


**Attachment 2
Draft Development Variance Permit**

 <p>REGIONAL DISTRICT OF NANAIMO</p>	<p>DEVELOPMENT AND EMERGENCY SERVICES</p> <p>6300 Hammond Bay Road, Nanaimo, BC V9T 6N2 250-390-6510 or 1-877-607-4111 www.rdn.bc.ca</p> <p>DEVELOPMENT VARIANCE PERMIT NO. PL2023-046</p>
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To: ("Permittee") 537781 B.C. LTD., Inc. No. 537781

Mailing Address: c/o Brian Gregg, SitePath Consulting Ltd. PO Box 20138, Vancouver RPO, Fairview, BC V5Z 0C1

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 6, District Lot 20, Newcastle District, Plan 6469 ("Lands")

Civic Address: 210 Cochrane Road P.I.D.: 005-824-222

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 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 XXth day of Month, 20XX.

Schedule 1

Terms and Conditions of Permit

The following sets out the terms and conditions of Development Variance Permit No. PL2023-046:

Bylaw No. 500, 1987 Variance:

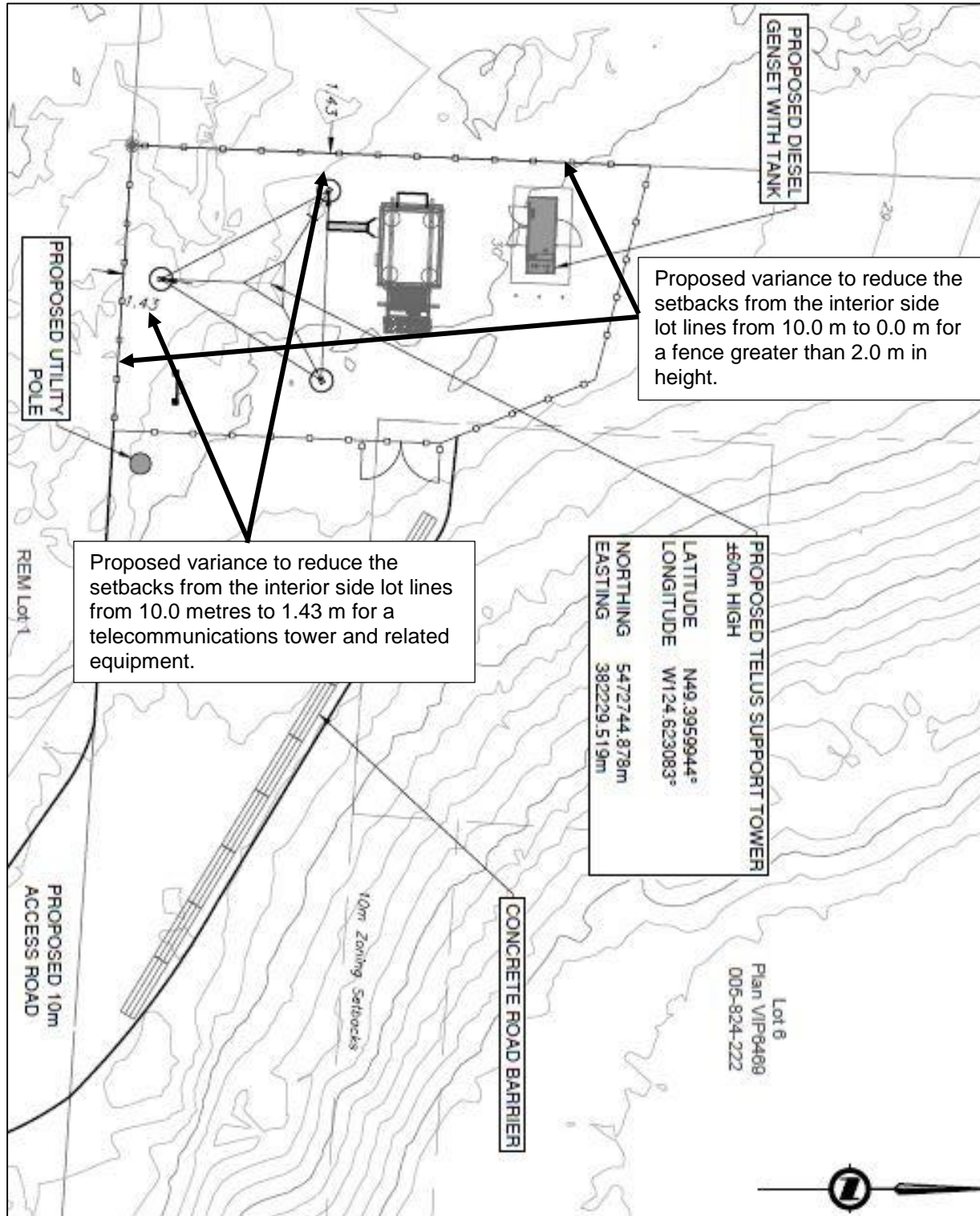
With respect to the Lands, “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987” is varied as follows:

- **Section 3.4.32 – Minimum Setback Requirements** to reduce the minimum setbacks from 10.0 metres to 0.0 metres from the interior side lot lines in the southwest corner of the subject property for a fence greater than 2.0 metres in height for a telecommunications tower compound.
- **Section 3.4.32 – Minimum Setback Requirements** to reduce the minimum setbacks from 10.0 metres to 1.43 metres from the interior side lot lines in the southwest corner of the subject property for a telecommunications tower and related equipment within the telecommunications tower compound.

Conditions of Approval

1. The Lands are developed:
 - a. in accordance with the Site Survey prepared by 3D Geomatics Land Surveying, dated February 28, 2023, and attached as Schedule 2.
 - b. in general compliance with the plans and elevations prepared by Roehampton West, dated June 20, 2023, and attached as Schedule 3.

Schedule 2
Site Survey with Variance - Detail
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RADIO ANTENNA SCHEDULE

#	ELEV. (m)	QTY.	MODEL	ANTENNA/EQUIPMENT	QTY.	1x LINE	LENGTH	OWNER	STATUS
1	±48.3	6	TD00V TD04-60806/1721083-55F	TD07/TB07	72	JUMPERS ±3.0m	TELUS	PROPOSED	
2	±48.0	24	RU/S	-	-	-	TELUS	PROPOSED	
3	±48.0	1/1	MLUP/MLUP	TD07/TB07	1/1	DC & TB ±2.1m	TELUS	PROPOSED	
4	±46.5	3	TD00V TD04-60806/1721083-55F	TD07/TB07	36	JUMPERS ±3.0m	TELUS	PROPOSED	
5	±46.5	12	RU/S	-	-	-	TELUS	PROPOSED	
6	±46.5	3	MLUP/MLUP	TD07/TB07	1/1	DC & TB ±2.1m	TELUS	PROPOSED	
7	±43.5	3	AS/4518RU/406	TD07/TB07	36	JUMPERS ±3.0m	TELUS	PROPOSED	
8	±43.5	12	RU/S	-	-	-	TELUS	PROPOSED	
9	±43.5	1/1	MLUP/MLUP	TD07/TB07	1/1	DC & TB ±2.1m	TELUS	PROPOSED	
10	±40.5	3	TD00V TD04-60806/1721083-55F	TD07/TB07	36	JUMPERS ±3.0m	TELUS	PROPOSED	
11	±40.5	12	RU/S	-	-	-	TELUS	PROPOSED	
12	±40.5	1/1	MLUP/MLUP	-	-	DC & TB ±2.1m	TELUS	PROPOSED	
13	±47.2	1	HP4 - 4' M/M	T.B.D.	1	CAT5E ±48.3m	TELUS	PROPOSED	
14	±46.5	1	HP4 - 4' M/M	T.B.D.	1	CAT5E ±46.5m	TELUS	PROPOSED	

JUMPERS = LD4-1/2" DC-1/2-3/4" FIBER = 3/8"-1/2"

NOTES:

1. TOWER DESIGN IS CONCEPTUAL FOR CONSTRUCTION. OBTAIN SITE SPECIFIC WIND FOR FINAL DESIGN.
2. ALL WORK TO CONFORM TO LATEST CANADIAN STANDARDS.
3. ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
4. DRAWINGS ARE NOT TO BE SCALED.

TELUS

ROEHAMPTON

210 COCKSHAM ROAD, CULCIM BAY, B.C.

TEL: (779) 342-1111

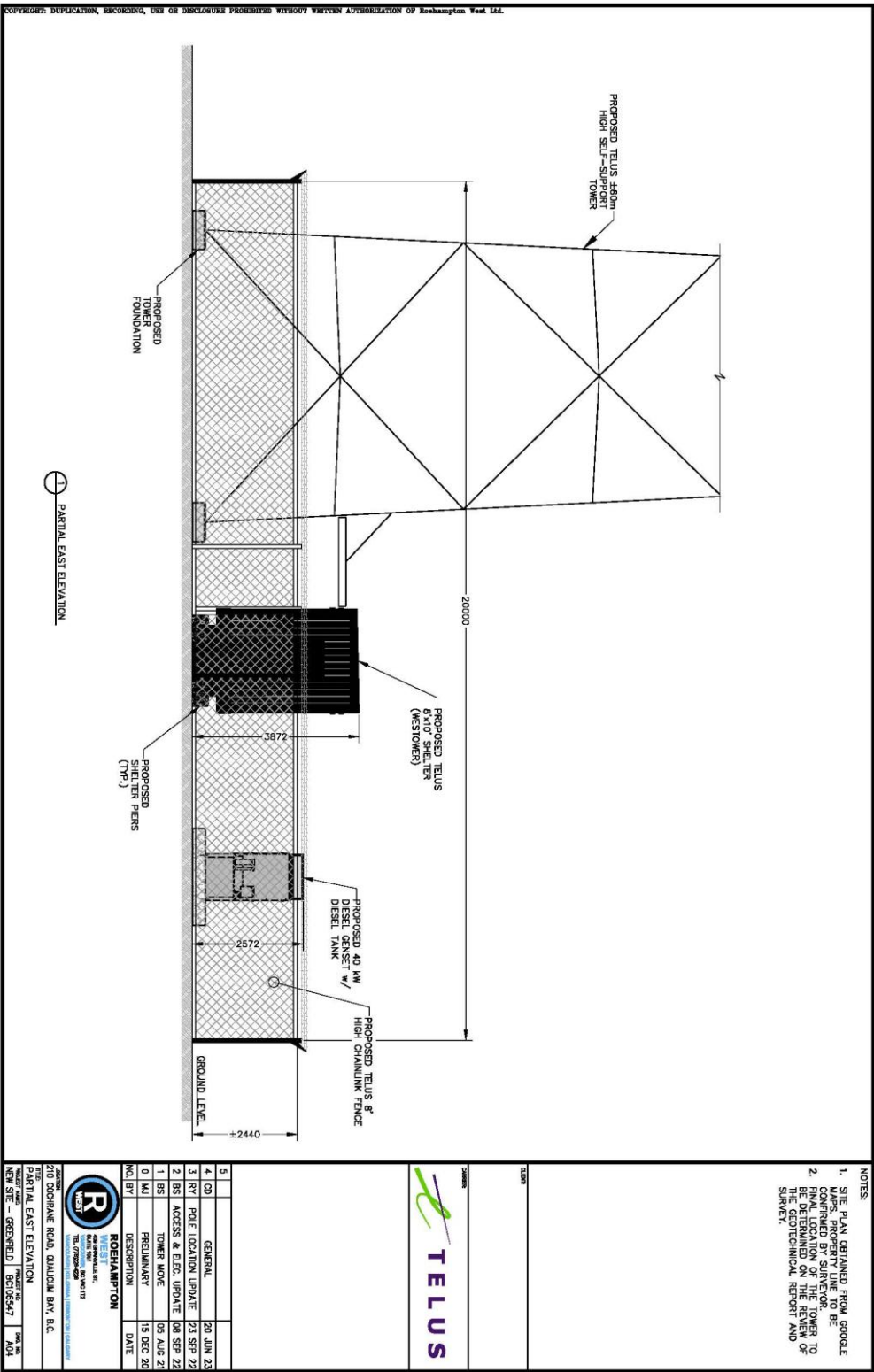
WEST

TEL: (779) 342-1111

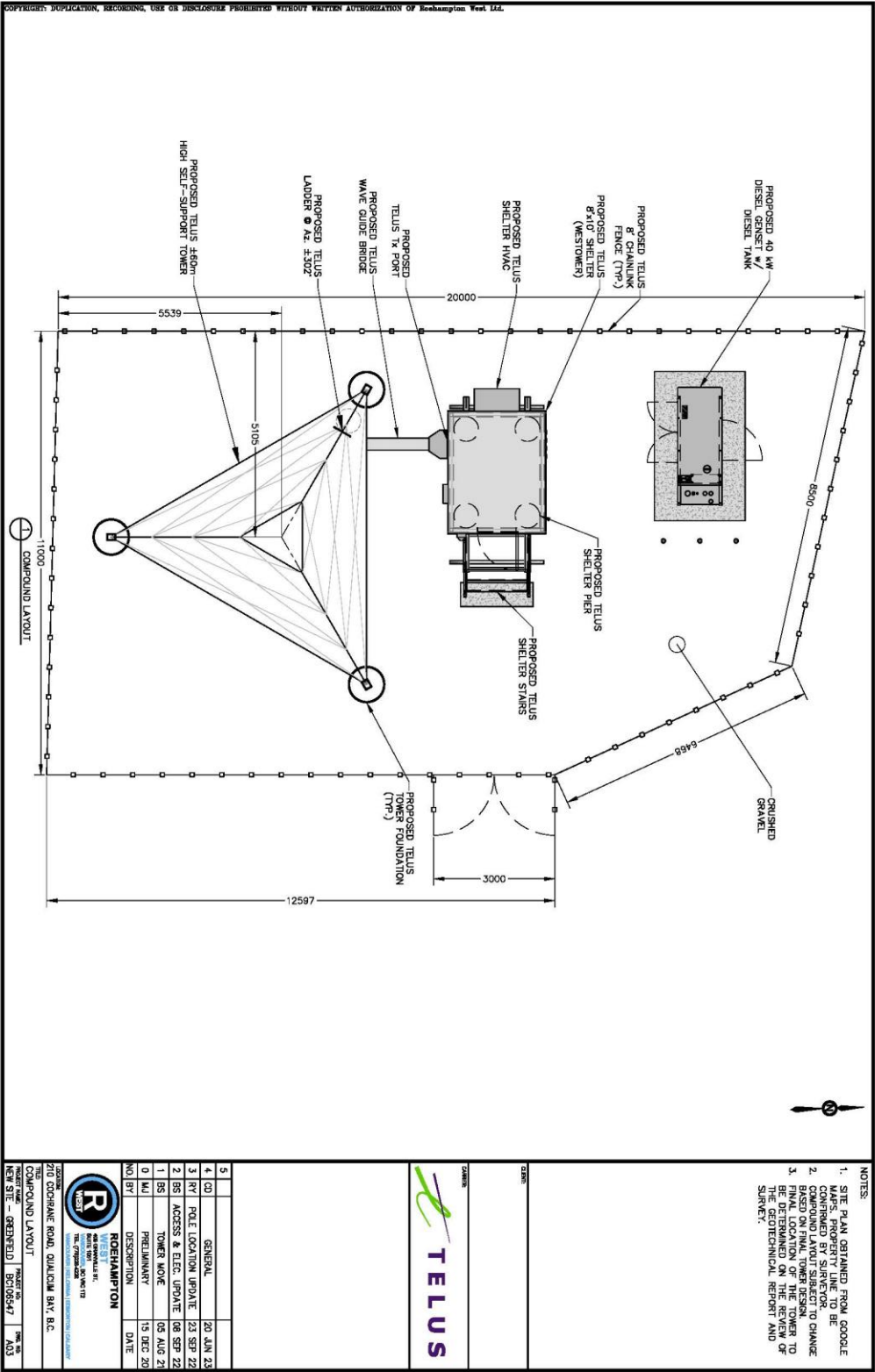
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TEL: (779) 342-1111

Schedule 3
Telecommunications Tower Plans and Elevations
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Schedule 3
Telecommunications Tower Plans and Elevations
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- NOTES:
1. SITE PLAN OBTAINED FROM GOOGLE EARTH. PROPERTY LINE TO BE CONFIRMED BY SURVEYOR.
 2. COMPOUND LAYOUT SUBJECT TO CHANGE. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.