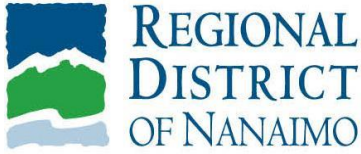


**Attachment 2
Draft Development Variance Permit**

 <p>REGIONAL DISTRICT OF NANAIMO</p>	<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 VARIANCE PERMIT NO. PL2023-114</p>
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To: ("Permittee") Ronald Owen Hall and Shirley Ann Hall

Mailing Address: c/o Global Raymac Surveys 1022 B 7th Ave, Invermere, BC V0A 1K0

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 1, District Lot 81, Newcastle District, Plan EPP81110 ("Lands")

Civic Addresses: 414 and 416 Grovehill Road **P.I.D.:** 030-581-281

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 Schedule 2, which is 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 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, 2024.

Schedule 1
Terms & Conditions of Permit

The following sets out the terms and conditions of Development Variance Permit No. PL2023-114:

Bylaw No. 500, 1987 Variance:

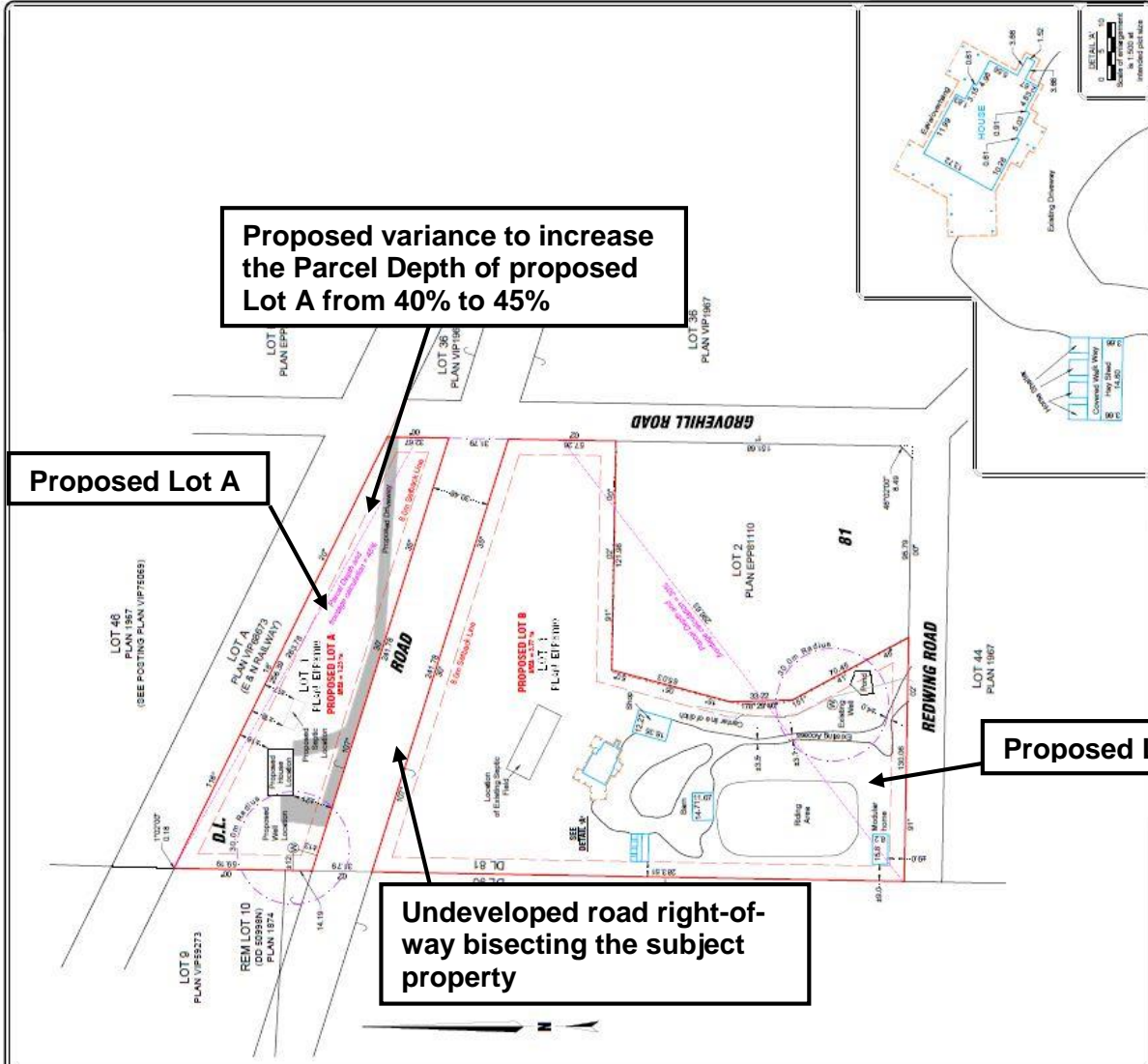
With respect to the Lands, “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987” is varied as follows:

1. Section **4.5.1 – Parcel Shape and Dimensions** to increase the maximum parcel depth from 40% to 45% of the length of the perimeter of the parcel for proposed Lot A.

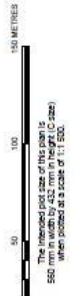
Conditions of Approval

1. The Lands are developed in accordance with the Site Plan prepared by Global Raymac Land Surveying Ltd., dated January 3, 2024, and attached as Schedule 2.
2. The Lands are developed in accordance with the recommendations provided by the Dashwood Fire Department that the construction of a new dwelling on Lot A follow FireSmart building and landscape practices; and that the proposed access to Lot A accommodates a Fire Engine.

**Schedule 2
Site Plan with Variance
(Page 1 of 3)**



**SITE SURVEY AND PROPOSED SUBDIVISION OF
LOT 1 DISTRICT LOT 81 NEW CASTLE DISTRICT
PLAN EPP81110**



NOTES:

Lot 1 is subject to the following non-ferrous charge and interests that may affect the positioning of structures on the property:
CONVEYMENT CA1071438
Unregistered interests have not been included or considered.
This plan was prepared for design purposes and is for the exclusive use of our client. It is not to be used for any other purpose, including but not limited to, but not restricted to, any form of reproduction, transmission, or alteration, without the consent of the preparer.
Distances are in metres and decimals thereof.
Parcel Dimensions are derived from survey plan: EPP81110.
Scale factor is 0.9997581.

PO: 030-691-0261
Prepared: May 18th, 2022
Title No: CA1071438
Lot Use: R1-1

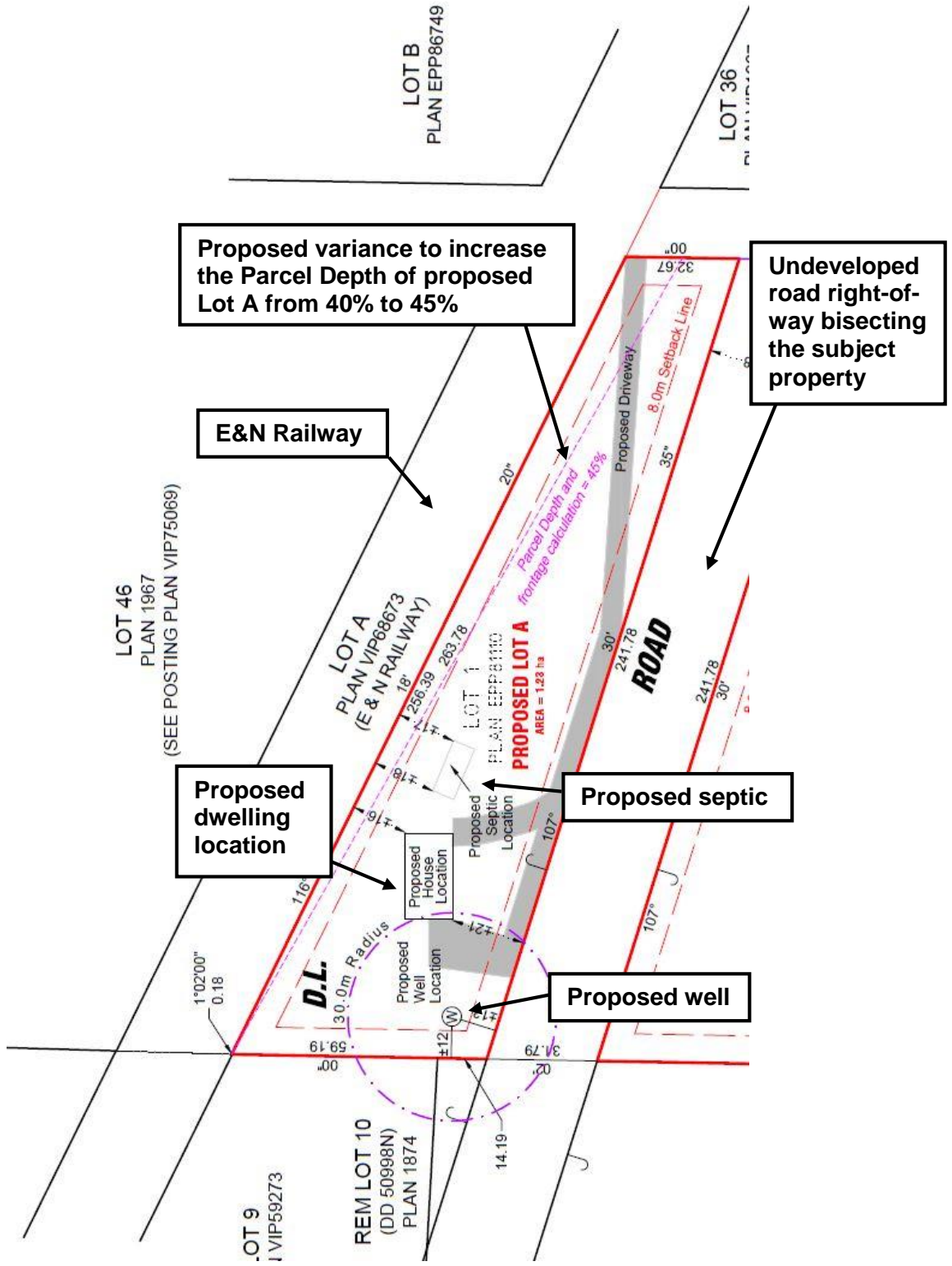
LEGEND:

--- Delineates Proposed Subdivision Line
--- Delineates An Easement Line

GLOBAL NIMAC LAND SURVEYING LTD.
NIMAC NIMAC ADDRESS:
4150189 Grosvenor Road
Chatham, BC
Ph: 250-468-5157 www.globalsurveying.ca

Client: EPP1110
Date: January 31st, 2024
Job No.: 22300001
Checked: EDGAR
Drawn: NIMAC
Client File No.: 22300001
GPS File No.: 22300001_T01.dwg
Surveyed: _____

Schedule 2
Site Plan with Variance
(Page 2 of 3)



Schedule 2
Site Plan with Variance
(Page 3 of 3)

