



DEVELOPMENT VARIANCE PERMIT NO. DVP00492

RUSSELL MCMANN BUILDERS GROUP INC
Owner(s) of Land (Permittee)

24 THIRTEENTH 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 3, SECTION 2, NANAIMO, PLAN 2468 EXCEPT PART IN PLAN
VIP60097
PID NO. 006-572-324**

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 Proposed Subdivision Plan

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

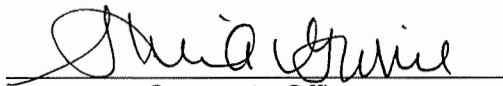
The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

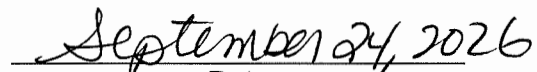
1. *Section 7.4.1 Lot Size and Dimensions* – to reduce the minimum required lot depths from 30.0m to 28.56m for Proposed Lot 3, and from 30.0m to 28.55m for Proposed Lot 4.

CONDITIONS OF PERMIT

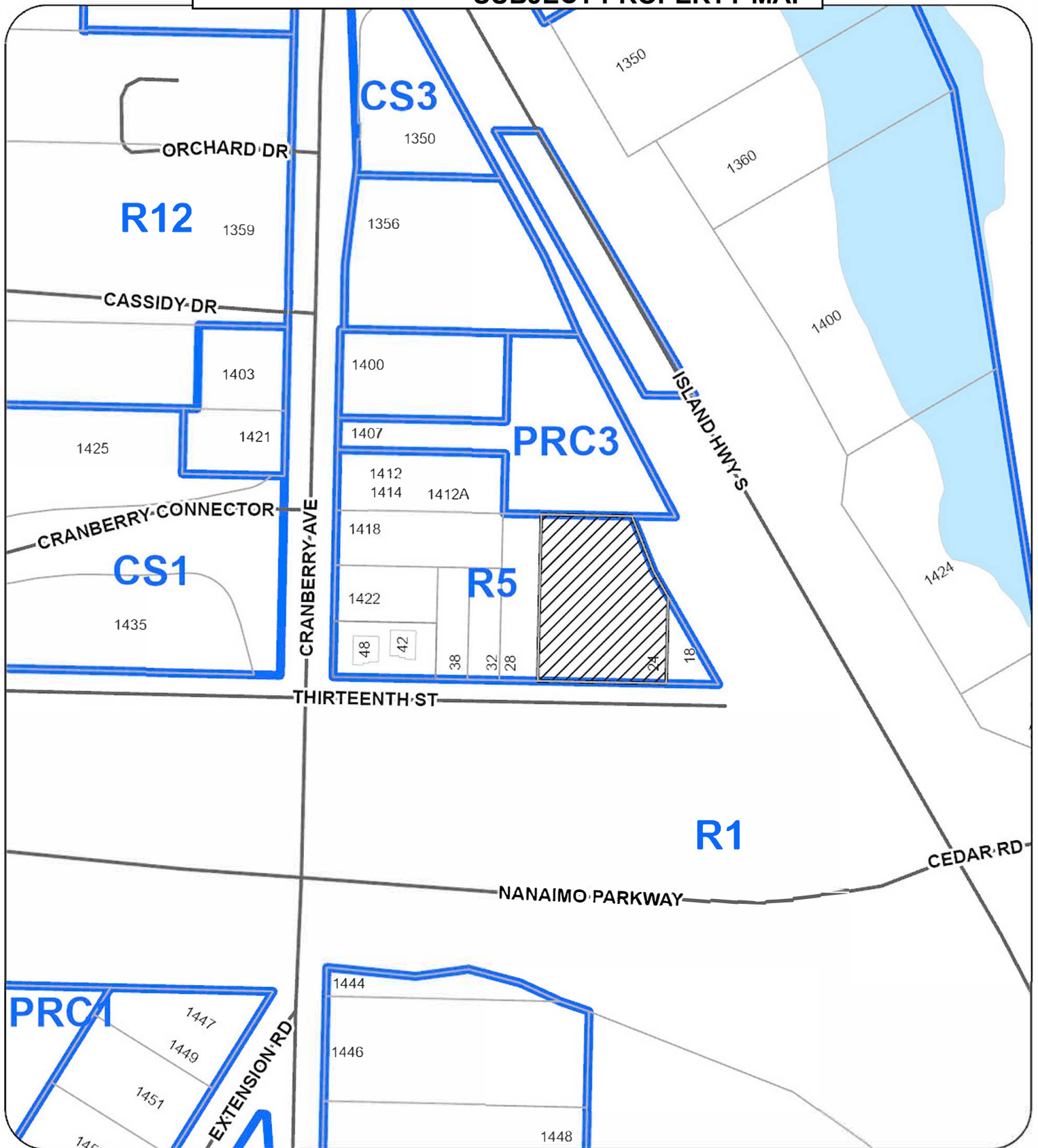
1. The subject property shall be developed generally in accordance with the conceptual Subdivision Plan, prepared by J.E. Anderson & Associates, dated 2026-JUL-15, as shown on Schedule B.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE **21ST** DAY OF **SEPTEMBER, 2026** .


Corporate Officer


Date

SUBJECT PROPERTY MAP



24 THIRTEENTH STREET

PROPOSED SUBDIVISION PLAN

PROPOSED
SUBDIVISION

RUSSELL McMANN
BUILDERS GROUP INC.
INC. NO. BC1104144

LOT 3, SECTION 2,
NANAIMO DISTRICT,
PLAN 2468, EXCEPT PART
IN PLAN VIP60097

ADDRESS : 24 THIRTEENTH STREET,
NANAIMO, B.C.

PROJECT SURVEYOR : D.W. HOLME

DRAWN BY : DAW DATE : JULY 15/26

OUR FILE : 90012 REVISION : 9th



J.E. ANDERSON
& ASSOCIATES
SURVEYORS - ENGINEERS

1A - 3411 SHENTON ROAD, NANAIMO, B.C. V9T 2H1
TEL: 250 - 758 - 4631 FAX: 250 - 758 - 4660
E-MAIL: nanaimo@jeanderson.com
NANAIMO - VICTORIA - PARKSVILLE - CAMPBELL RIVER

LEGEND

ALL DIMENSIONS ARE IN METRES

SUBJECT TO CHARGES SHOWN
ON TITLE NO. CA9547807
(P.I.D. 006-572-324)

DIMENSIONS ARE DERIVED FROM
LAND TITLE OFFICE RECORDS

THIS PLAN HAS BEEN PREPARED IN
ACCORDANCE WITH THE PROFESSIONAL
REFERENCE MANUAL

This plan was prepared for variance purposes and is for the
exclusive use of our client: Russell McMann Builders Group Inc.

Certified correct as to the practice of land surveying in accordance with Part 11-5(2)
of the Survey and Plan Rules this 15th day of July, 2026.



This document is not valid unless
originally signed and sealed or
digitally signed by BCLS

B.C.S.L.S.



The intended plot size of this plan is 432mm in width by 280mm
in height (B size) when plotted at a scale of 1:300.

PROPOSED LOT DEPTHS

LOT No.	REQUIRED	PROPOSED	VARIANCE REQUEST
1	30.000	38.243	N/A
2	30.000	38.598	N/A
3	30.000	28.556	1.444
4	30.000	28.547	1.453

