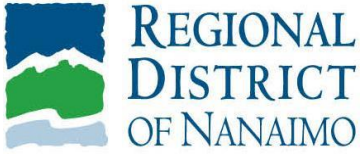


Attachment 2
Draft Development Permit with Variance

	<p style="text-align: center;">DEVELOPMENT AND EMERGENCY SERVICES</p> <p style="text-align: center;">6300 Hammond Bay Road, Nanaimo, BC V9T 6N2 250-390-6510 or 1-877-607-4111 www.rdn.bc.ca</p> <p style="text-align: center;">DEVELOPMENT PERMIT WITH VARIANCE NO. PL2023-050</p>
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To: ("Permittee") Ronald and Carol Elloway

Mailing Address: c/o Rina Knoesen 5177 Gainsburg Road, Bowser BC V0R 1G0

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

Legal Description: Lot 12, District Lot 81, Newcastle District, Plan 1967 ("Lands")

Civic Address: 2295 Widgeon Road **P.I.D.:** 006-694-284

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 to 4, 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 September, 2023.

Schedule 1

Terms & Conditions of Permit

The following sets out the terms and conditions of Development Permit with Variance No. PL2023-050:

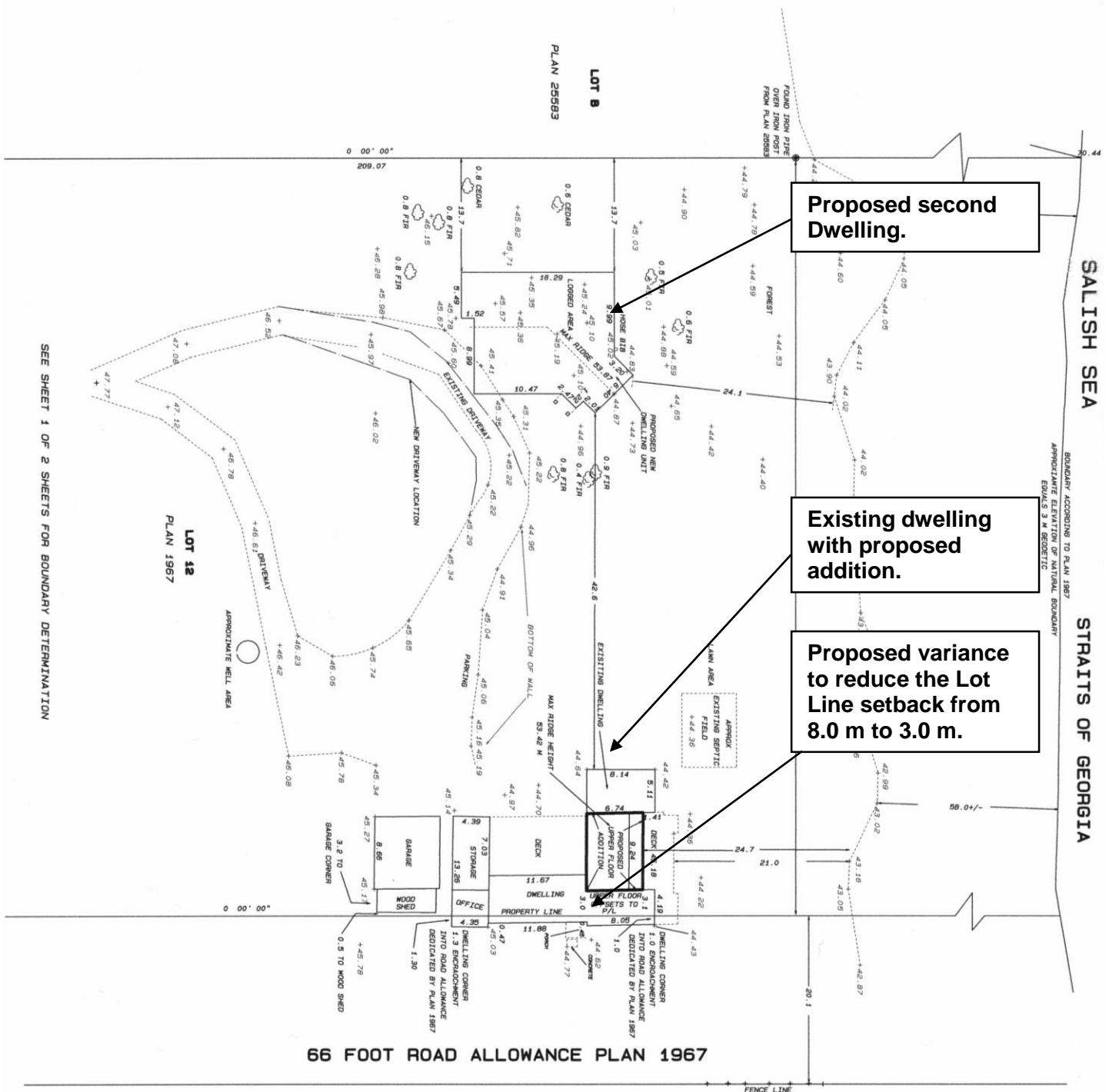
Bylaw No. 500, 1987 Variances

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

1. **3.4.81 – Minimum Setback Requirement** to decrease the minimum setback requirement from 8.0 metres to 3.0 metres to allow the construction of a second-storey addition onto an existing dwelling unit.

Conditions of Approval

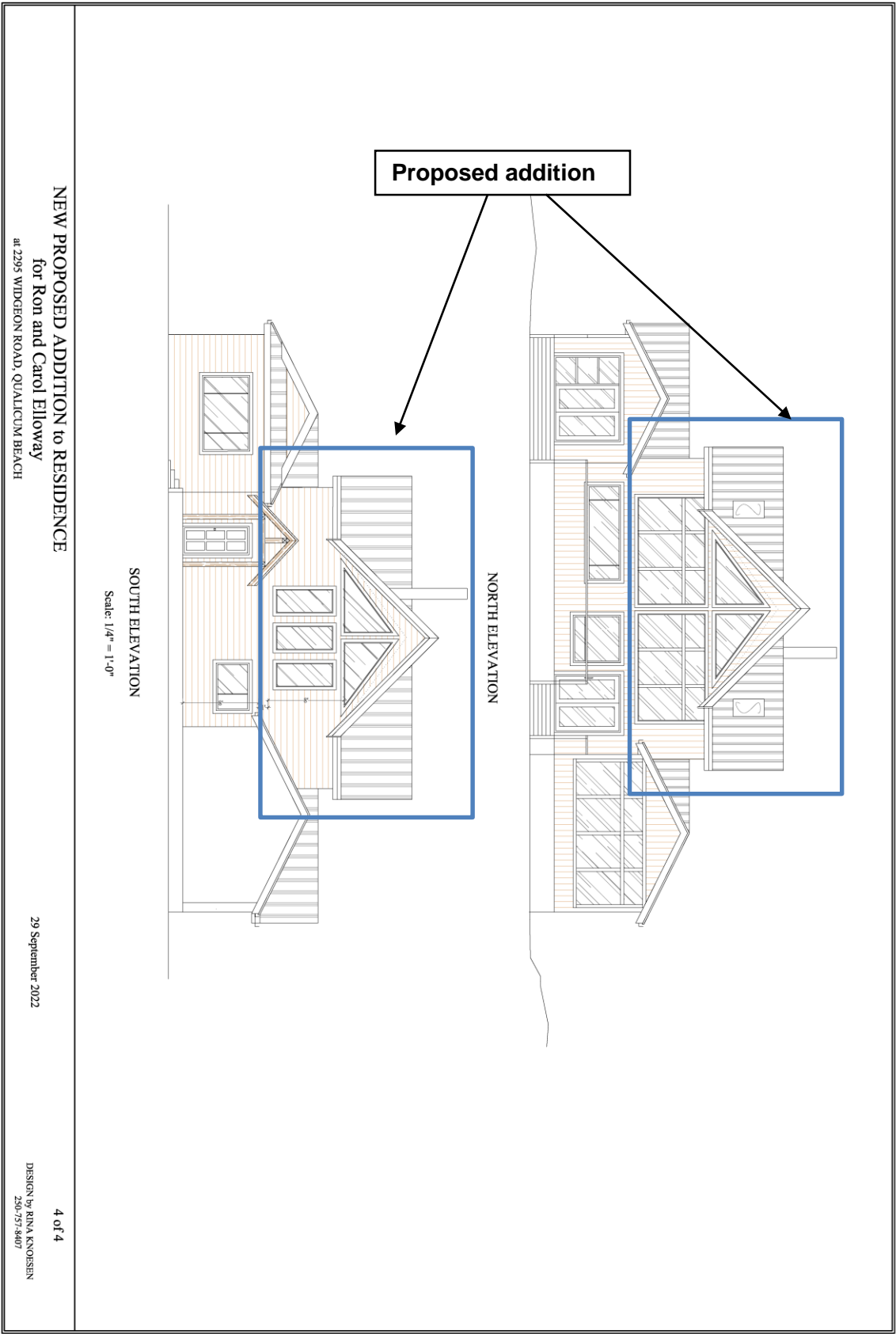
1. The Lands are developed in accordance with the Survey Plan prepared by Peter T. Mason, dated March 30, 2023, and attached as Schedule 2.
2. The Lands are developed in general compliance with the plans and elevations prepared by Design by Rena Knoesen, dated September 29, 2022 and October 13, 2022, and attached as Schedule 3 and 4.
3. The Lands are developed in accordance with the recommendations contained in the Geotechnical Slope Stability Assessment prepared by Lewkowich Engineering and Associates Ltd., dated July 20, 2023, including:
 - a. The slope shall not be cleared of vegetation. Select pruning, spiralling, or limbing of trees is permitted at the direction of a qualified tree professional or arborist;
 - b. Disposal of fills, yard waste, organic debris or excavation soils shall not be discharged or dumped onto the slope or placed along the crest;
 - c. Water sources such as fountains, ponds, swimming pools and in-ground water irrigation shall be prohibited in the 24.0 metres setback from the crest of the slope;
4. The issuance of this permit shall be withheld until the Permittee, at the Permittee's expense, registers a Section 219 Covenant on the property title containing the Geotechnical Slope Stability Assessment prepared by Lewkowich Engineering and Associates Ltd., dated July 20, 2023, and includes a save harmless clause that releases the Regional District of Nanaimo from all losses and damages as a result of the potential hazard.



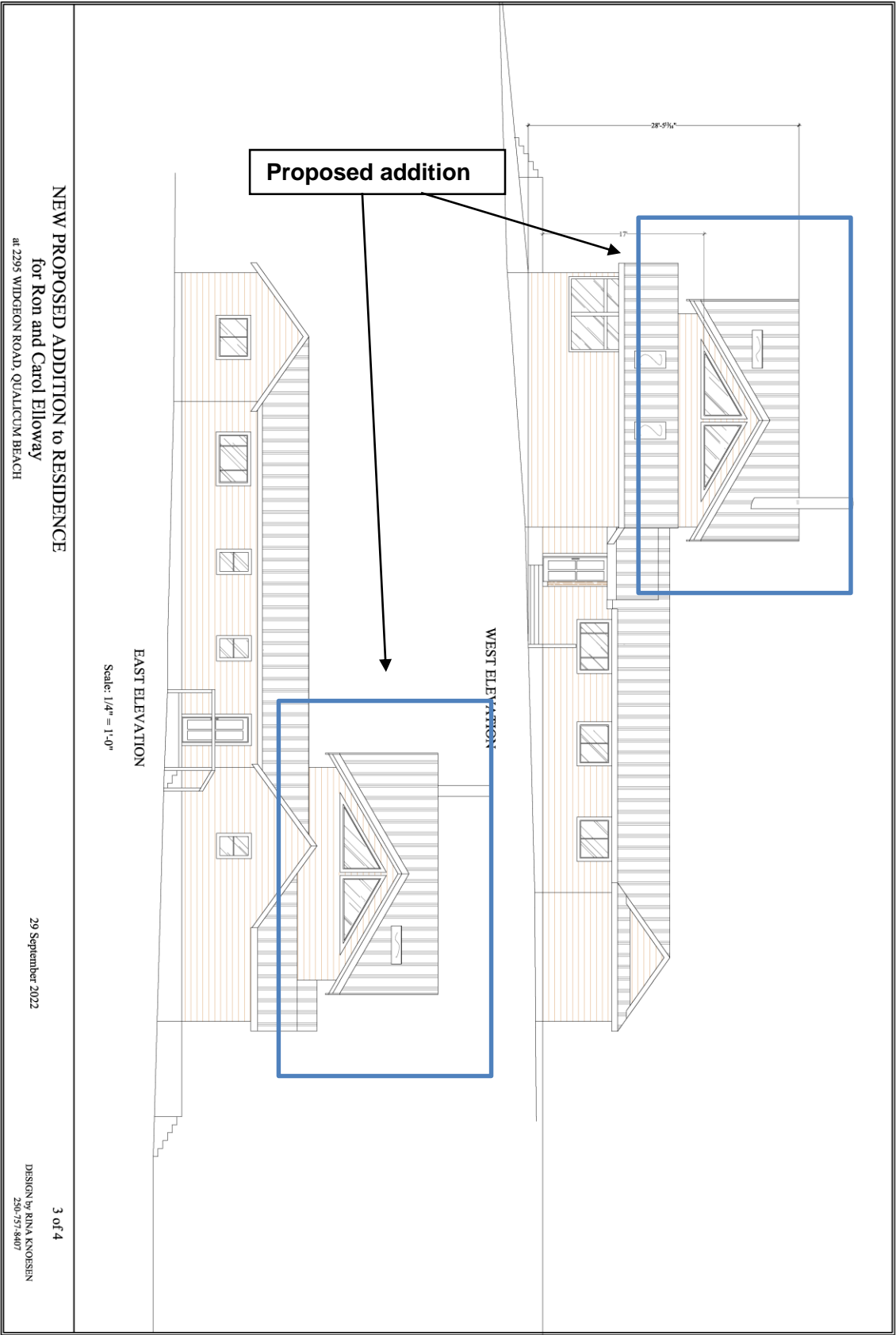
Proposed variance to reduce the Lot Line setback from 8.0 m to 3.0 m.

66 FOOT ROAD ALLOWANCE PLAN 1967

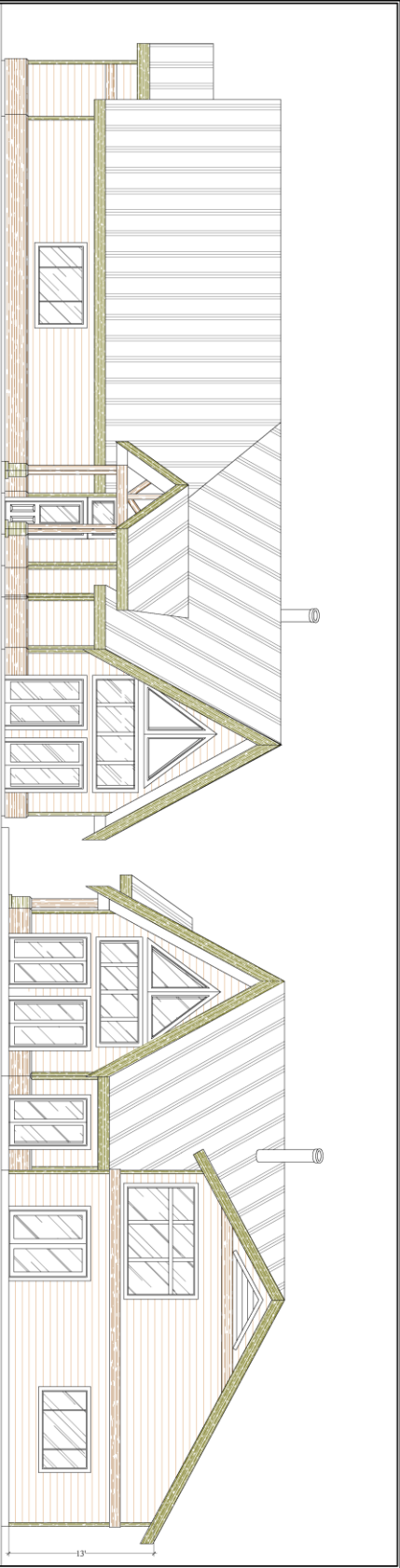
Schedule 3
Proposed Addition to Existing Dwelling Elevations
Page 1 of 2



Schedule 3
Proposed Addition to Existing Dwelling Elevations
Page 1 of 2

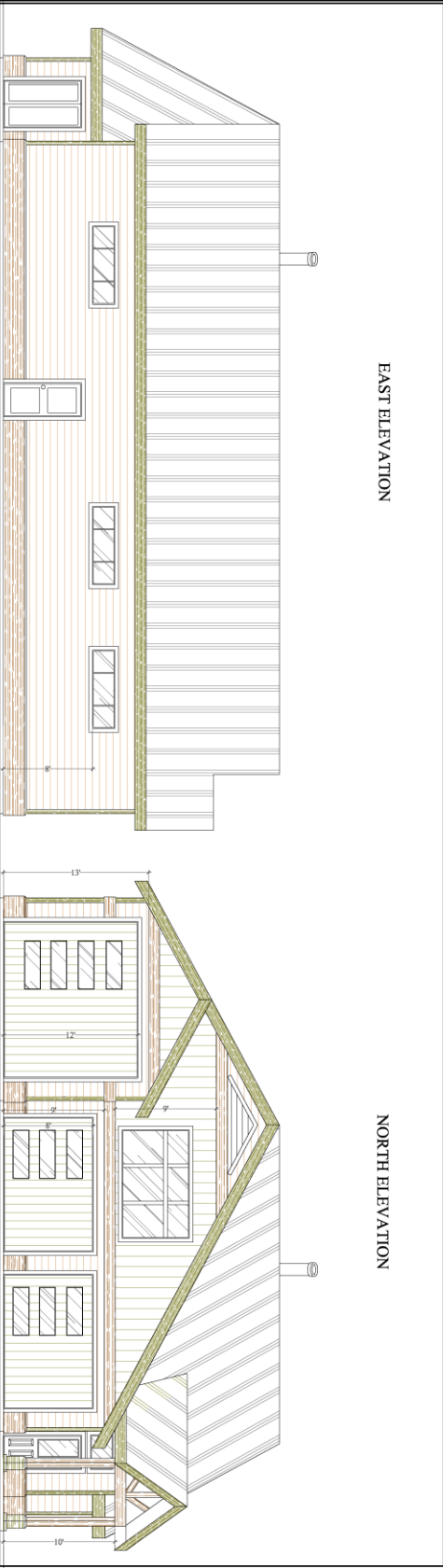


Schedule 4
Proposed Second Dwelling



EAST ELEVATION

NORTH ELEVATION



WEST ELEVATION

FRONT/SOUTH ELEVATION

Scale: 1/4" = 1'-0"

NEW PROPOSED DWELLING UNIT
for Ron and Carol Elloway
@ 2295 Widgeon Road, Qualicum Beach, BC

October 13, 2022

2 of 4
DESIGN by RINA KNOSEN
250.757.8407