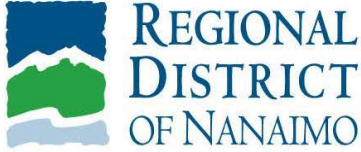


**Attachment 2
Draft Development Variance Permit**

 <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. PL2023-102</p>
--	--

To: ("Permittee") Chad and Erica Holtum

Mailing Address: 137 Kingham Place
Victoria, BC V9B 1L9

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 64, District Lot 1, Newcastle District, Plan 20442 ("Lands")

Civic Address: 5496 Deep Bay Drive P.I.D.: 003-563-413

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 forms 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 3, which are attached to and forms 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. PL2023-102:

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 3.4.62 – Minimum Setback Requirements to reduce the minimum setback from 8.0 metres to 5.09 metres.

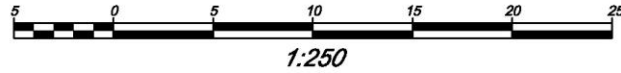
Conditions of Approval

1. The Lands are developed:
 - a. in accordance with the Survey Plan prepared by Donald Grant, dated September 16, 2023, and attached as Schedule 2.
 - b. in general compliance with the plans and elevations prepared by Skyline Drafting and Design, dated July 25, 2022, and attached as Schedule 3.
 - c. in accordance with the recommendations contained in the Geotechnical Hazard Assessment prepared by Lewkowich Engineering Associates Ltd., dated December 12, 2022.
2. Prior to the issuance of a building permit the Permittee, at the Permittee's expense, registers a Section 219 Covenant on the property title containing the Geotechnical Hazard Assessment prepared by Lewkowich Engineering Associates Ltd., dated December 12, 2022, 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.
3. The applicant shall delineate the 15.0 metre setback from the natural boundary of the sea and Marine Coast development permit area with temporary fencing prior to any land alteration or construction.

Schedule 2 Survey Plan with Variance (Page 1 of 2)

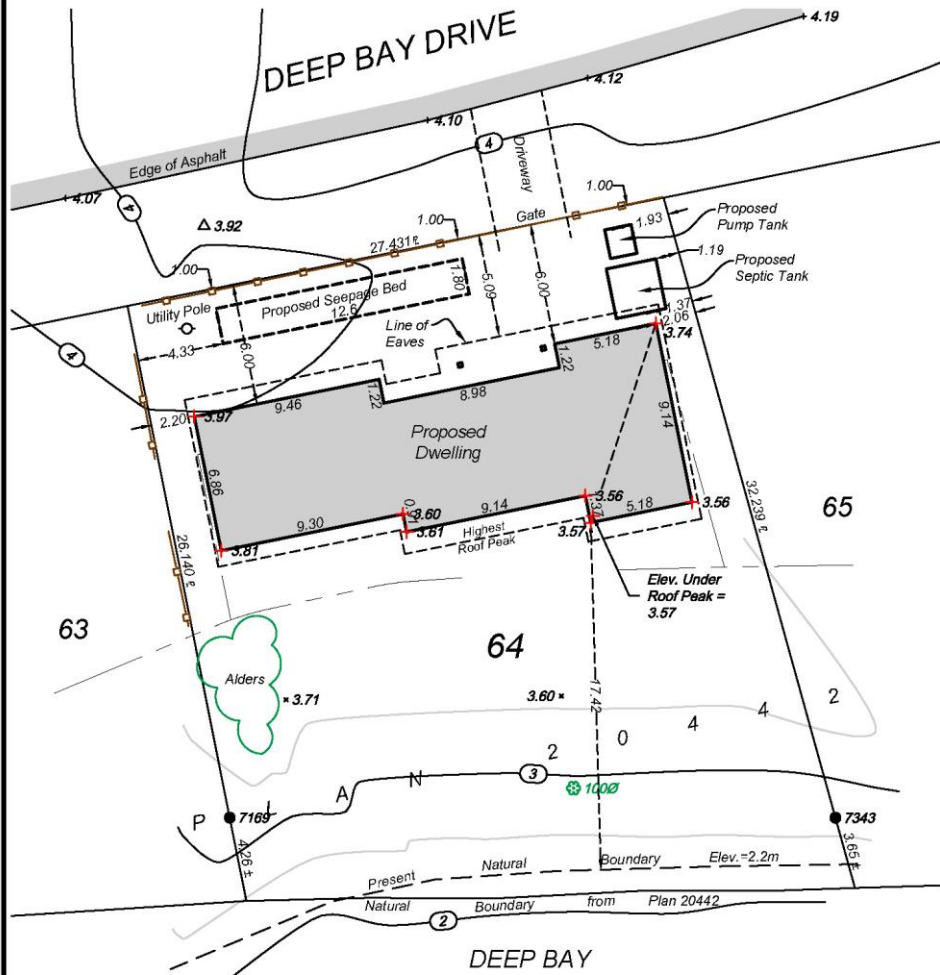
**SITE PLAN OF LOT 64, DISTRICT LOT 1,
NEWCASTLE DISTRICT, PLAN 20442.**

Parcel Identifier: 003-563-413



LEGEND

- △ Standard traverse hub placed
 - Standard iron post found
 - +97.97 Spot Elevations
 - Wood fence
- Elevations are geodetic and are based on Canadian Geodetic Datum CGVD2013 (CGG2013a).
- Contour Interval = 0.5m
- | | |
|---|---|
| Geodetic elev. under roof peak = 3.57 | Allowable height in zone (RS2) = 8.00 |
| Allowable geodetic elev. of roof peak = 11.57 | Flood construction elev. (by others) = 5.20 |
| | Proposed height of roof peak = 5.52 |
| | Proposed elev. of roof peak = 10.72 |



Date of Survey: Nov. 16, 2017
Oct. 2, 2018

Civic Address
5496 Deep Bay Dr.
Deep Bay, BC

DEEP BAY
Certified Correct

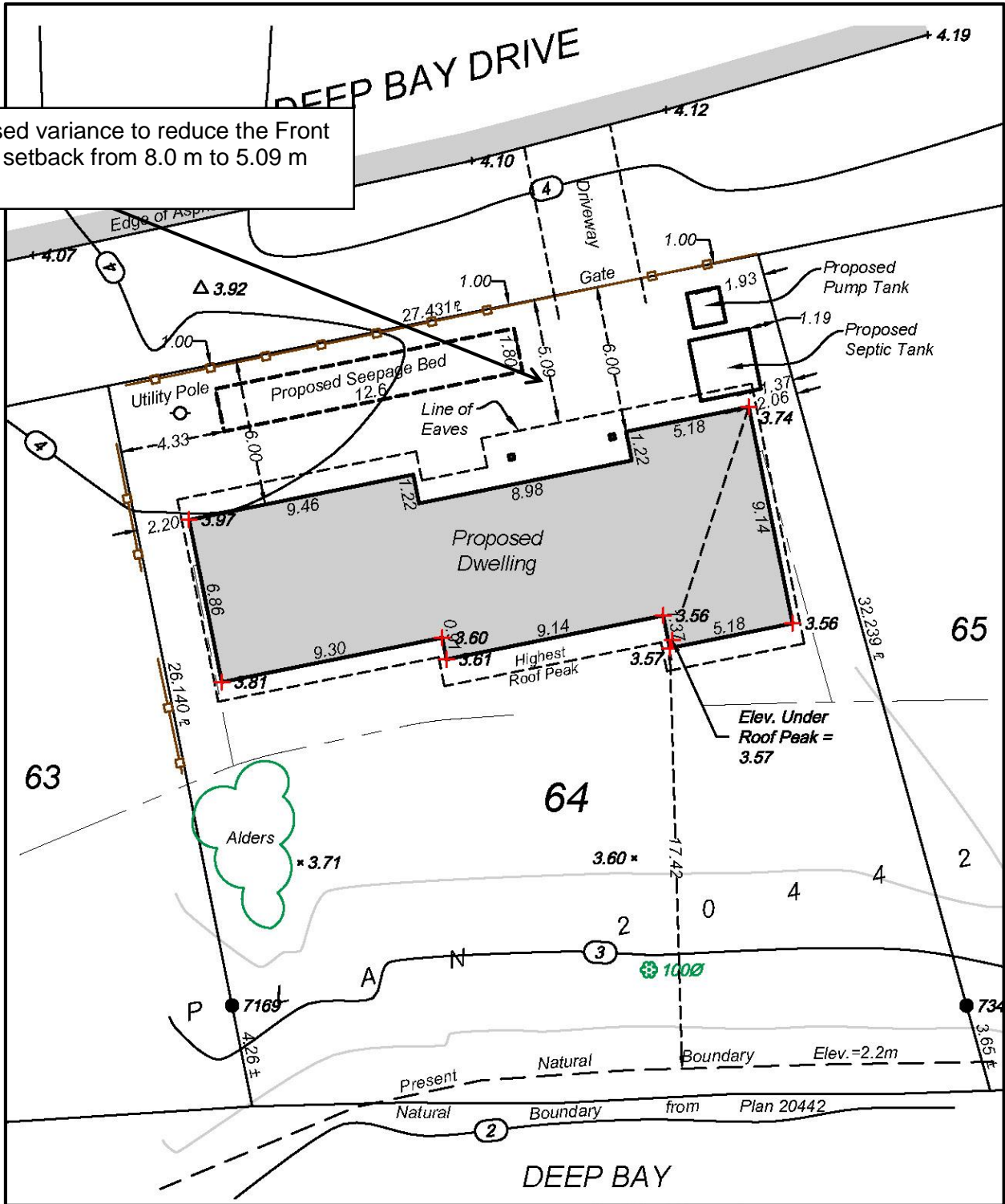
Donald Grant

Digitally signed by
Donald Grant LD4NKS
Date: 2023.09.16 10:54:20
-07'00' , BCLS

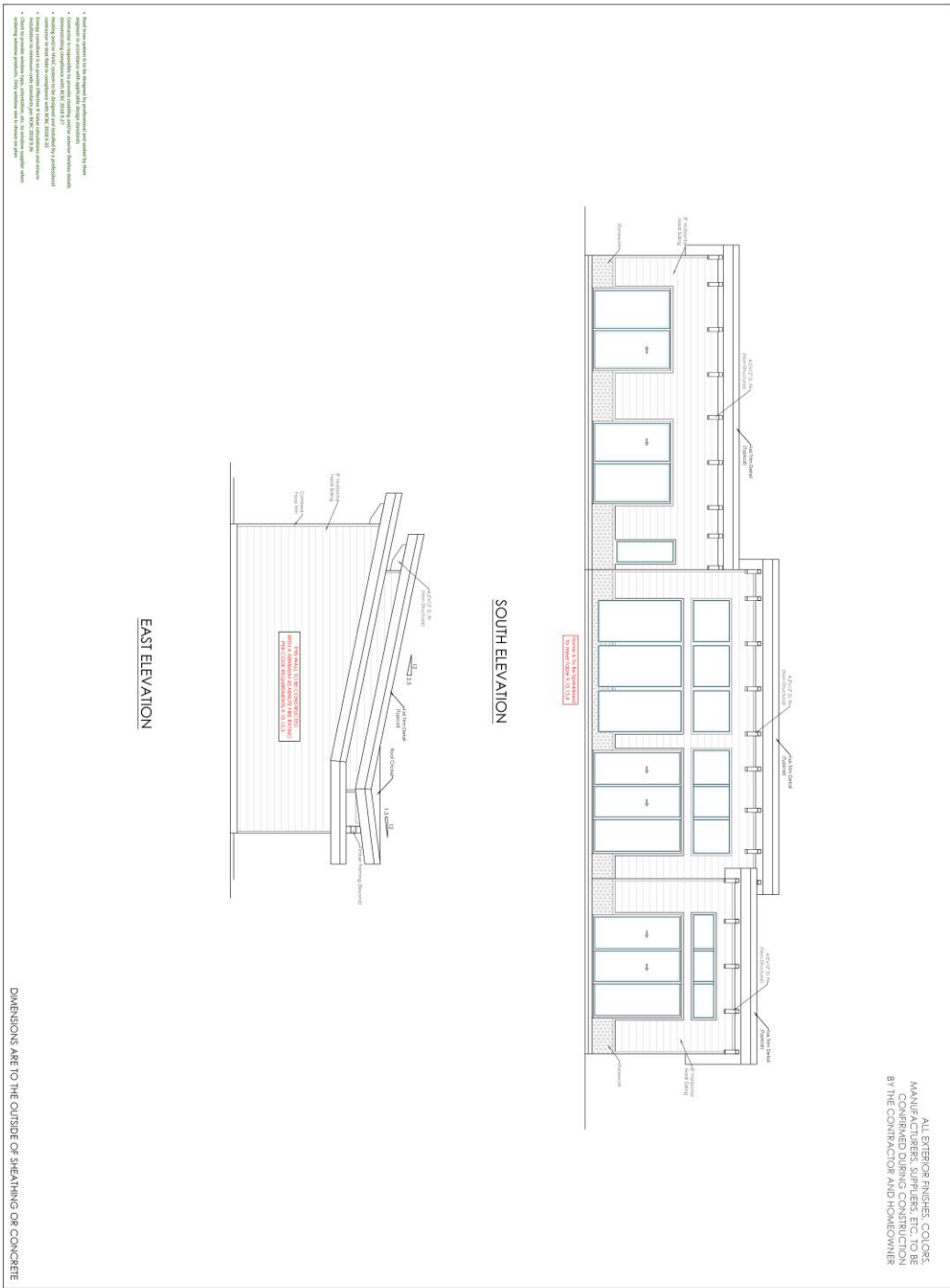
This document is not valid unless digitally signed.

**Schedule 2
Survey Plan with Variance (Page 2 of 2)**

Proposed variance to reduce the Front lot line setback from 8.0 m to 5.09 m



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

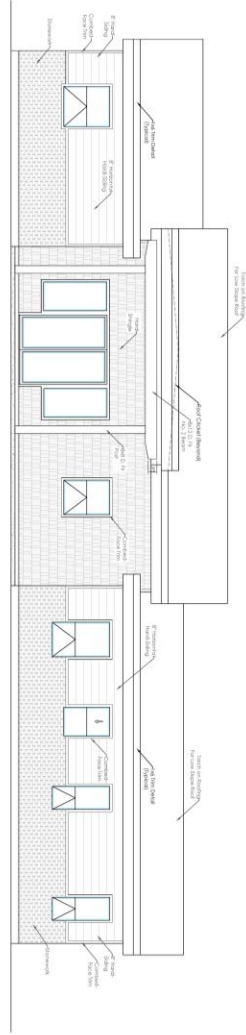


1. All dimensions shown in this Schedule are indicated and assumed to be exterior unless otherwise stated.
 2. All dimensions shown in this Schedule are indicated and assumed to be exterior unless otherwise stated.
 3. All dimensions shown in this Schedule are indicated and assumed to be exterior unless otherwise stated.
 4. All dimensions shown in this Schedule are indicated and assumed to be exterior unless otherwise stated.
 5. All dimensions shown in this Schedule are indicated and assumed to be exterior unless otherwise stated.

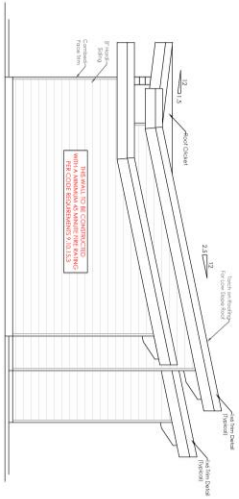
DIMENSIONS ARE TO THE OUTSIDE OF SHEATHING OR CONCRETE

 Providing Quality Design Services Since 2003	445 Hillcrest Avenue Nanaimo, BC V9R 3M2 Project Description: PROPOSED RESIDENCE DRAWN BY: [NAME] CHECKED BY: [NAME] DATE: [DATE]	This set of architectural drawings is the intellectual property of SKYLINE DRAFTING AND DESIGN. It is to be used only for the project and site for which it was prepared and may not be reproduced or used in any way without the written consent of SKYLINE DRAFTING AND DESIGN.
Scale: 1/4" = 1'-0"	SHEET NO. _____ PAGE A4	

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



NORTH ELEVATION



WEST ELEVATION

ALL EXTERIOR FINISHES, COLORS,
MANUFACTURERS, SUPPLIERS, ETC. TO BE
CONFIRMED DURING CONSTRUCTION
BY THE CONTRACTOR AND HOMEOWNER

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without their written consent.



Providing Quality Design Services Since 2003

445 Hillcrest Avenue
Nanaimo, BC V9R 2M2
(250) 709-0490

Project Description:

PROPOSED RESIDENCE

Client Name: Cloud Dene Eco Homes

City Address: Courtenay BC V9A 2P6

Site Address: 2500 25th St

Municipality: RMN

Telephone No: 250-709-0490

Drawing Description:

ELEVATIONS PLAN

Drawn By: W. Foster

Checked By: L. Foster

Board For: Farm/Construction

Scale: As Noted Below

File Number: 697 ZT

Scale:	Sheet No.
1/2" = 1'-0"	Page A5

• All exterior finishes, colors, manufacturers, suppliers, etc. to be confirmed during construction by the contractor and homeowner.
• Dimensions are to the outside of sheathing or concrete.
• All dimensions are in feet and inches.
• All dimensions are to the outside of sheathing or concrete.
• All dimensions are in feet and inches.
• All dimensions are to the outside of sheathing or concrete.
• All dimensions are in feet and inches.

**Schedule 3
Building Plans and Elevations (Page 3 of 3)**

