



DEVELOPMENT VARIANCE PERMIT NO. DVP00489

DAPHNE IRENE HOLLINS AND AGNES LARRAINE HOLLINS
Owner(s) of Land (Permittee)

707 HAMILTON AVENUE
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:

**AMENDED LOT 9 (DD 50953N), BLOCK 6, SECTION 1, NANAIMO DISTRICT, PLAN 1352
PID NO. 001-665-855**

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 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. *Sections 6.6.5 & 6.6.5.1 Accessory Building Height* – to increase the maximum permitted height of an accessory building containing a secondary suite, as proposed, from 4.5m to 6.8m.
2. *Section 6.6.6 Accessory Building Gross Floor Area* – to increase the maximum permitted total gross floor area of all accessory buildings on the lot from 100m² to 102m².

CONDITIONS OF PERMIT

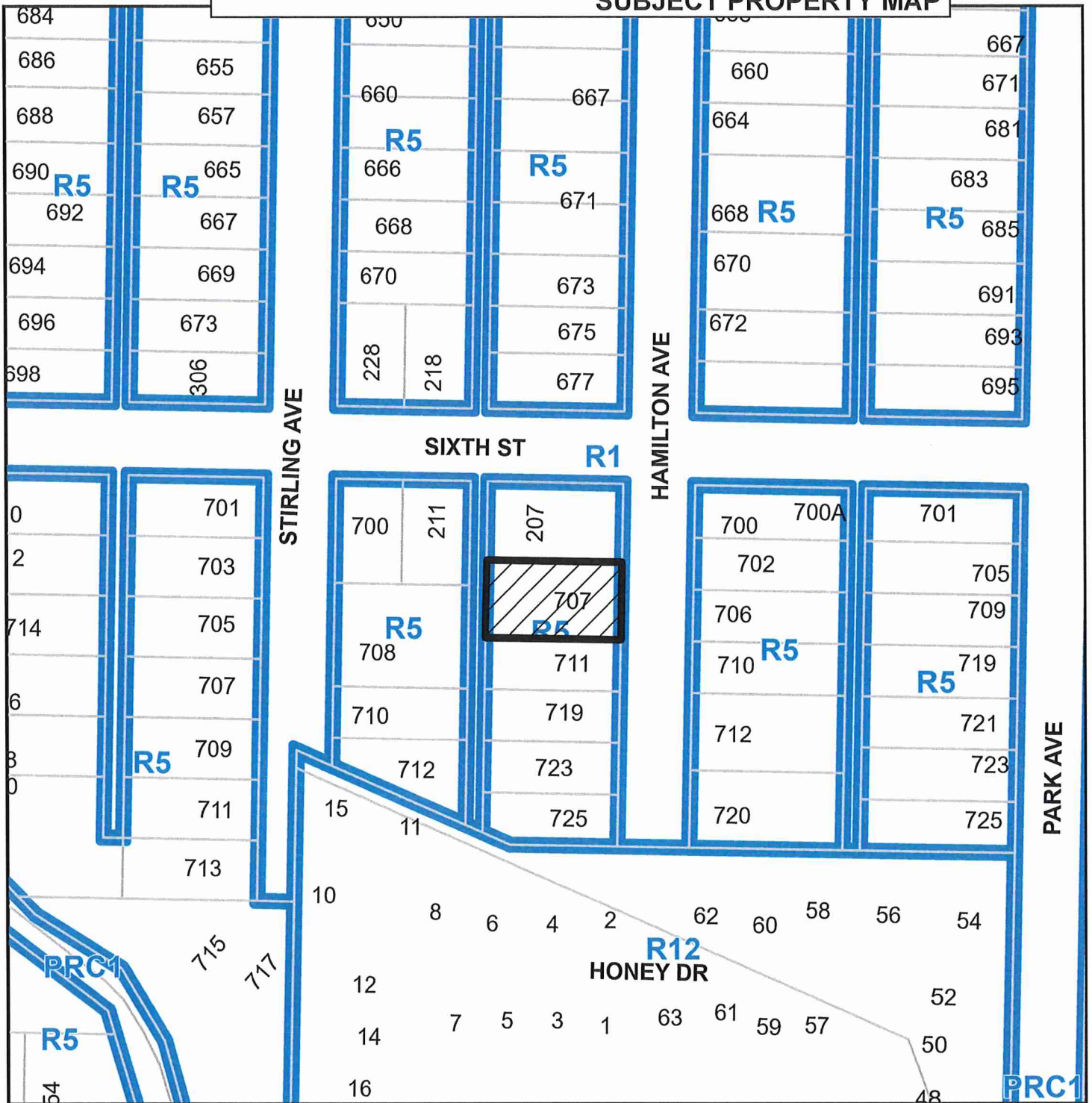
1. The subject property shall be developed in accordance with the Site Survey, prepared by Bennett Land Surveying Ltd., dated 2025-APR-09, as shown in Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations, prepared by Immersive Design, dated 2025-NOV-04, as shown in Schedule C.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 1ST DAY OF DECEMBER, 2025.


Corporate Officer
Sheila Gurrrie
Corporate Officer
City of Nanaimo


Date

SUBJECT PROPERTY MAP



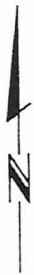
 707 HAMILTON AVENUE

**SITE PLAN OF AMENDED LOT 9 (DD 50953N), BLOCK 6, SECTION 1,
NANAIMO DISTRICT, PLAN 1352.**

SHOWING LOCATION OF EXISTING BUILDINGS AND FEATURES THEREON.

CITY OF NANAIMO
CIVIC ADDRESS: 707 HAMILTON AVENUE
PID: 001-665-855
ZONE: R5
PARCEL AREA: m² OR ha
CLIENT: STEPHEN PAUL

SCALE 1:200



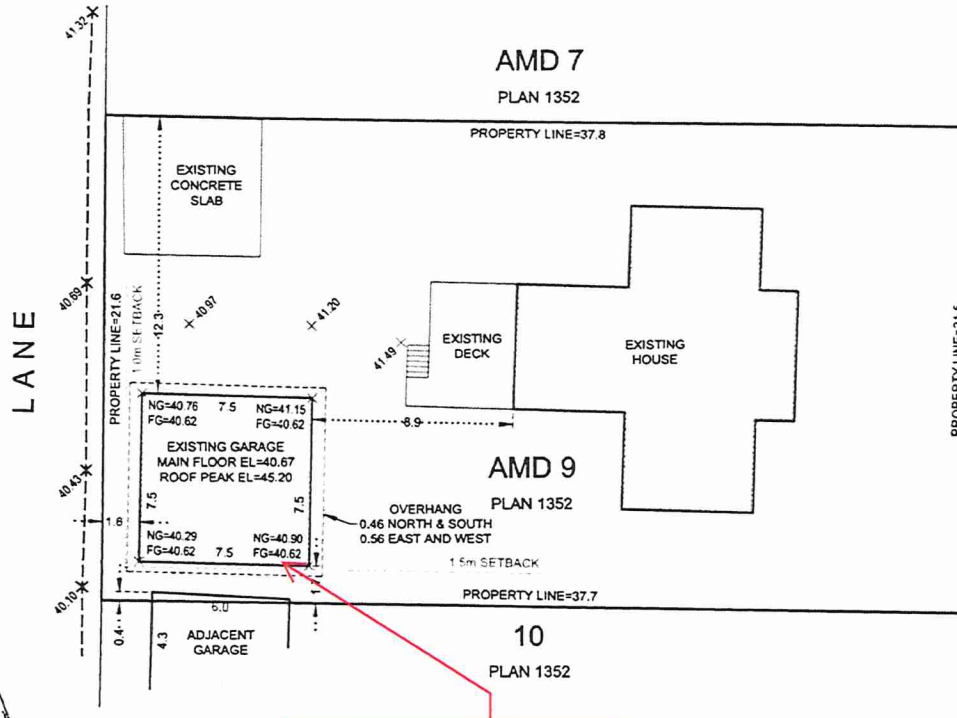
Handwritten notes:
Avg Nat Grade 40.78 m
Avg Fin. Grade 40.62 m
Max Permitted Bldg. 4.50 m
Max Roof Peak Elev. 47.12 m
Proposed Roof Peak Elev. 47.42
Existing Gar. Slab Elev. 40.67 m

LEGEND

X 40.10
- DENOTES SPOT ELEVATION OF 40.10m (TYPICAL)

ELEVATIONS ARE GEODETIC AND DERIVED FROM CONTROL MONUMENT 77H5269
PUBLISHED ELEVATION = 44.961m
PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM PLAN 1352.
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.

Handwritten: REVISED



Proposed Addition

CERTIFIED CORRECT



Digitally signed by Danu Kane Van Der Mark –
BCLS - ABCLS
Date: 2025.04.09 10:26:01
-07'00'

FIELD SURVEY COMPLETED ON THE 1st DAY OF APRIL, 2025.
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED OR DIGITALLY CERTIFIED.

bennett
LAND SURVEYING LTD.
BC LAND SURVEYORS
2325 - UNIT B DELINEA PLACE
NANAIMO, BC
V9T 5L9
TEL 250-754-5518
www.bennettsurveyors.com

BUILDING AND HEIGHT CALCULATIONS	
Average Natural Grade (NG)	40.78 m
Average Finished Grade (FG)	40.62 m
Maximum Permitted Building Height	7.00 m
Maximum Roof Peak Elevation	47.62 m
Proposed Roof Peak Elevation	47.53 m
Existing Garage Slab Elevation	40.67 m

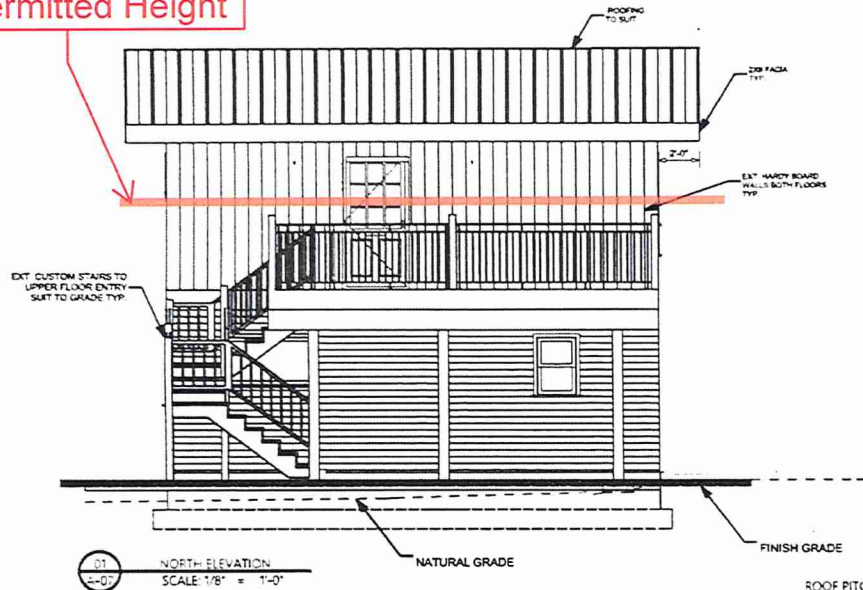
NOTE:
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2025-04-09

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2025-NOV-05
Current Planning

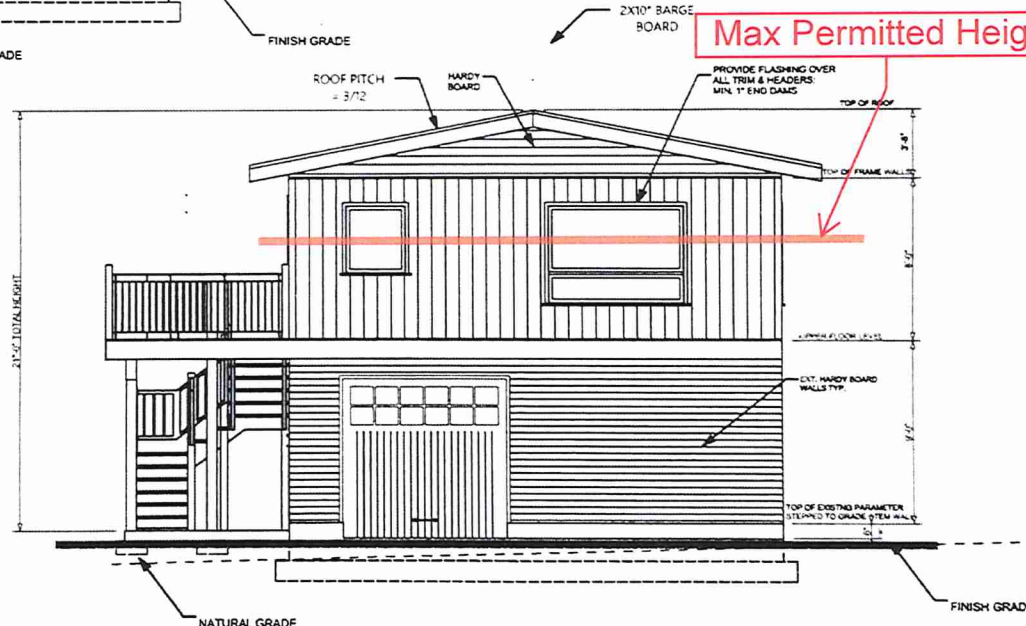
BUILDING ELEVATIONS

Max Permitted Height



01 NORTH ELEVATION
SCALE 1/8" = 1'-0"

* HEIGHT VARIANCE
ORIGINAL HEIGHT 47.53m
NEW (REVISED) 47.42m



02 WEST ELEVATION
SCALE 1/8" = 1'-0"

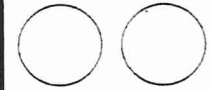
(Facing the lane)



**NALTD
DESIGN.**
6315 Sycamore St.
Powell River, BC V8A 4K9
Canada

CONSULTANTS

RENO



CLIENT:
STEPHEN PAUL
DAPHNE HOLLINS

CLIENT JOB SITE:
707 HAMILTON AV.
NANAIMO
B.C.
V9R 4G7

AREA:	FOOTAGE:
BASEMENT	N/A
MAIN FLOOR	576 SQ FT
DECKS	180 SQ FT
UPPER FLOOR	576 SQ FT
GARAGE	NA

DESCRIPTION
DATE November 4, 2025
MARK

PROJECT NO: NALTD#-45
MODEL FILE:
DRAWN BY:
LEONARDUS F. ZAGWYN
CHKD BY:
COPYRIGHT
NALTD DESIGN

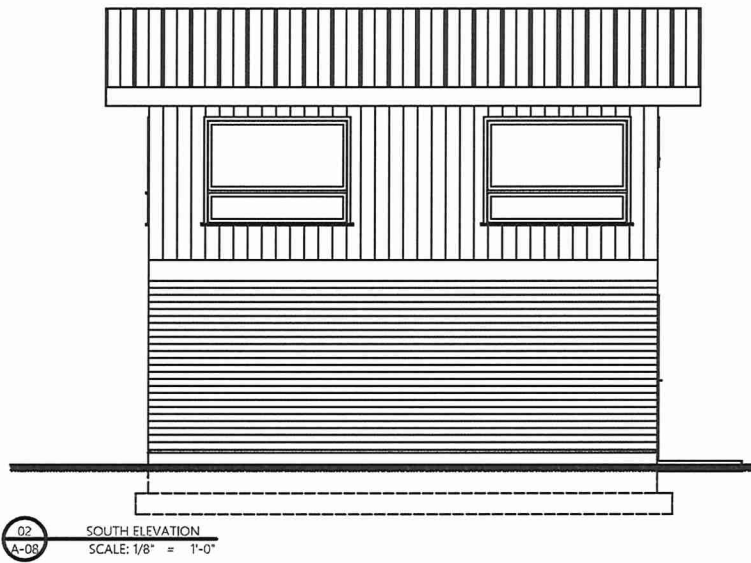
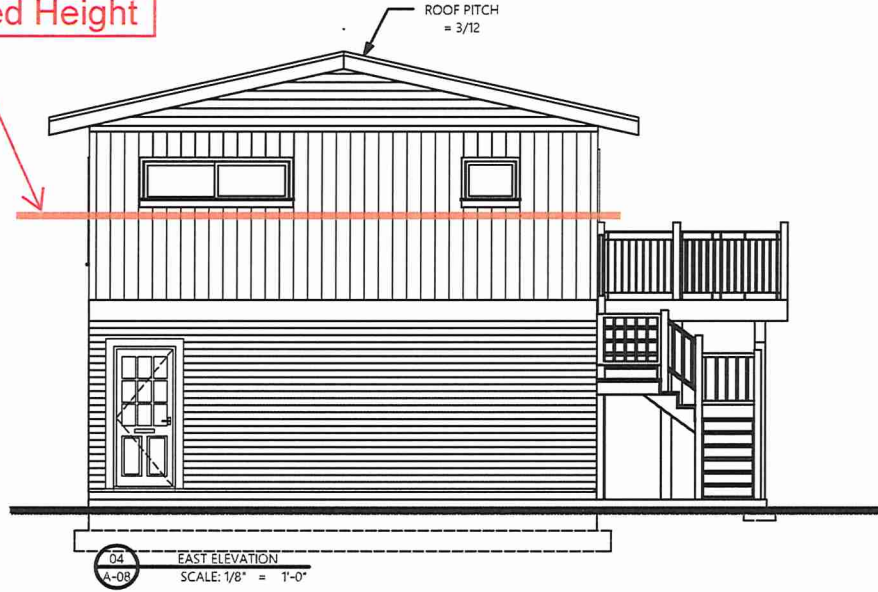
SHEET TITLE
ELEVATIONS

A-07

SHEET 29 OF 37

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2025-NOV-05
Current Planning

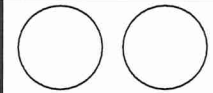
Max Permitted Height



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CLIENT:
STEPHEN PAUL
DAPHNE HOLLINS

CLIENT JOB SITE:

707 HAMILTON AV.
NANAIMO
B.C.
V9R 4G7

AREA:	FOOTAGE:
BASEMENT	N/A
MAIN FLOOR	576 SQ FT
DECKS	160 SQ FT
UPPER FLOOR	576 SQ FT
GARAGE	NA

	DESCRIPTION
DATE	November 4, 2025
MARK	

PROJECT NO: NALTD#-45

MODEL FILE:

DRAWN BY:

LEONARDUS F. ZAGWYN

CHK'D BY:

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NALTD DESIGN

SHEET TITLE

ELEVATIONS

A-08

SHEET 30

OF 37

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Correct Planning