


**Attachment 2**  
**Draft Development Variance Permit**

 <p><b>REGIONAL DISTRICT OF NANAIMO</b></p>	<p style="text-align: right;"><b>PLANNING &amp; DEVELOPMENT</b></p> <p style="text-align: right;"><b>6300 Hammond Bay Road, Nanaimo, BC V9T 6N2</b> <b>250-390-6510 or 1-877-607-4111</b> <a href="http://www.rdn.bc.ca">www.rdn.bc.ca</a></p> <p style="text-align: right;"><b>DEVELOPMENT VARIANCE PERMIT NO. PL2021-168</b></p>
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**To:** ("Permittee") Mathew Stephen Patterson

**Mailing Address:** Mathew Patterson  
3046 Hillview Road  
Lantzville, BC  
V0R 2H0

1. Except as varied or supplemented by this permit, the development variance permit is issued subject to compliance with all applicable bylaws and provincial and federal statutes and regulations.
2. This development variance permit applies only to those lands within the Regional District of Nanaimo described below, and all buildings, structures and other development thereon:

**Legal Description:** Lot 17, District Lot 117, Nanoose District, Plan 10367 ("Lands")

**Civic Address:** 3046 Hillview Road **P.I.D.:** 005-188-997

3. The Lands shall be developed strictly in accordance with the terms and conditions of this permit.
4. The Permittee, as a condition of issuance of this permit, agrees to comply with the conditions of Schedule 1, which is attached to and forms part of this permit.
5. The Permittee, as a condition of issuance of this permit, agrees to develop the Lands in substantial compliance with the plans and specifications included in Schedules 1, 2, and 3, which are attached to and form part of this permit.
6. With respect to the Lands, "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" is varied as outlined in Schedules 1 and 2, which are attached to and form part of this permit.
7. Subject to the terms of the permit, if the Permittee does not substantially start construction with respect to which the permit was issued within two years after the date it is issued, the permit shall lapse in accordance with Section 504 of the *Local Government Act*.
8. This permit prevails over the provisions of the bylaw in the event of conflict.
9. The RDN shall file the notice in the Land Title Office at Victoria under Section 503 of the *Local Government Act*, and upon such filing the terms of this permit or any amendment hereto shall be binding upon all persons who acquire an interest in the Lands affected by this permit.
10. This permit is not a building permit.

Authorizing Resolution to issue passed by the Board this 26<sup>th</sup> day of July, 2022.

**Schedule 1**  
**Terms and Conditions of Permit**

The following sets out the terms and conditions of Development Variance Permit No. PL2021-168:

Bylaw No. 500, 1987 Variances

With respect to the lands, “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987”, is varied as follows:

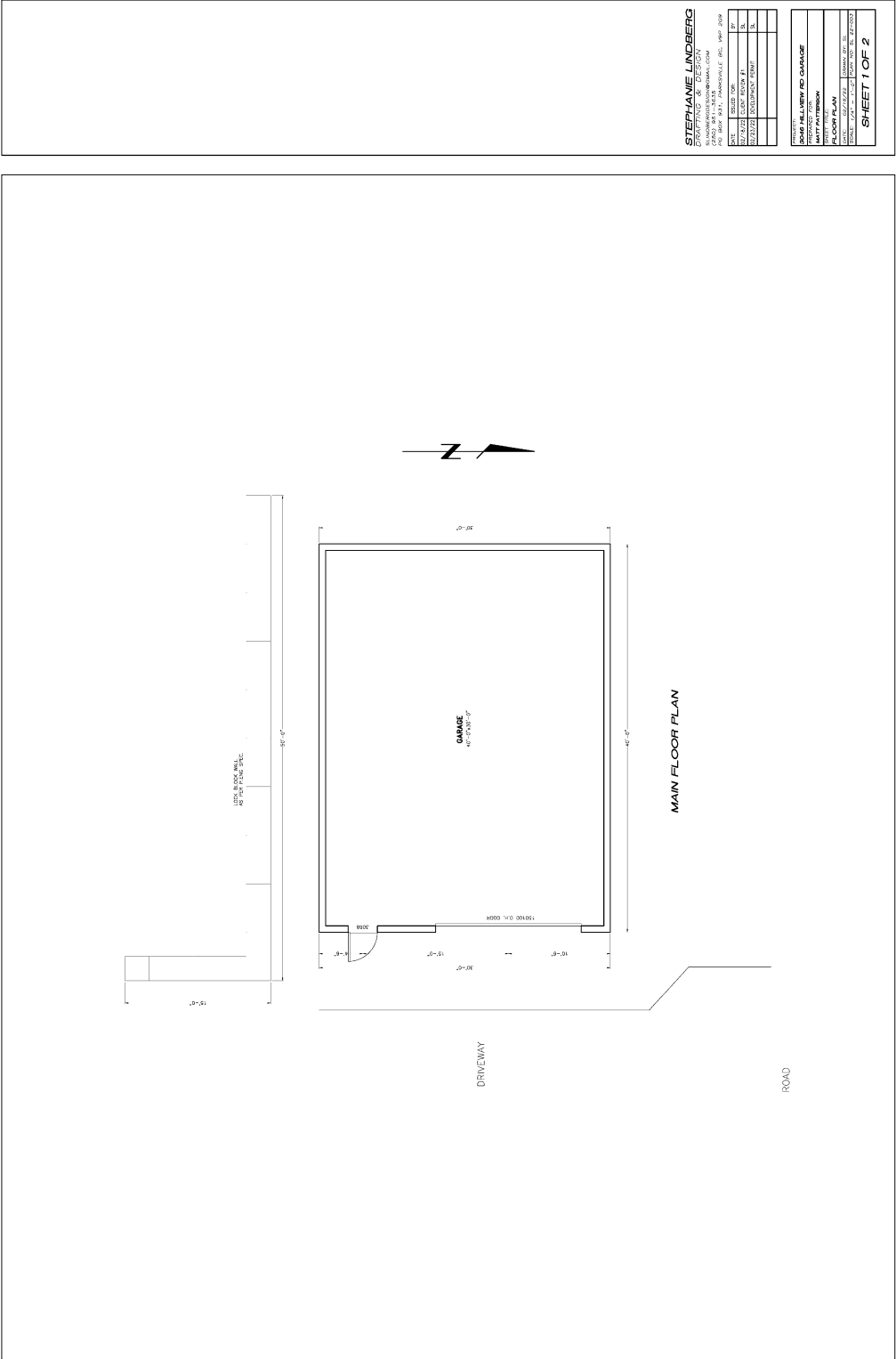
**Section 3.4.61 – Minimum Setback Requirements** to reduce the minimum front lot line setback from 8.0 metres to 4.0 metres.

Condition of Approval

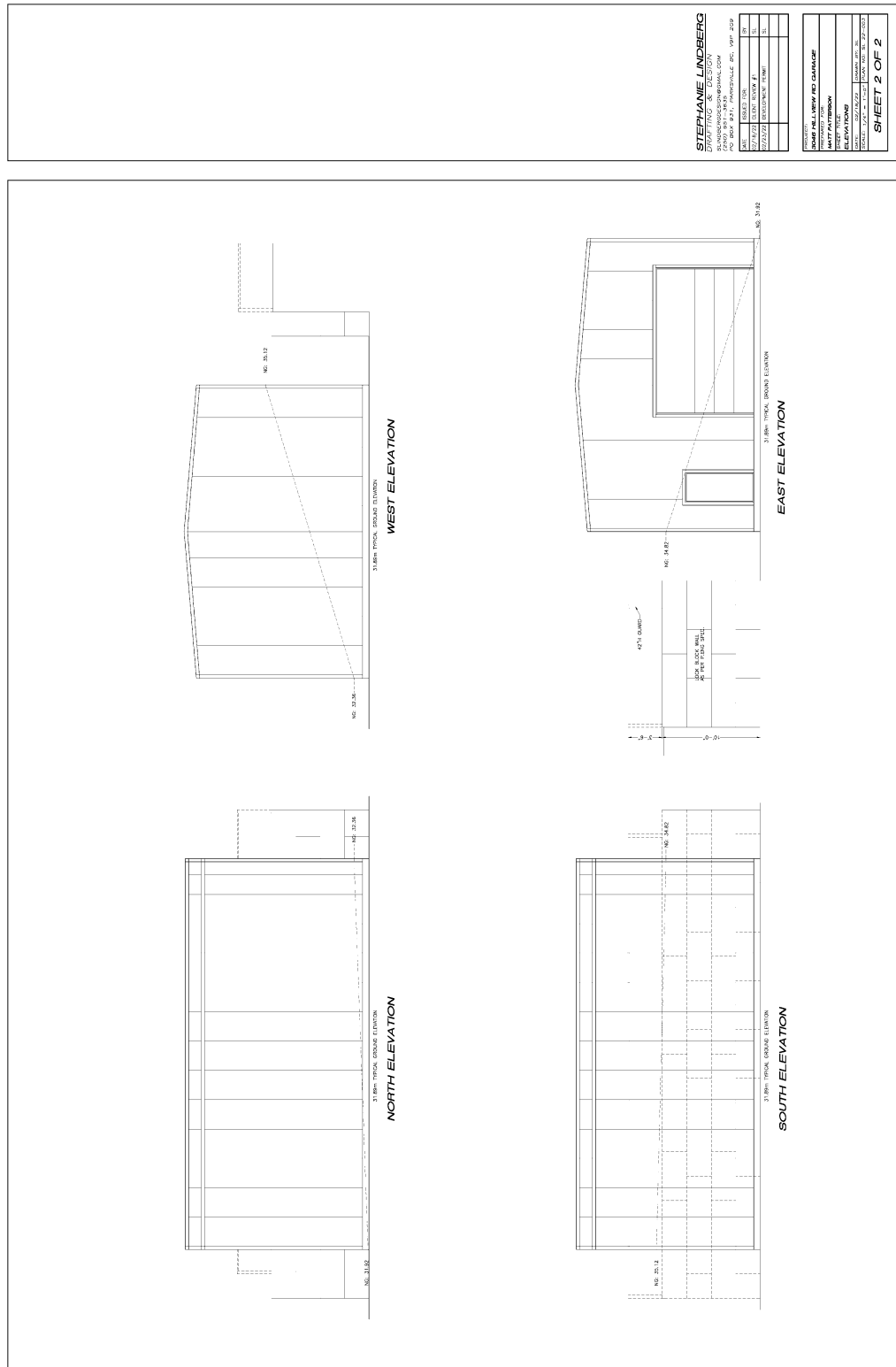
1. That the Lands are developed:
  - a. in accordance with the Site Plan prepared by J.E. Anderson & Associates, dated September 8, 2021, and attached as Schedule 2.
  - b. in general compliance with the plans and elevations prepared by Metallic Building Company, dated April 15, 2021, and attached as Schedule 3.
  - c. in general compliance with the plans and elevations prepared by Stephanie Lindberg Drafting and Design, dated February 18, 2022, and attached as Schedule 3
  - d. in accordance with the Geotechnical Assessment prepared by Lewkowich Engineering Associates Ltd., dated June 13, 2022.
2. The property owner shall obtain other necessary permits for construction within the Regional District of Nanaimo Building Regulations.



Schedule 3  
Building Plans and Elevations  
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