



DEVELOPMENT VARIANCE PERMIT NO. DVP00490

ROBERT WILLIAM REEY & SABINA REEY
Owner(s) of Land (Permittee)

4834 SHORECLIFF POINT
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:

**STRATA LOT 5, DISTRICT LOT 51, WELLINGTON DISTRICT,
STRATA PLAN VIS4083 TOGETHER WITH AN INTEREST IN THE
COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
PID NO. 023-612-185**

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 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

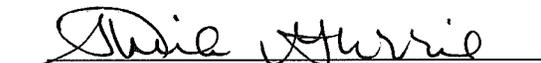
The "City of Nanaimo Bylaw Zoning 2011 No. 4500" is varied as follows:

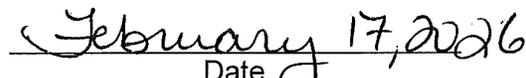
1. *Section 6.10.2 Fence Height –*
 - To increase the maximum height of a combined retaining wall and fence within the front yard setback from 1.2m to 1.6m, as shown on Schedules B and C;
 - To increase the maximum height of a combined retaining wall and fence within the front yard setback from 1.2m to 2.8m along the driveway, as shown on Schedules B and C;
 - To increase the maximum height of a combined retaining wall and fence within the front yard setback from 1.2m to 3.0m at the southern corner of the property, as shown on Schedules B and C; and
 - To increase the maximum height of a combined retaining wall and fence within the south side yard setback from 2.4m to 3.0m, as shown on Schedules B and C.

CONDITIONS OF PERMIT

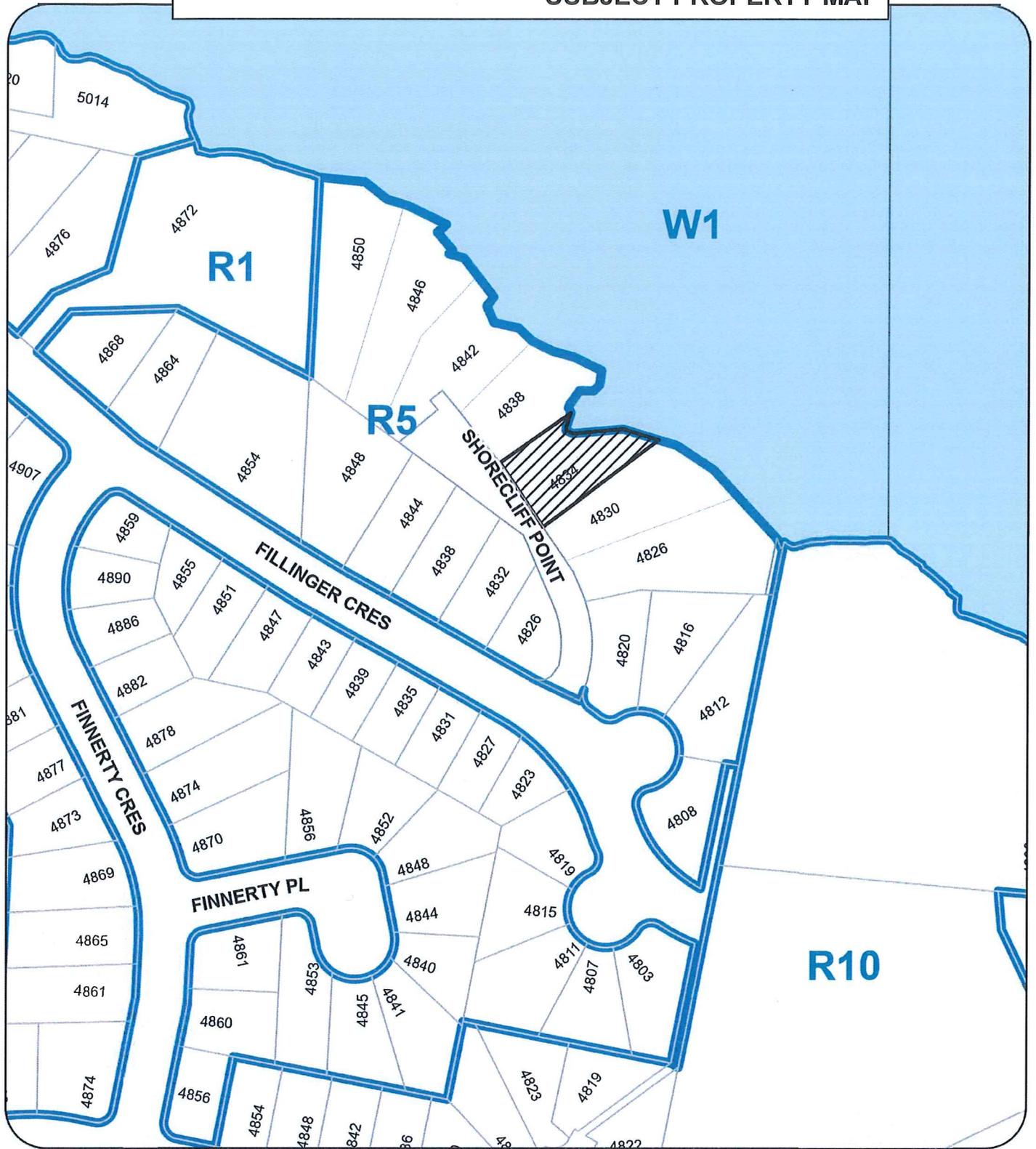
1. The subject property shall be developed in accordance with the Site Survey, prepared by Turner & Associates Land Surveying, dated 2025-DEC-12, as shown in Schedule B.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 2ND DAY OF FEBRUARY, 2026.


Corporate Officer


Date

SUBJECT PROPERTY MAP



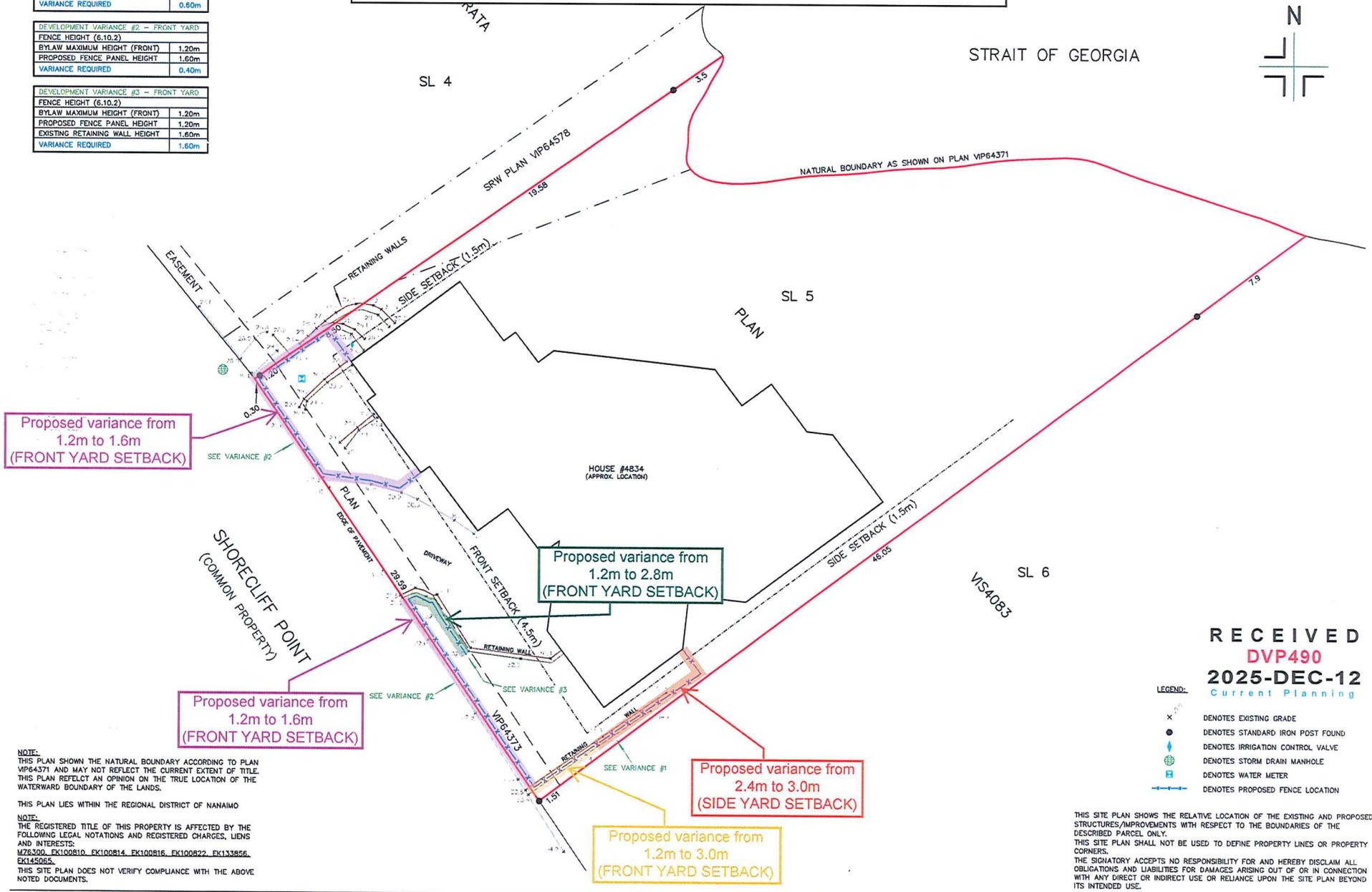
4834 SHORECLIFF POINT

Development Variance Permit No. DVP00490 Schedule B
 4834 Shorecliff Point
SITE SURVEY

DEVELOPMENT VARIANCE #1 - SIDE YARD	
FENCE HEIGHT (6.10.2)	
BYLAW MAXIMUM HEIGHT (SIDE)	2.40m
PROPOSED FENCE PANEL HEIGHT	1.80m
EXISTING RETAINING WALL HEIGHT	1.40m
VARIANCE REQUIRED	0.60m

DEVELOPMENT VARIANCE #2 - FRONT YARD	
FENCE HEIGHT (6.10.2)	
BYLAW MAXIMUM HEIGHT (FRONT)	1.20m
PROPOSED FENCE PANEL HEIGHT	1.60m
VARIANCE REQUIRED	0.40m

DEVELOPMENT VARIANCE #3 - FRONT YARD	
FENCE HEIGHT (6.10.2)	
BYLAW MAXIMUM HEIGHT (FRONT)	1.20m
PROPOSED FENCE PANEL HEIGHT	1.20m
EXISTING RETAINING WALL HEIGHT	1.60m
VARIANCE REQUIRED	1.60m



NOTE:
 THIS PLAN SHOWS THE NATURAL BOUNDARY ACCORDING TO PLAN VP64371 AND MAY NOT REFLECT THE CURRENT EXTENT OF TITLE. THIS PLAN REFLECTS AN OPINION ON THE TRUE LOCATION OF THE WATERWARD BOUNDARY OF THE LANDS.

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF NANAIMO

NOTE:
 THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS AND INTERESTS:
 M76300_EK100810_EK100814_EK100816_EK100822_EK133856_EK145066.

THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE NOTED DOCUMENTS.

RECEIVED
DVP490
2025-DEC-12
 Current Planning

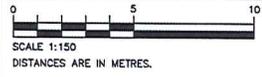
LEGEND:

- x DENOTES EXISTING GRADE
- DENOTES STANDARD IRON POST FOUND
- ⊕ DENOTES IRRIGATION CONTROL VALVE
- ⊕ DENOTES STORM DRAIN MANHOLE
- ⊕ DENOTES WATER METER
- — — DENOTES PROPOSED FENCE LOCATION

THIS SITE PLAN SHOWS THE RELATIVE LOCATION OF THE EXISTING AND PROPOSED STRUCTURES/IMPROVEMENTS WITH RESPECT TO THE BOUNDARIES OF THE DESCRIBED PARCEL ONLY. THIS SITE PLAN SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS. THE SIGNATORY ACCEPTS NO RESPONSIBILITY FOR AND HEREBY DISCLAIMS ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE SITE PLAN BEYOND ITS INTENDED USE.

SITE PLAN SHOWING PROPOSED FENCE HEIGHT VARIANCE:
 STRATA LOT 5, DISTRICT LOT 51,
 WELLINGTON DISTRICT, STRATA PLAN VIS4083

CLIENT: BOB REEY	CIVIC ADDRESS: 4834 SHORECLIFF POINT
FILE: 12-058-SL5	SCALE: 1:150
DRAWN BY: BEP	ZONING: R1
	PID: 023-612-185



THIS PLAN WAS COMPLETED ON THE 1st DAY OF AUGUST, 2025

Digitally signed by Brady Phillips
 7EK08W
 Date: 2025.12.12 09:42:52 -0600

B.C.L.S. #994

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

Turner & Associates
 land surveying

250.753.9778
 435 TERMINAL AVENUE NORTH
 NANAIMO, BC VDS 4J8
 www.turnersurveys.ca

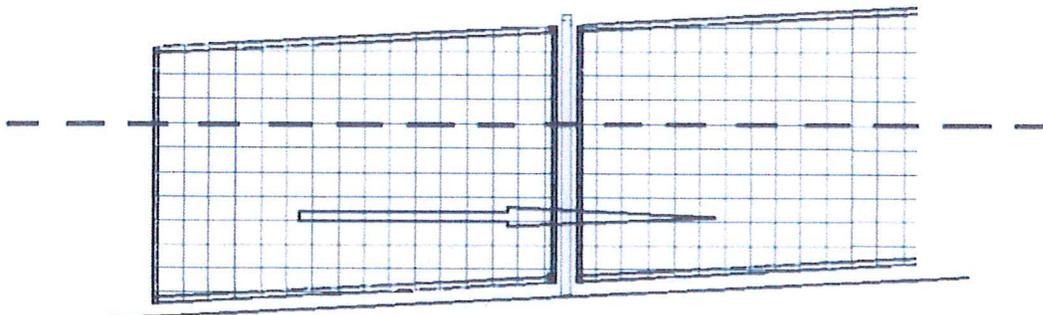
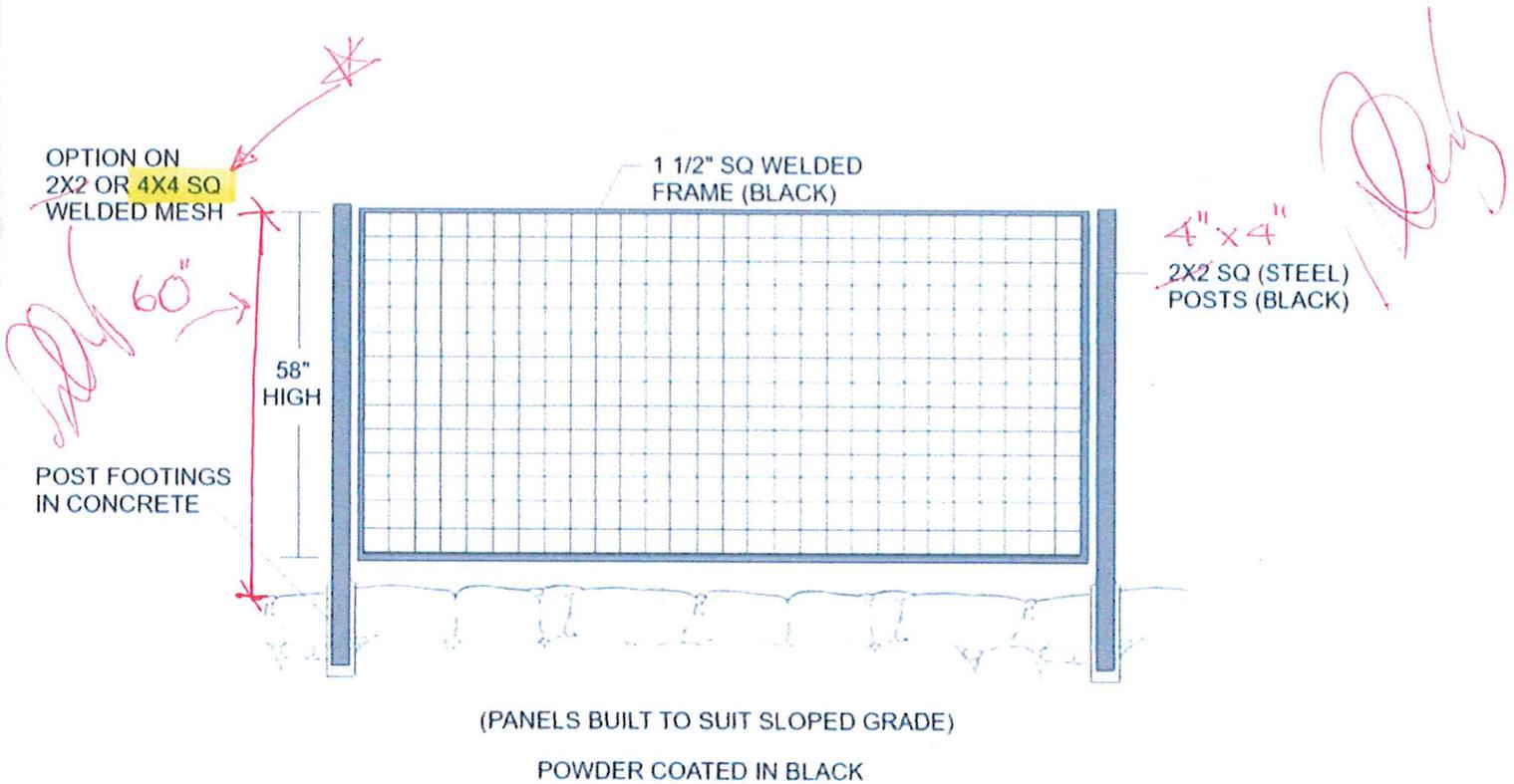


FENCE ELEVATION

TOWER FENCE PRODUCTS LTD.
1080 Goldstream Ave.
Victoria, BC V9B 2Y5
(250) 478-9733 / FAX (250) 478-3139

Project Name: Robert Reey
1834 Shorecliff Point, Nanaimo BC

Wire Mesh Fence Detail



MESH STAYS LEVEL THROUGH ALL PANELS

RECEIVED
DVP490II
2025-SEP-17
Current Planning