


**Attachment 2  
Draft Development Variance Permit**

 <p><b>REGIONAL DISTRICT OF NANAIMO</b></p>	<p style="text-align: right;"><b>PLANNING AND 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> <b><u><a href="http://www.rdn.bc.ca">www.rdn.bc.ca</a></u></b></p> <p style="text-align: right;"><b>DEVELOPMENT VARIANCE PERMIT NO. PL2022-140</b></p>
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**To:** ("Permittee") Craig Alan Strawson

**Mailing Address:** Craig Strawson, 2860 Wildberry Road, Ladysmith, BC V9G 1C7

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 14, Section 4, Ranges 6 and 7, Cedar District, Plan 22613 ("Lands")

Civic Address: 2860 Wildberry Road P.I.D.: 003-280-594

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 2, 3, and 4, 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 XX day of January, Year.

## **Schedule 1**

### **Terms and Conditions of Permit**

The following sets out the terms and conditions of Development Variance Permit No. PL2022-140:

#### Bylaw No. 500, 1987 Variance

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

1. **Section 3.4.84 – Maximum Number and Size of Buildings and Structures** to increase the maximum building height from 9.0 metres to 9.3 metres for a detached accessory building only as shown on Schedule 2.

#### Conditions of Approval

1. The Lands are developed in accordance with the Survey Plan prepared by Turner & Associates Land Surveying, dated June 17, 2022, and attached as Schedule 2.
2. The Lands are developed in general compliance with the plans and elevations prepared by MBG Buildings Inc., dated April 1, 2021, and attached as Schedule 3.
3. The Lands are developed in general compliance with with Landscaping Plan attached as Schedule 4.

## Schedule 2 Survey Plan with Variance

B.C. LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE ON:  
LOT 14, SECTION 4, RANGES 6 AND 7,  
CEDAR DISTRICT, PLAN 22613.

P.I.D. 003-280-594

Civic Address: 2860 WILDBERRY ROAD

This document was prepared for municipal and mortgage purposes  
and is for the exclusive use of our client, CRAIG STRAUSSON.

This document shows the relative location of the surveyed structures  
and features with respect to the boundaries of the parcel described above.

This document shall not be used to define property lines or property corners.

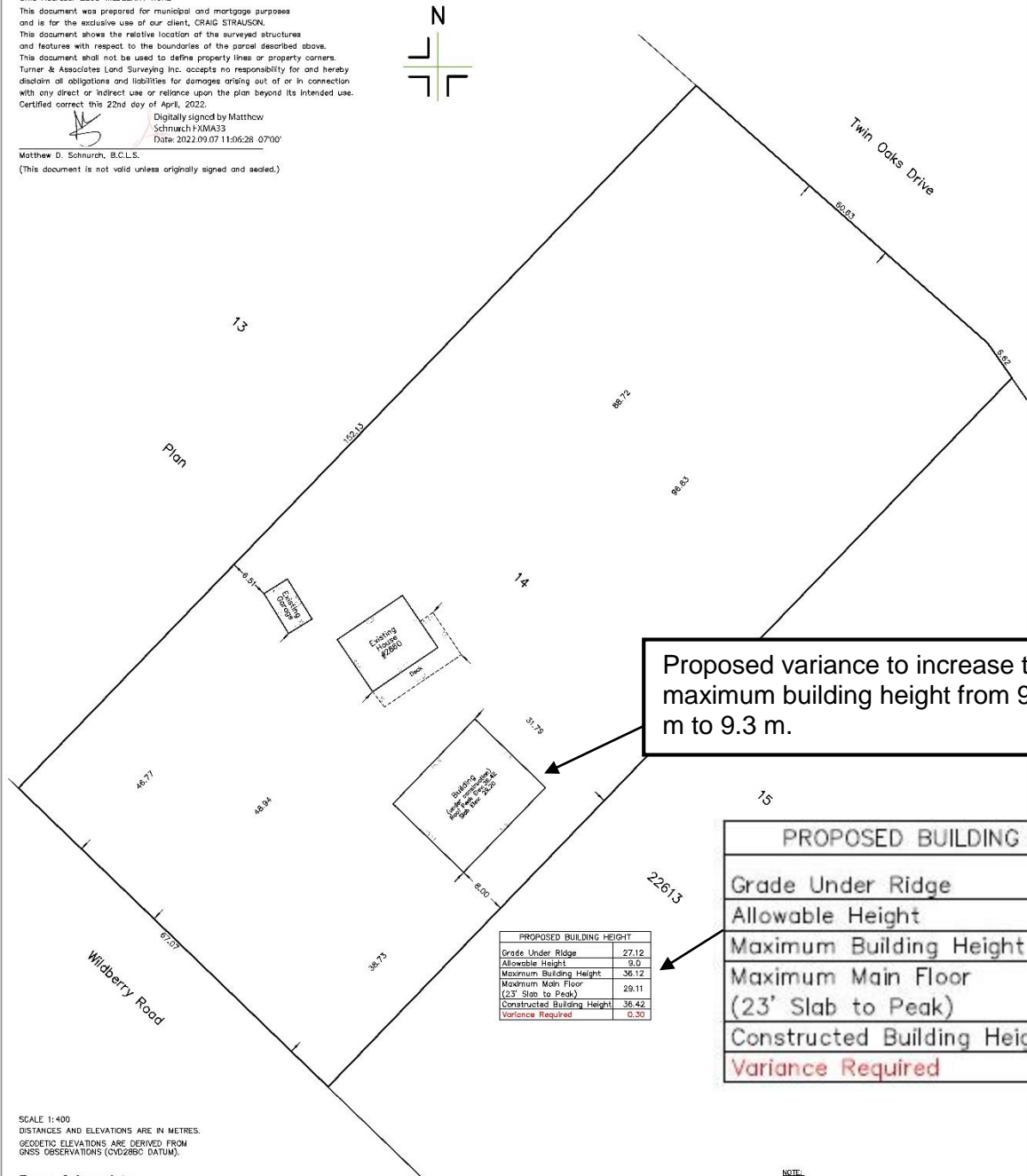
Turner & Associates Land Surveying Inc. accepts no responsibility for and hereby  
disclaims all obligations and liabilities for damages arising out of or in connection  
with any direct or indirect use or reliance upon the plan beyond its intended use.

Certified correct this 22nd day of April, 2022.

Digitally signed by Matthew  
Schmurch+309A53  
Date: 2022.09.07 11:06:28 -0700

Matthew D. Schmurch, B.C.L.S.

(This document is not valid unless originally signed and sealed.)



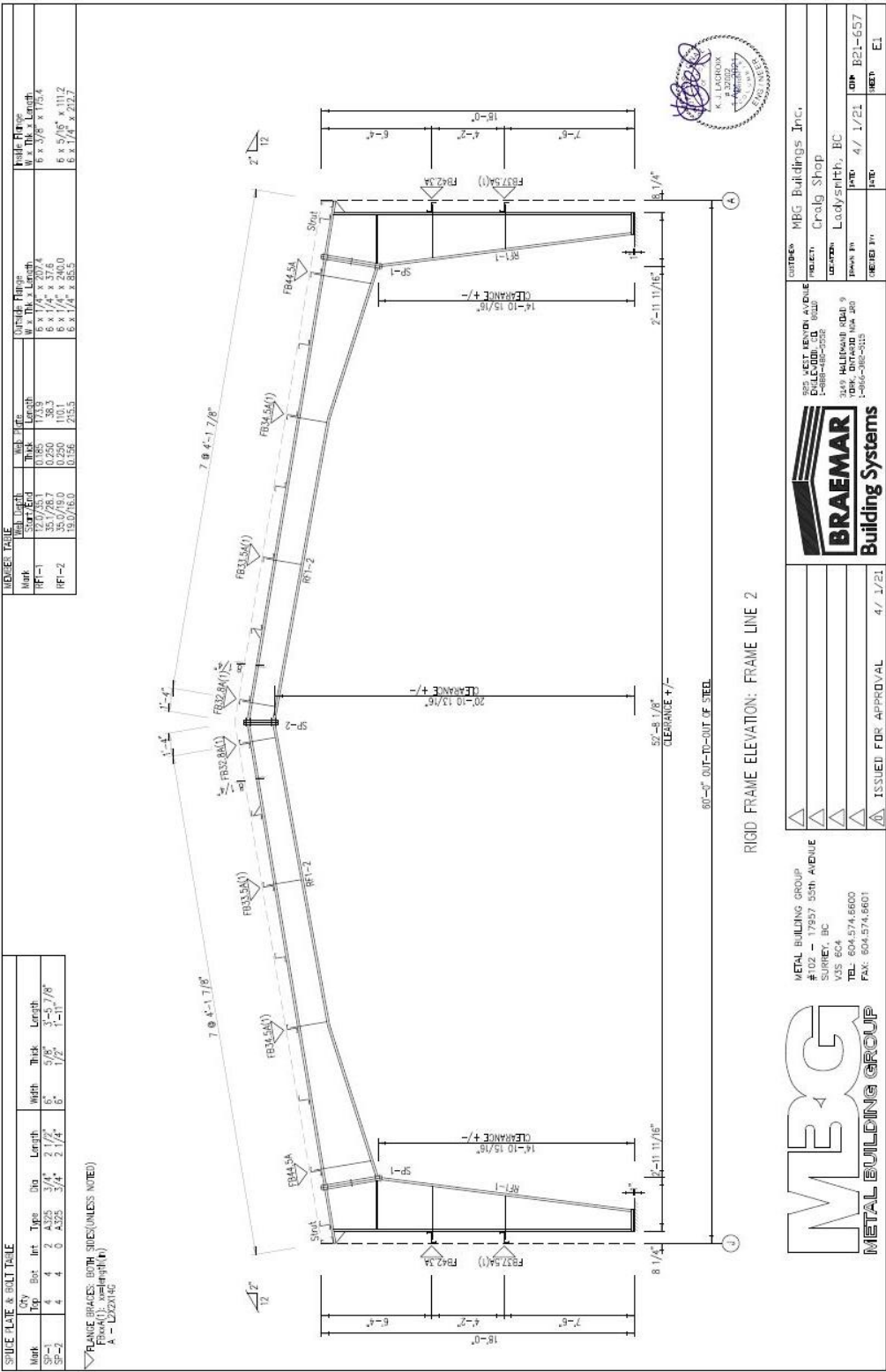
SCALE 1:400  
DISTANCES AND ELEVATIONS ARE IN METRES.  
GEODETIC ELEVATIONS ARE DERIVED FROM  
GNSS OBSERVATIONS (CVD28BC DATUM).

Turner & Associates  
Land Surveying  
435 Terminal Avenue North  
Nanaimo, B.C.  
V9S 4J8  
250-753-9778  
www.turnersurveys.ca  
File: 14-073-14

NOTE:  
THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE  
FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS  
AND INTERESTS:  
WTR300 & 305408C  
THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE  
NOTED DOCUMENTS.

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# Schedule 3 Building Plans and Elevations



RIGID FRAME ELEVATION: FRAME LINE 2

**METAL BUILDING GROUP**  
4100 - 17937 35th AVENUE  
SUITE 100  
VANCOUVER, BC  
V5S 6C4  
TEL: 604.574.6600  
FAX: 604.574.6601

**BRAEMAR**  
Building Systems

**OWNER:** MEG Buildings Inc.  
**ARCHITECT:** Craig Shop  
**LOCATION:** Ladysmith, BC  
**PROJECT NO:** 4/ 1/21  
**DATE:** 4/ 1/21

**ISSUED FOR APPROVAL** 4/ 1/21

**320 VICT KENDAL AVENUE**  
**DILLICOURT RD**  
**COQUITLAM, BC**  
**V3C 2K8**  
**1-866-286-5125**

**DATE:** 4/ 1/21  
**BY:** E21-657  
**REV:** E1

## Schedule 4 Landscaping Plan

