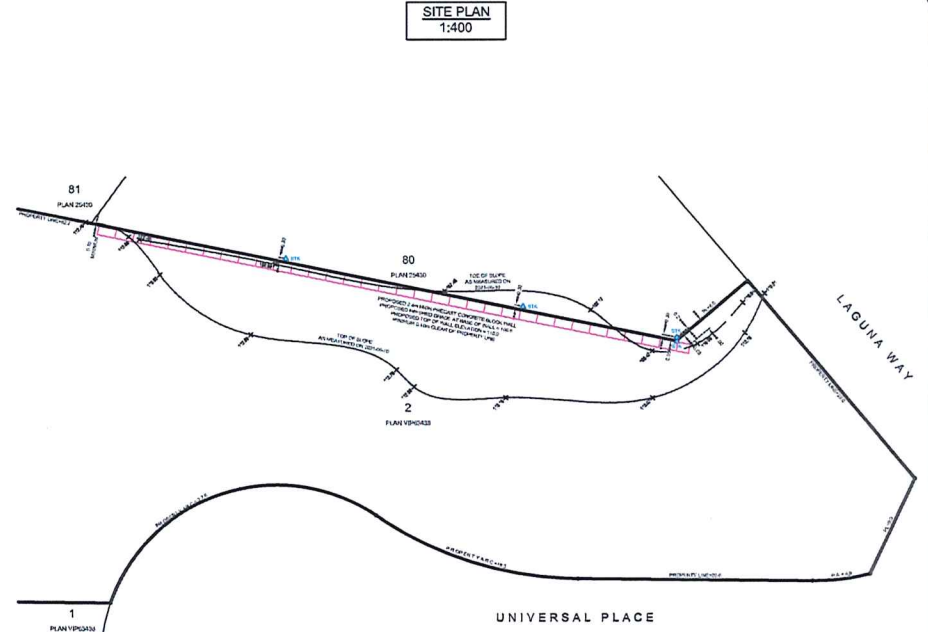
 5160 UNIVERSAL PLACE



RETAINING WALL SECTION



MAX. TYPICAL SECTION  
SCALE 1:50



GENERAL NOTES:

1. GEOTECHNICAL INSPECTIONS REQUIRED FOR:
  - BEARING (SUBGRADE)
  - GEOGRID INSTALLATION
  - COMPACTION OF SOILS
  - DRAINAGE (FREE DRAINING FILL)
2. RETAINING WALL TO BE BUILT IN A RUNNING BOND FORMATION.
3. LINE AND LAYOUT BY OTHERS
4. ALL WORK TO FOLLOW THIS DRAWING ALONG WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS.

DESIGN NOTES:


1. RETAINED SOIL,  $\phi' = 32^\circ$ ,  $\gamma = 20 \text{ kN/m}^3$
2. BEARING SOIL,  $\phi' = 42^\circ$ ,  $\gamma = 20 \text{ kN/m}^3$
3. SURCHARGE = 26 DEGREE MAX.
4. WALL DESIGN GENERALLY FOLLOWS FHWA, CFEM AND EGBC GUIDELINES.

REV No.	DATE	BY	P.Eng.	REVISION DESCRIPTION
01	2024-11-24	EH		RECORD DRAWING
02	2025-05-15	SJ	CH	WALL HEIGHT ADJUSTMENT
03	2025-05-26	SJ	CH	WALL LENGTH ADJUSTMENT
04	2025-05-28	SJ	CH	WALL HEIGHT ADJUSTMENT

LEGEND

**RECEIVED**  
**DVP486**  
**2025-AUG-15**  
Current Planning

DRAWING TITLE	SEGMENTAL BLOCK RETAINING WALL
PROJECT NAME	5160 UNIVERSAL PLACE NANAIMO, BC
LEGAL DESCRIPTION	LOT 2, DISTRICT LOT 54, WELLINGTON, PLAN V1663438 PID: 023-439-343

ENGINEER'S SEAL		PLOT DATE	SEP 10, 24	DRAWN BY	JH
PERMIT TO PRACTICE NO. 1001801		REVIEWED BY	P.Eng.	SCALE	AS NOTED
		PROJECT No.	E3681.01	DRAWING No.	01

**LEA**  
Lewkowich  
Engineering  
Associates Ltd.