



DEVELOPMENT VARIANCE PERMIT NO. DVP00495

**SPENCER MICHAEL RISPIN
SHANNON JANET AINES
Owner(s) of Land (Permittee)**

**1451 BELFORD 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:

**LOT 6, DISTRICT LOT 14, NEWCASTLE RESERVE, SECTION 1,
NANAIMO DISTRICT, PLAN 10848
PID NO. 005-077-133**

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 Survey 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

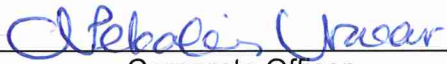
The "City of Nanaimo Bylaw Zoning 2011 No. 4500" is varied as follows:

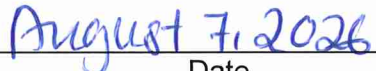
1. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required north side yard setback from 1.5m to 0.1m, as proposed.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Survey, prepared by Bennett Land Surveying Ltd., dated 2022-APR-21, as shown in Schedule B.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 27TH DAY OF JULY, 2026.


Corporate Officer


Date

Nikolina Vracar
Deputy Corporate Officer
City of Nanaimo

Schedule A

Map showing a residential area with streets: Princess Royal Ave, Willow St, Larch St, and Belford Ave. A central block is outlined in blue, and a specific lot within this block is highlighted with a black border and diagonal hatching. The highlighted lot is labeled 1451. Other lots in the area are labeled with numbers such as 1480, 1430, 1430A, 490, 470, 450, 430, 410, 387, 367, 1444, 1410, 1396, 1370, 1300, 490, 470, 450, 430, 410, 380, 360, 350, 1358, 1350, 1340, 1330, 1320, 1310, 1300, 1290, 1280, 1270, 1260, 1250, 1240, 1230, 1220, 1210, 1200, 1190, 1180, 1170, 1160, 1150, 1140, 1130, 1120, 1110, 1100, 1090, 1080, 1070, 1060, 1050, 1040, 1030, 1020, 1010, 1000, 990, 980, 970, 960, 950, 940, 930, 920, 910, 900, 890, 880, 870, 860, 850, 840, 830, 820, 810, 800, 790, 780, 770, 760, 750, 740, 730, 720, 710, 700, 690, 680, 670, 660, 650, 640, 630, 620, 610, 600, 590, 580, 570, 560, 550, 540, 530, 520, 510, 500, 490, 480, 470, 460, 450, 440, 430, 420, 410, 400, 390, 380, 370, 360, 350, 340, 330, 320, 310, 300, 290, 280, 270, 260, 250, 240, 230, 220, 210, 200, 190, 180, 170, 160, 150, 140, 130, 120, 110, 100, 90, 80, 70, 60, 50, 40, 30, 20, 10, 0. The map also shows various zoning designations: R5, R1, CS1, and R8. The highlighted lot 1451 is located on the east side of Willow St, between Princess Royal Ave and Belford Ave. The lot is shaded with diagonal lines and has a black border. The surrounding lots are outlined in blue. The streets are labeled in black text. The zoning designations are in blue text. The map is oriented with North at the top.



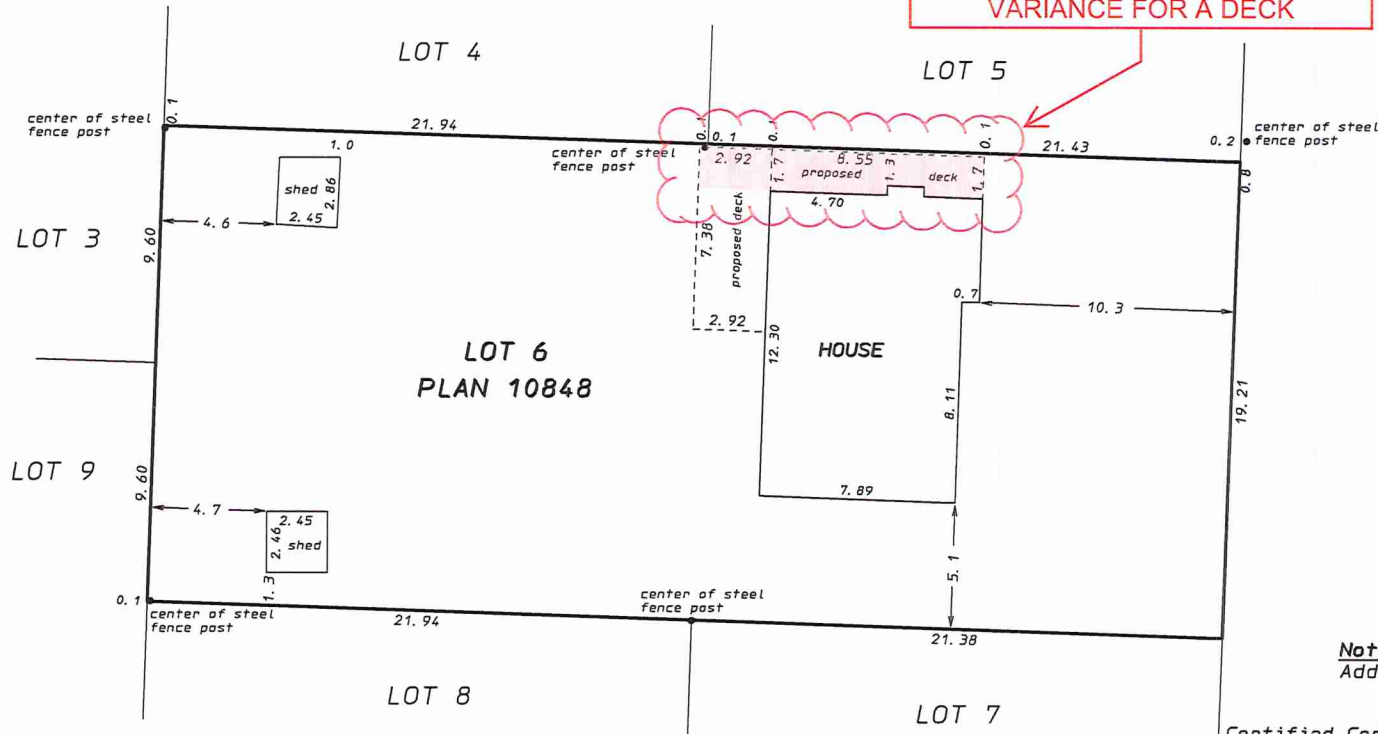
 1451 BELFORD AVENUE

SURVEY PLAN

**B. C. LAND SURVEYOR'S CERTIFICATE OF LOCATION
OF BUILDINGS ON LOT 6, PLAN 10848,
SECTION 1, NANAIMO DISTRICT.**

SCALE = 1: 250

All distances are in metres.



Note: July 15, 2026.
Added proposed deck.

Certified Correct

George
Smythies
HKVC81

Digitally signed by George
Smythies HKVC81
DN: c=CA, cn=George Smythies
HKVC81, o=BC Land Surveyor,
ou=Verify ID at www.juricert.com/
LKUP.cfm?id=HKVC81
Date: 2026.07.15 13:26:01 -0700

B. C. L. S.

This document is not valid unless
originally signed and sealed.

Bennett Land Surveying Ltd.®

B. C. Land Surveyors & Planners
Nanaimo, B. C.

Date: April 21, 2022.

File: 5-NM-1-16B (110561)

RECEIVED
DVP495
2026-JUL-15
Current Planning