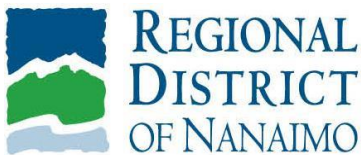


Attachment 2
Draft Development Variance Permit

	<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 <u>www.rdn.bc.ca</u></p> <p style="text-align: center;">DEVELOPMENT VARIANCE PERMIT NO. PL2025-040</p>
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To: ("Permittee") City of Nanaimo

Mailing Address: c/o Newcastle Engineering 3179 Barons Road, Nanaimo, BC V9T 5W5

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 A, Sections 12 & 13, Range 1, Cranberry District, Plan VIP85538 ("Lands")

Civic Address: 2099 Bramley Road P.I.D.: 027-601-072

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 Zoning Bylaw No. 2500, 2024" 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, 2025.

Schedule 1
Terms and Conditions of Permit

The following sets out the terms and conditions of Development Variance Permit No. PL2025-040:

Bylaw No. 2500, 2024 Variance:

With respect to the Lands, "Regional District of Nanaimo Zoning Bylaw No. 2500, 2024" is varied as follows:

1. **Section 4.33(d)(ii) – Minimum Setback Requirements – All lot lines** to reduce the minimum All lot line setback from 20.0 m to 13.35 m for a portion of the water reservoir.

Conditions of Approval

1. The Lands are developed in accordance with the Survey Plan prepared by Williamson & Associates Professional Surveyors, dated April 22, 2025, and attached as Schedule 2.
2. The Lands are developed in general compliance with the plans and elevations prepared by Associated Engineering, dated January 31, 2025, and attached as Schedule 3.

Tyler J. Hansen, BCLS
THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED

[illegible]