



DEVELOPMENT VARIANCE PERMIT NO. DVP00488

DANIEL DAYEKH AND CHANTHAPHONE DAYEKH
Owner(s) of Land (Permittee)

205 SEVENTH STREET
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 1, SECTION 1, NANAIMO DISTRICT, PLAN 1617
PID NO. 007-170-467

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 Proposed Building Elevations

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

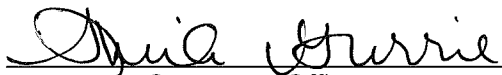
The "City of Nanaimo Bylaw Zoning 2011 No. 4500" is varied as follows:

1. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required west side yard setback from 1.5m to 0.8m, as proposed.

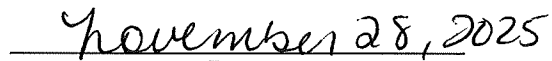
CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Survey, prepared by Bennett Land Surveying Ltd., dated 2025-JUL-11, as shown in Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations, prepared by Immersive Design, dated 2025-JUN-13, as shown in Schedule C.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 17TH DAY OF NOVEMBER, 2025.

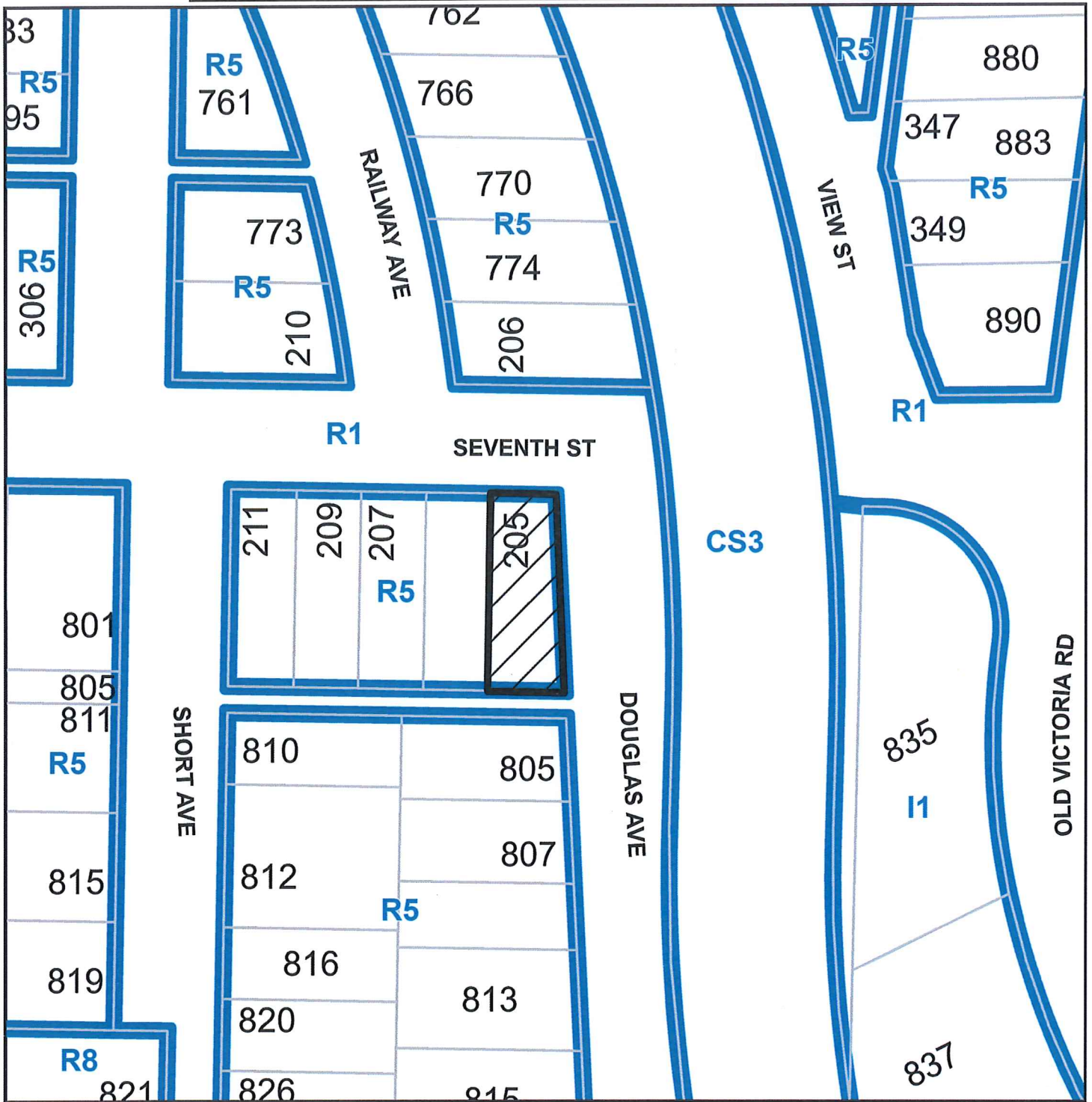


Corporate Officer
Sheila Gurrle
Corporate Officer
City of Nanaimo



Date

SUBJECT PROPERTY MAP



 205 SEVENTH STREET

SITE SURVEY

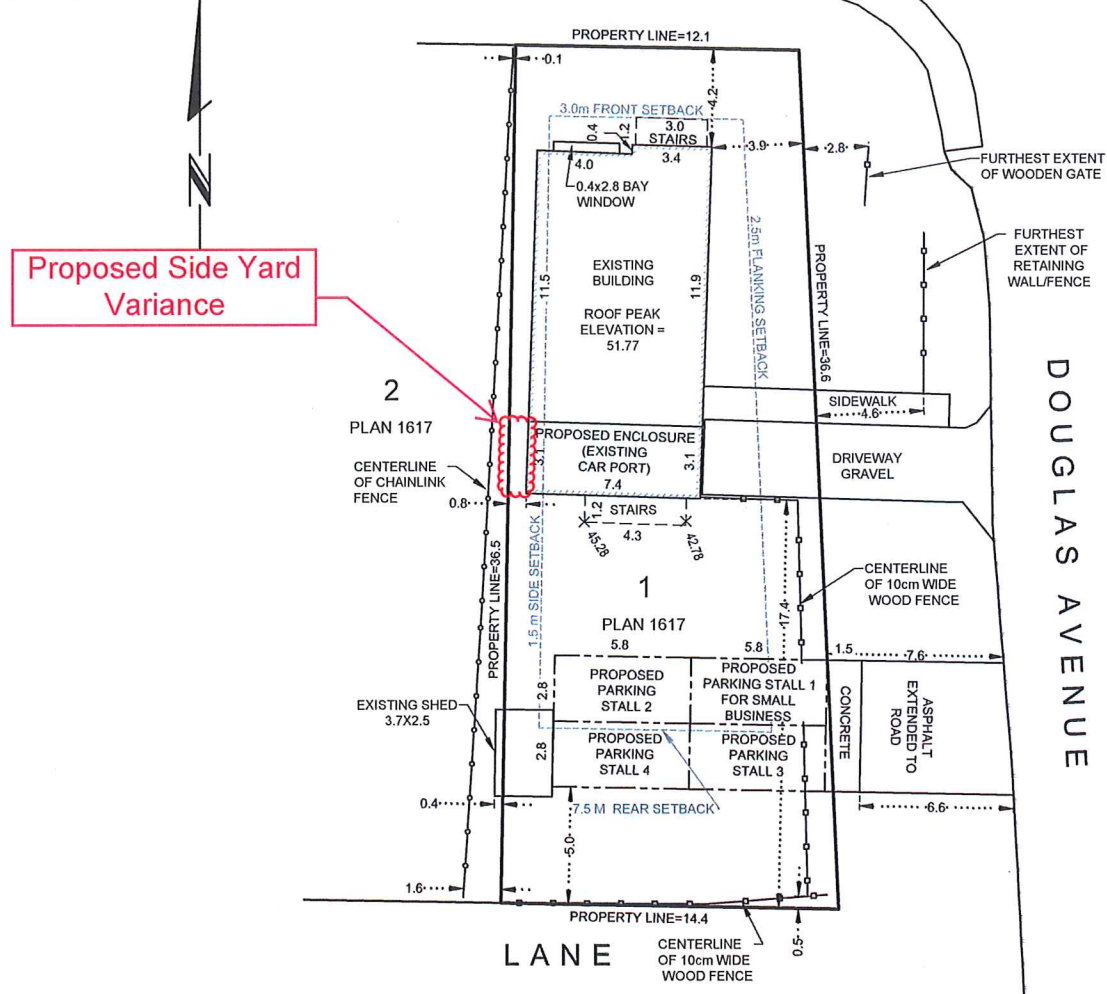
SITE PLAN OF LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 1617.

SHOWING LOCATION OF EXISTING BUILDINGS AND FEATURES THEREON.

CITY OF NANAIMO
CIVIC ADDRESS: 205 SEVENTH STREET
PID:007-170-467
ZONE: R5
PARCEL AREA: 483.4 m²
CLIENT:DAYEKH, DANIEL

SEVENTH STREET

SCALE 1:200
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.



LEGEND

X-45.28 - DENOTES SPOT ELEVATION OF 45.28m (TYPICAL)

ELEVATIONS ARE GEODETIC (CGVD28) AND DERIVED FROM CONTROL MONUMENT 90H6380 PUBLISHED ELEVATION = 40.782M

PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM: FIELD SURVEY. OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.

REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL, EXISTING OR PENDING CHARGES.

THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.

BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.

NOTE:

THIS PLAN HAS BEEN PREPARED FOR MORTGAGE AND OR MUNICIPAL PURPOSES ONLY AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT.

ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF BENNETT LAND SURVEYING LTD.

BENNETT LAND SURVEYING LTD. ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

CERTIFIED CORRECT



bennett[®]
LAND SURVEYING LTD.
BC LAND SURVEYORS
2339 - UNIT B DELINEA PLACE
NANAIMO, BC
V9T 5L9
TEL 250-754-5518
www.bennettsurveys.com

RECEIVED
DVP488
2025-OCT-09
Current Planning



Digitally signed by
Todd Jordan
Mackenzie -- BCLS -
ABCLS

FIELD SURVEY COMPLETED ON THE 11TH DAY OF JULY, 2025.

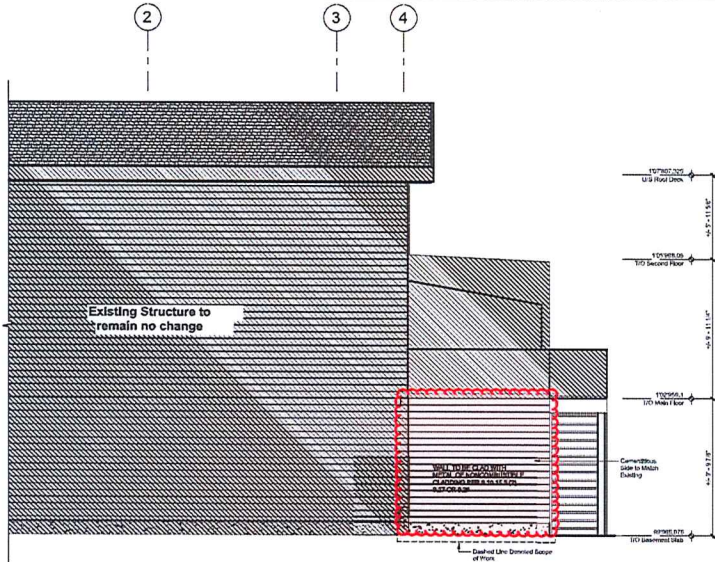
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED OR DIGITALLY CERTIFIED.

PROPOSED BUILDING ELEVATIONS

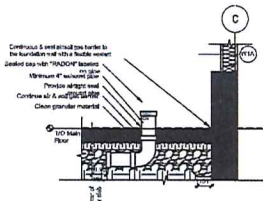


IMMERSIVE DESIGN

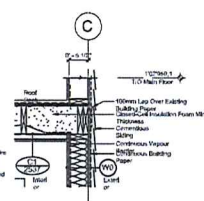
THIS DESIGN IS NOT TO BE REPRODUCED, COPIED OR REUSED WITHOUT THE WRITTEN APPROVAL OF IMMERSIVE DESIGN INC. THIS DESIGN IS TO BE UTILIZED ONLY FOR THE SITE INTENDED AND DESIGNATED ON THE DRAWINGS. IMMERSIVE DESIGN INC. NOR THE DESIGNER/DRAFTSMAN ACCEPT ANY RESPONSIBILITY FOR THE FOLLOWING CONFORMITY OF PLANS TO THE SITE. ERRORS AND OMISSIONS, VARIOUS ENGINEERING REQUIREMENTS, ANY HOUSE BUILT FROM THESE PLANS, INFORMATION PROVIDED ON EXISTING BUILDINGS OR SITE, THESE PLANS ARE NOT TO BE REPRODUCED, COPIED OR REUSED WITHOUT THE WRITTEN APPROVAL OF IMMERSIVE DESIGN INC.



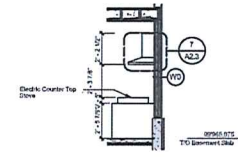
11 West Elevation 1/4" = 1'-0"



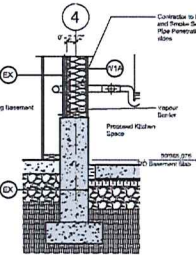
9 Radon Protection Rough-in 3/4" = 1'-0"



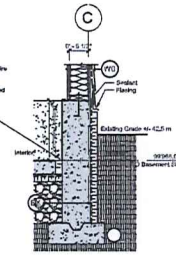
6 Section Detail 3/4" = 1'-0"



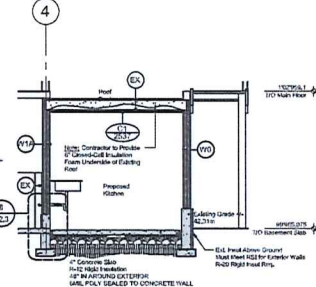
4 Wall Section 1/4" = 1'-0"



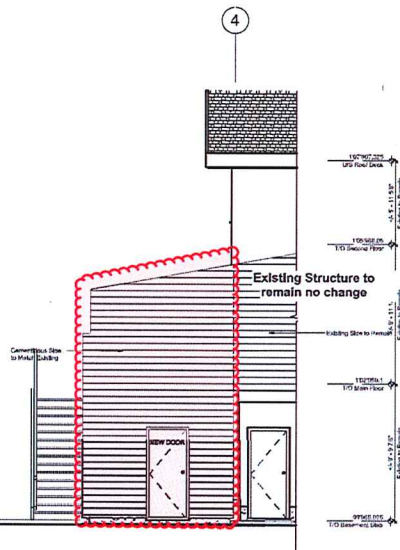
8 Section Detail 3/4" = 1'-0"



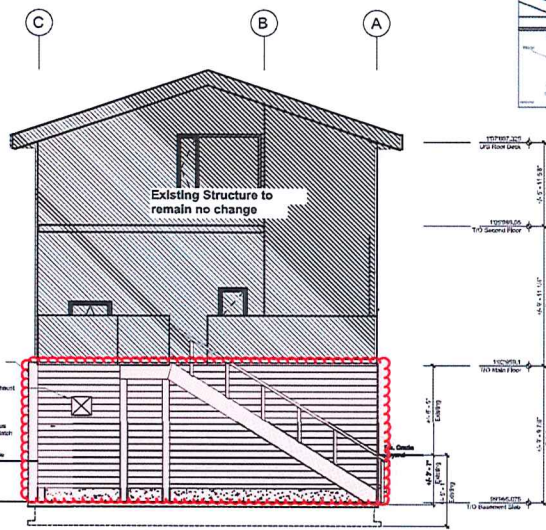
5 Section Detail 3/4" = 1'-0"



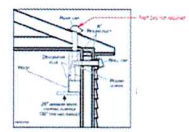
3 Building Section 1/4" = 1'-0"



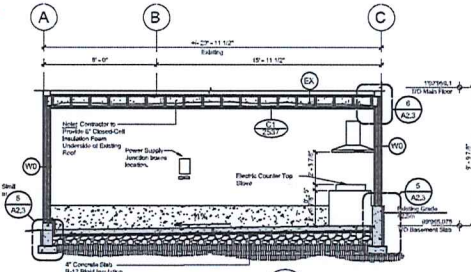
12 East Elevation 1/4" = 1'-0"



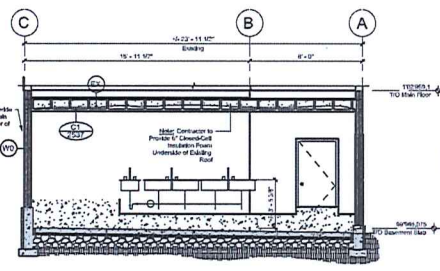
10 South Elevation 1/4" = 1'-0"



7 Hood Detail 12" = 1'-0"



2 Building Section 1/4" = 1'-0"



1 Building Section 1/4" = 1'-0"

RECEIVED DVP488 2025-AUG-26 CURRENT PLANNING

Project Name: Existing Carport to Proposed Commercial Kitchen 205 - Seventh Street, Nanaimo, British Columbia

Building Section and Details

Scale: AS NOTED	Drawing No.
Drawn by: CJM	A4
Date: 06/13/25	
File #: 2025-0067	