


**Attachment 2  
Draft Development Variance Permit**

 <p><b>REGIONAL DISTRICT OF NANAIMO</b></p>	<p><b>DEVELOPMENT AND EMERGENCY SERVICES</b></p> <p><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><b>DEVELOPMENT VARIANCE PERMIT NO. PL2023-075</b></p>
--	---

**To:** ("Permittee") Sandy Maria Steinwender and Barry Roger Orr

**Mailing Address:** c/o Tim Rann, 3387 Blueback Drive, Nanoose Bay, BC, V9P 9H9

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 11, Block 1, District Lot 9, Newcastle District, Plan 15370 ("Lands")

Civic Address: 1021 Surfside Drive P.I.D.: 002-480-883

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 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, 2 and 3, 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 27<sup>th</sup> day of June, 2023.

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

The following sets out the terms and conditions of Development Variance Permit No. PL2023-075:

### Bylaw No. 500, 1987 Variances:

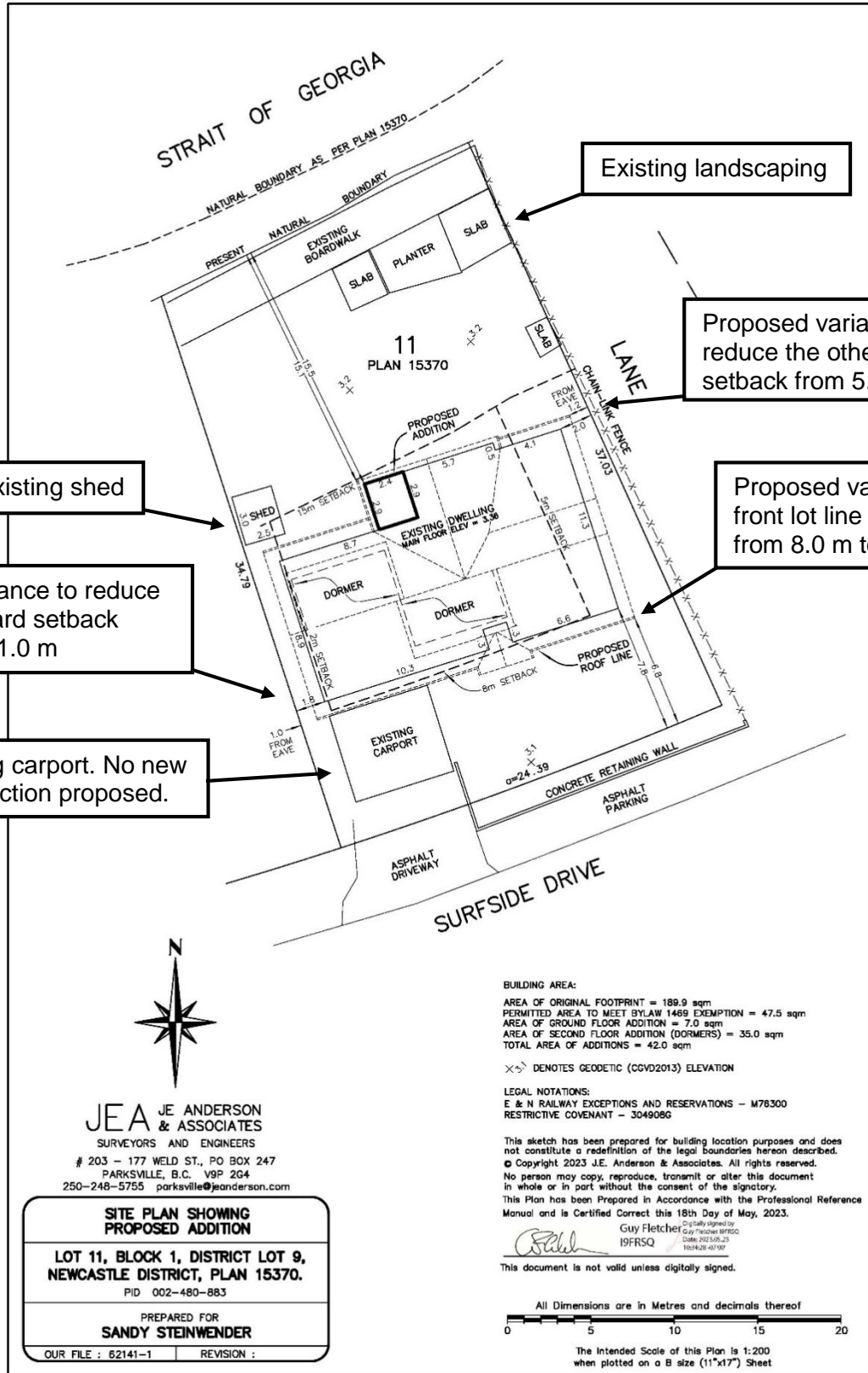
With respect to the Lands, "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" is varied as follows:

1. Section 3.4.62 – Minimum Setback Requirements to reduce the minimum setback requirement for the interior side lot line from 2.0 metres to 1.0 metre.
2. Section 3.4.62 – Minimum Setback Requirements to reduce the minimum setback requirement for the other lot lines from 5.0 metres to 1.2 metres.
3. Section 3.4.62 – Minimum Setback Requirements to reduce the minimum setback requirement for the front lot line from 8.0 metres to 6.8 metres.

### Conditions of Approval

1. The Lands are developed:
  - a. in accordance with the Site Plan prepared by JE Anderson & Associates, dated May 18, 2023, and attached as Schedule 2.
  - b. in general compliance with the plans and elevations prepared by Convergence Drafting Services, dated November 8, 2022, and attached as Schedule 3.
2. The issuance of this permit shall be withheld until the Permittee receives an approval of a setback permit from the Ministry of Transportation and Infrastructure (MOTI) for the proposed construction within the MOTI road right-of-way setback.

## Schedule 2 Site Plan with Variances



**JEA** JE ANDERSON  
& ASSOCIATES  
SURVEYORS AND ENGINEERS  
# 203 - 177 WELD ST., PO BOX 247  
PARKSVILLE, B.C. V9P 2G4  
250-248-5755 parksville@jeanderson.com

**SITE PLAN SHOWING  
PROPOSED ADDITION**

**LOT 11, BLOCK 1, DISTRICT LOT 9,  
NEWCASTLE DISTRICT, PLAN 15370.**

PID 002-480-883

PREPARED FOR  
**SANDY STEINWENDER**

OUR FILE : 62141-1      REVISION :

**BUILDING AREA:**  
AREA OF ORIGINAL FOOTPRINT = 189.9 sqm  
PERMITTED AREA TO MEET BYLAW 1469 EXEMPTION = 47.5 sqm  
AREA OF GROUND FLOOR ADDITION = 7.0 sqm  
AREA OF SECOND FLOOR ADDITION (DORMERS) = 35.0 sqm  
TOTAL AREA OF ADDITIONS = 42.0 sqm

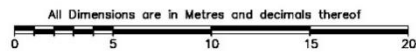
××× DENOTES GEODETIC (CGVD2013) ELEVATION

**LEGAL NOTATIONS:**  
E & N RAILWAY EXCEPTIONS AND RESERVATIONS - M76300  
RESTRICTIVE COVENANT - 304906G

This sketch has been prepared for building location purposes and does not constitute a redefinition of the legal boundaries hereon described.  
© Copyright 2023 J.E. Anderson & Associates. All rights reserved.  
No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.  
This Plan has been Prepared in Accordance with the Professional Reference Manual and is Certified Correct this 18th Day of May, 2023.

Digitally signed by  
Guy Fletcher  
19FRSQ  
Date: 2023.05.25  
16:34:28 -07'00'

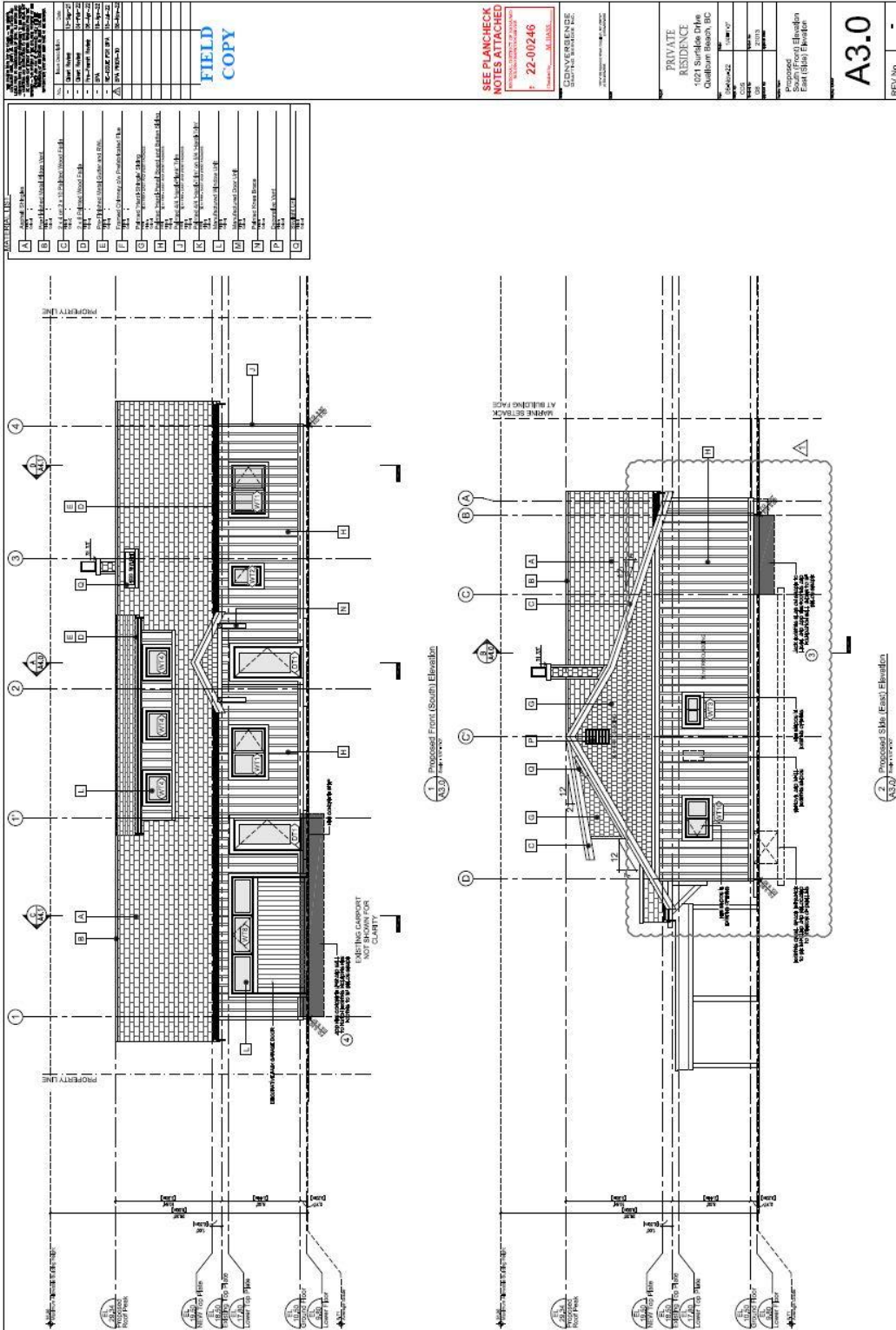
This document is not valid unless digitally signed.



All Dimensions are in Metres and decimals thereof

The Intended Scale of this Plan is 1:200  
when plotted on a B size (11"x17") Sheet

# Schedule 3 Building Plans and Elevations (Page 1 of 4)



A3.0

REV. No. -

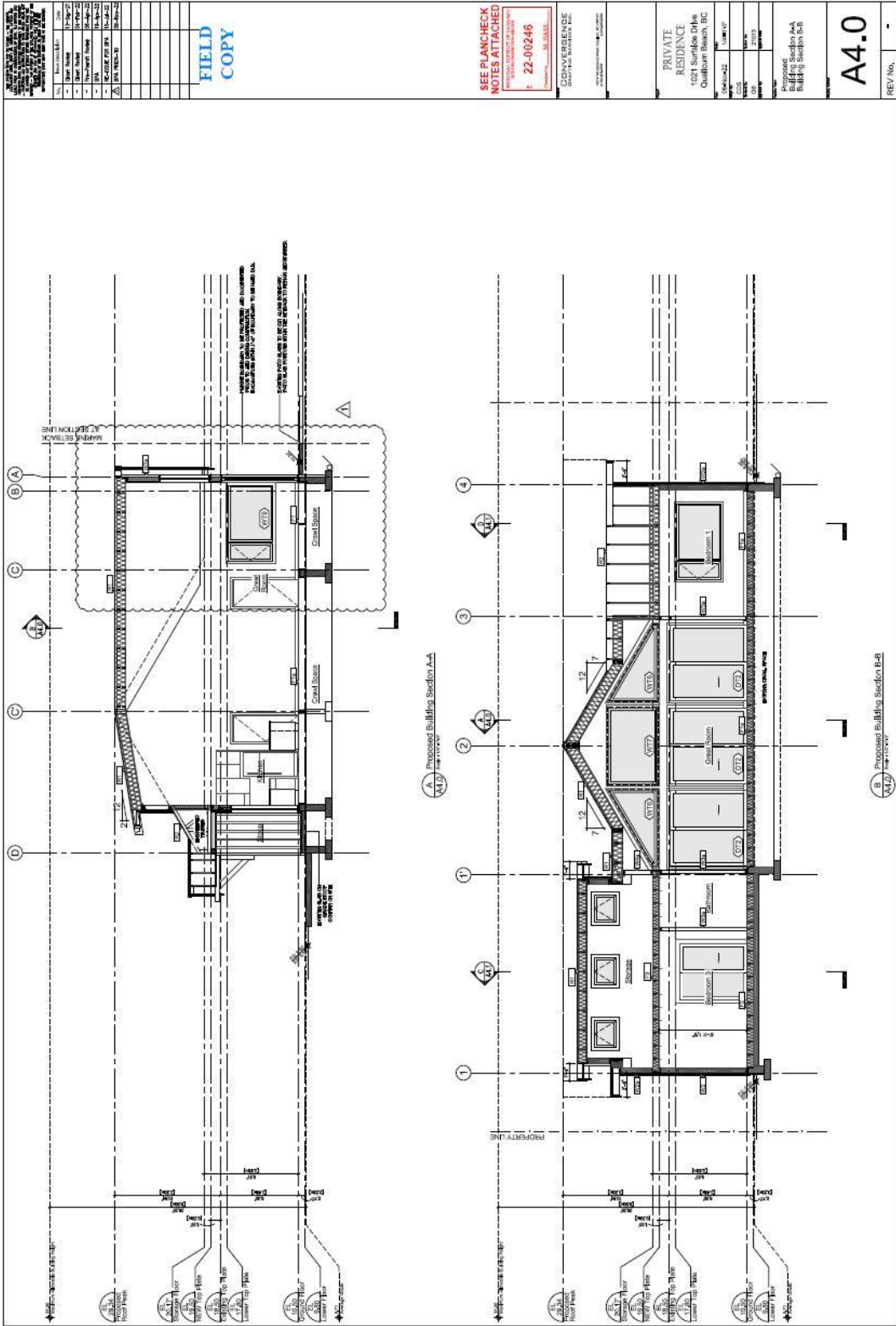
# Schedule 3 Building Plans and Elevations (Page 2 of 4)

<p><b>REVISIONS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>No.</th><th>Description</th><th>Date</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	No.	Description	Date																															<p><b>FIELD COPY</b></p>	<p><b>SEE PLANCHICK NOTES ATTACHED</b></p> <p><b>22-00246</b></p> <p><b>CONDY BRENDEN</b> SOUTH WESTERN ARCHITECTS INC.</p>	<p><b>PRIVATE RESIDENCE</b> 1024 Sunstone Drive Oxley Park Beach, BC</p> <p>DATE: 11/08/22 CDS: [redacted] ISS: [redacted] REV: 2/2023</p>	<p><b>A3.1</b></p> <p>REV No. -</p>
No.	Description	Date																																			

<p><b>NOTES</b></p> <p>1. All elevations shall be in accordance with the BC Building Code.</p> <p>2. All elevations shall be in accordance with the BC Building Code.</p> <p>3. All elevations shall be in accordance with the BC Building Code.</p> <p>4. All elevations shall be in accordance with the BC Building Code.</p> <p>5. All elevations shall be in accordance with the BC Building Code.</p> <p>6. All elevations shall be in accordance with the BC Building Code.</p> <p>7. All elevations shall be in accordance with the BC Building Code.</p> <p>8. All elevations shall be in accordance with the BC Building Code.</p> <p>9. All elevations shall be in accordance with the BC Building Code.</p> <p>10. All elevations shall be in accordance with the BC Building Code.</p> <p>11. All elevations shall be in accordance with the BC Building Code.</p> <p>12. All elevations shall be in accordance with the BC Building Code.</p> <p>13. All elevations shall be in accordance with the BC Building Code.</p> <p>14. All elevations shall be in accordance with the BC Building Code.</p> <p>15. All elevations shall be in accordance with the BC Building Code.</p> <p>16. All elevations shall be in accordance with the BC Building Code.</p> <p>17. All elevations shall be in accordance with the BC Building Code.</p> <p>18. All elevations shall be in accordance with the BC Building Code.</p> <p>19. All elevations shall be in accordance with the BC Building Code.</p> <p>20. All elevations shall be in accordance with the BC Building Code.</p>	<p style="text-align: center;"><b>Proposed Rear (North) Elevation</b></p> <p style="text-align: center;"><b>Proposed Side (West) Elevation</b></p>	<p>1 2 3 4</p> <p>A B C D E F G H I J K L M N O P Q R S T U V W X Y Z</p>
--	--	---

# Schedule 3 Building Plans and Elevations (Page 3 of 4)



# Schedule 3 Building Plans and Elevations (Page 4 of 4)

