CITY OF NANAIMO
THE HARBOUR CITY

DEVELOPMENT VARIANCE PERMIT NO. DVP00497

BRANDON MICHAEL BUTT
Owner(s) of Land (Permittee)

1305 WADDINGTON ROAD
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, BLOCK 18, DISTRICT LOT 97G, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 1712
   PID NO. 006-988-431

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 flanking side yard setback along Oakley Crescent from 4.0m to 1.8m, for a single residential dwelling.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Survey, prepared by Harbour City Land Surveying Ltd., dated 2026-SEP-14, as shown in Schedule B.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE **5TH** DAY OF **OCTOBER**, **2026**.

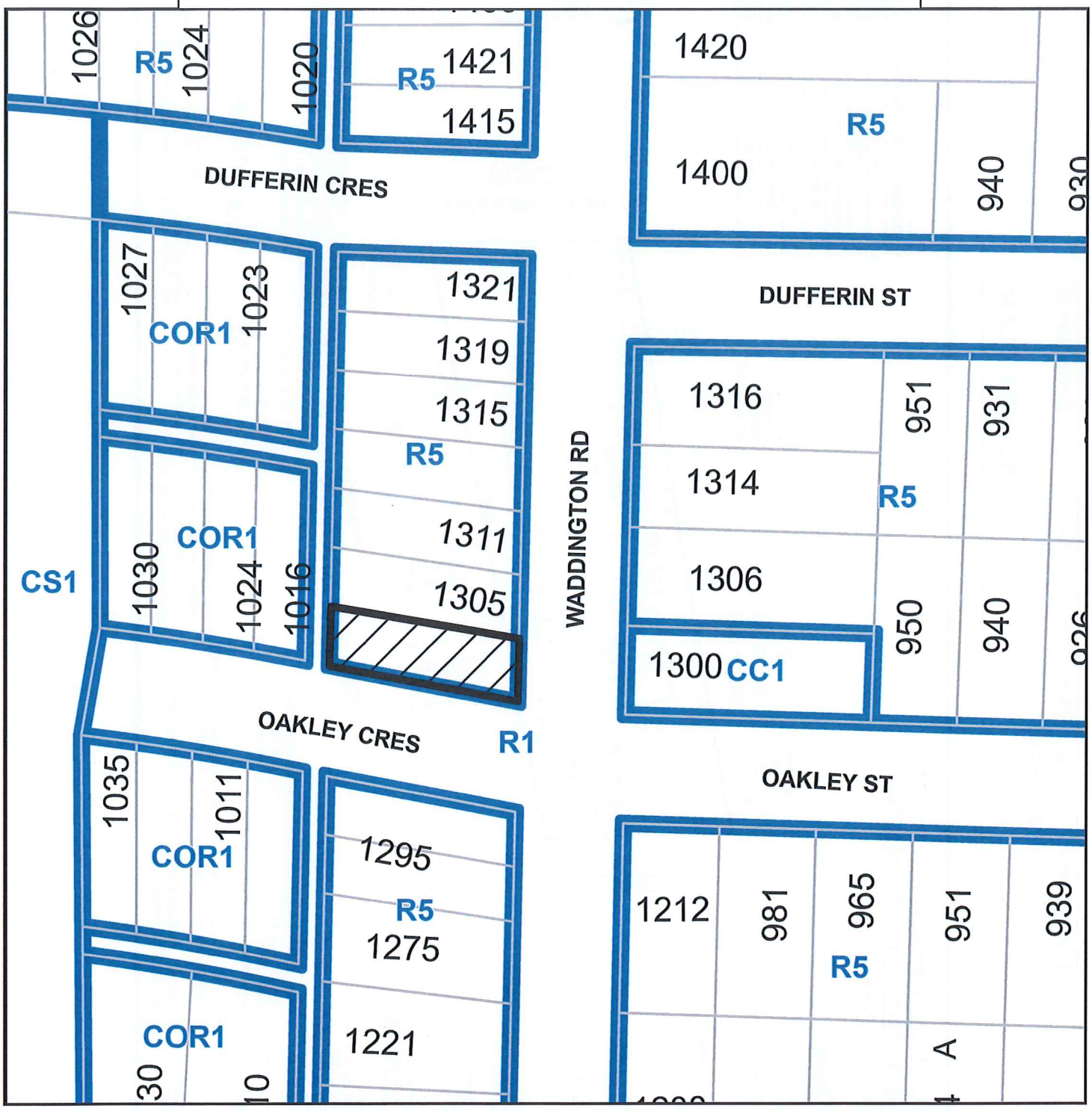
Sheila Gurrie
Corporate Officer

October 16, 2026
Date

Sheila Gurrie
Corporate Officer
City of Nanaimo

Development Variance Permit No. DVP00497 **Schedule A**
1305 Waddington Road

SUBJECT PROPERTY MAP



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1305 WADDINGTON ROAD

Development Variance Permit No. DVP00497 **Schedule B**
1305 Waddington Road

SURVEY PLAN

B.C. LAND SURVEYOR'S CERTIFICATE OF PROPOSED LOCATION ON:
LOT 1, BLOCK 18, DISTRICT LOT 97G, NEWCASTLE RESERVE
SECTION 1, NANAIMO DISTRICT, PLAN 1712.

0 2.5 5.0 7.5 10.0 12.5 15.0

ALL DISTANCES AND ELEVATIONS ARE IN METRES AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

THE INTENDED PLOT SIZE OF THIS PLAN IS 356 mm IN WIDTH BY 216 mm IN HEIGHT (LEGAL SIZE) WHEN PLOTTED AT A SCALE OF 1:250.

LOT DIMENSIONS ARE DERIVED FROM FIELD SURVEY.

CIVIC ADDRESS: 1305 WADDINGTON ROAD, NANAIMO.

PID: 006-988-431 ZONING: R5.

HOUSE DESIGN FROM COASTAL CONCEPTS DESIGN. DRAWINGS DATES AUGUST 31, 2026.

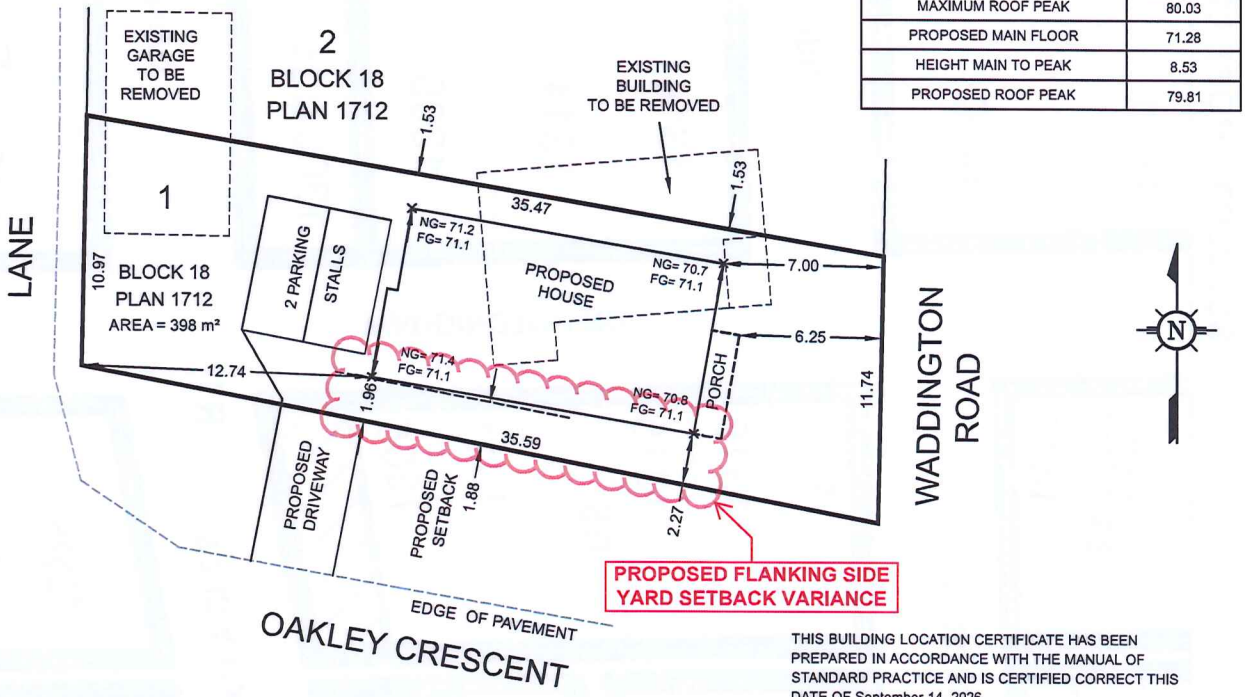
ELEVATION DATUM IS DERIVED FROM OBSERVATION TO GEODETIC MONUMENT 77H5282. MONUMENT ELEVATION = 68.304.

FG 71.1 DENOTES TYPICAL SPOT ELEVATION OF PROPOSED FINISHED GRADE (FG) IN CONFORMANCE WITH THE CITY OF NANAIMO ZONING BYLAW.

NG 70.7 DENOTES TYPICAL SPOT ELEVATION OF NATURAL GRADE (NG) IN CONFORMANCE WITH THE CITY OF NANAIMO ZONING BYLAW.

THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND/OR PROPOSED IMPROVEMENT(S) SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S). THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENT(S) RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S). THIS PLAN IS NOT TO BE USED TO RE-ESTABLISH BOUNDARY LINES.

MAXIMUM HOUSE HEIGHT CALCULATION	
MEAN FG	71.10
MEAN FLG/NG	71.03
MAXIMUM HEIGHT PER BYLAW	9.0
MAXIMUM ROOF PEAK	80.03
PROPOSED MAIN FLOOR	71.28
HEIGHT MAIN TO PEAK	8.53
PROPOSED ROOF PEAK	79.81



Harbour City Land Surveying Ltd.
1825 LATIMER ROAD
NANAIMO BC V9S 5H2
PHONE: 250-758-4180

© 2026
DRAWING: 17080 HS SEP 14 2026.DWG
BASE DRAWING: 17080 BASEPLAN.DWG
LAYOUT: 1

THE SIGNATORY 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.

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES, INTERESTS AND LEGAL NOTATIONS AS SHOWN ON TITLE NO: FB281557.

THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

THE UNDERSIGNED CONFIRMS THAT HE HAS BEEN RETAINED BY JAMES TONSI TO PROVIDE FOUNDATION LAYOUT IN ACCORDANCE WITH THE FOUNDATION LOCATION SHOWN ON THIS PLAN.

RECEIVED
DVP497
2026-SEP-14
Current Planning

THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS DATE OF September 14, 2026.

Height and Variance Survey

2026-09-14

ANDRÉ MCNICOLL B.C.L.S.
THIS DOCUMENT IS INVALID UNLESS ELECTRONICALLY SIGNED.