


**Attachment 2**  
**Draft Development Variance Permit**

 <p><b>REGIONAL DISTRICT OF NANAIMO</b></p>	<p style="text-align: center;"><b>DEVELOPMENT AND EMERGENCY SERVICES</b></p> <p style="text-align: center;"><b>6300 Hammond Bay Road, Nanaimo, BC V9T 6N2</b> <b>250-390-6510 or 1-877-607-4111</b> <b><u><a href="http://www.rdn.bc.ca">www.rdn.bc.ca</a></u></b></p> <p style="text-align: center;"><b>DEVELOPMENT VARIANCE PERMIT NO. PL2025-038</b></p>
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**To:** ("Permittee") Daniel William Cave and Shelly Andre Cave

**Mailing Address:** c/o John Larson, C.A. Design, 156 Fern Road, Qualicum Beach, BC V9P 9C9

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 8, DistrictLot 68, Nanoose District, Plan 26680 ("Lands")

Civic Address: 1358 Madron Drive P.I.D.: 002-376-415

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, 2 and 3, 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 XX<sup>th</sup> day of Month, 20XX.

**Schedule 1**  
**Terms and Conditions of Permit**

The following sets out the terms and conditions of Development Variance Permit No. PL2025-038:

Bylaw No. 2500, 2024 Variance:

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

**Section 3.10(b)(ii) – Setbacks - Sea** to reduce the setback from the natural boundary of the sea from 15.0 metres to 11.0 metres to allow the renovation of and addition to an existing dwelling unit.

Conditions of Approval

1. The Lands are developed:
  - a. in accordance with the Site Plan prepared by Prism Land Surveying Ltd., dated March 14, 2025, and attached as Schedule 2.
  - b. in general compliance with the plans and elevations prepared by C.A. Design, dated September 24, 2024, and attached as Schedule 3.
  - c. in accordance with the recommendations contained in the Geotechnical Hazard Assessment prepared by Lewkowich Engineering Associates Ltd., dated June 10, 2025.

PLAN OF LOT 8, DISTRICT LOT 68, NANOOSE DISTRICT, PLAN 26680.  
SHOWING PROPOSED BUILDING ADDITIONS THEREON (FOR DEVELOPMENT VARIANCE PERMIT APPLICATION).  
SCALE 1:300

NOTE:

FLOOD CONSTRUCTION LEVEL DERIVED FROM RDN COASTAL  
FLOOD HAZARD MAP ATLAS (DATE: 2021/10/07) = 7.1m

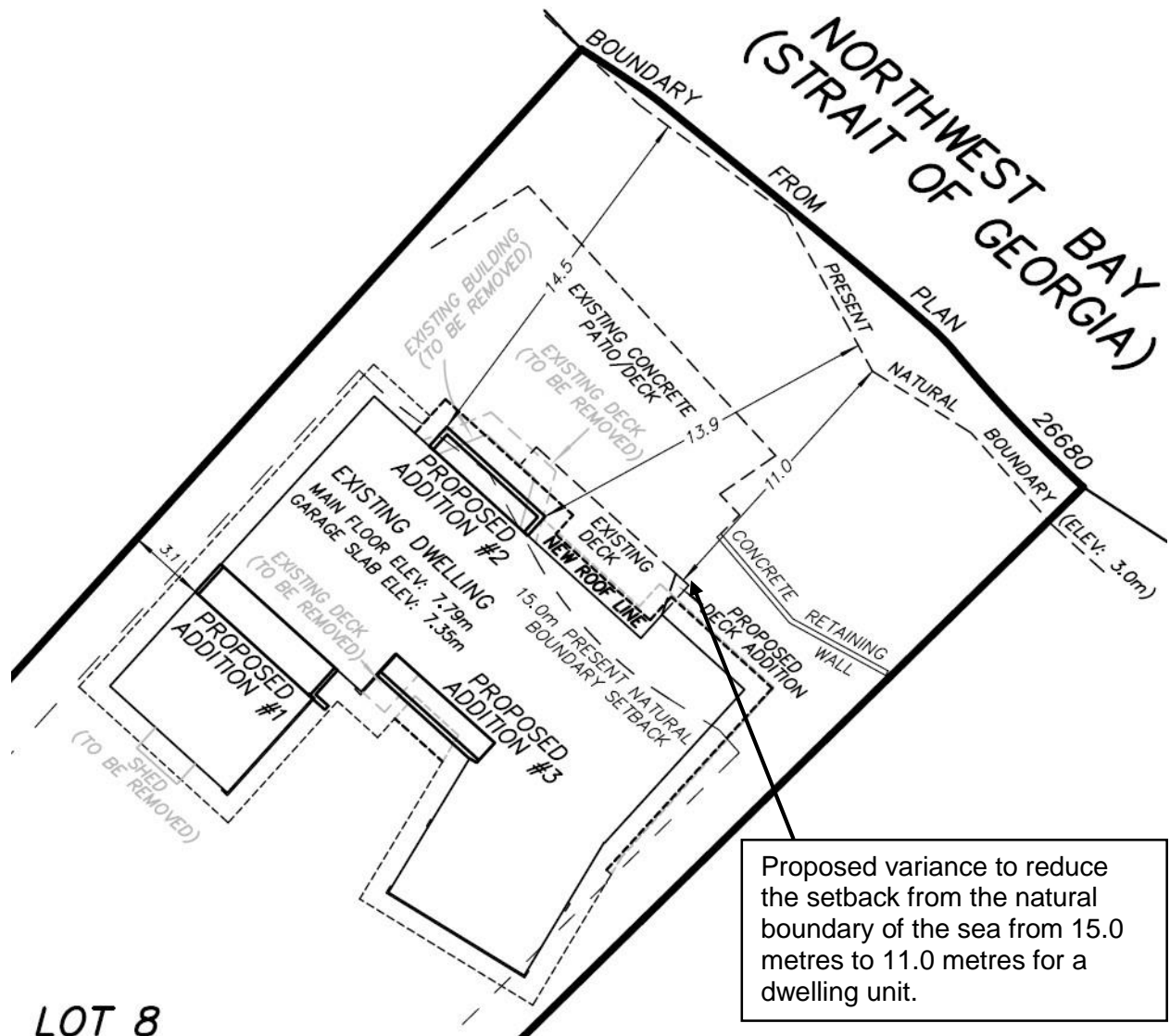
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Neil Bauder  
D3K5I3



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QUALICUM BEACH, B.C. V9K 1S4  
PHONE: 250-752-9121  
EMAIL: [info@prismlandsurveying.ca](mailto:info@prismlandsurveying.ca)  
FILE NUMBER: 24-011-BL  
DRAWING FILE: 24-011 DP1.dwg  
DATE: 2025-03-14

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



**Schedule 3**  
**Building Plans and Elevations – Existing and Proposed**  
**(Page 1 of 2)**



**Finish Legend**

1. ROOF: PRE-FINISHED STANDING SEAM METAL  
24 GAUGE - 18" PANELS  
COLOR: CONIFER
2. FASCIA: PRE-FINISHED ALUMINUM DUTCHMAN  
2" X 6" COMBED FACE SPP FASCIA
3. SORFILL: 1/4" T&G WOODEN KID CORNER (COLOR: KID)  
CONT. PRE-FINISHED METAL VENT STRIP AS  
REQUIRED (CORROSION RESISTANT)
4. EXT. FINISH: HARDY PLANK LAP SIDING 5" EXP.  
(CEDAR MILL FINISH)
5. WINDOWS: DOUBLE GLAZINGS SET IN VINYL FRAMES  
COLOR: BLACK
6. WINDOW TRIM: 2" X 6" COMBED FACE SPP
7. EXT. BASE TRIM: 2" X 6" COMBED FACE SPP  
CW PRE-FINISHED METAL FLASHING OVER
8. DECK GUARD: TEMPLER GLASS PANELS 5' CW  
POWER COATED ALUMINUM POST  
FASCIA MOUNTED
9. GARAGE DOOR: CLIPRAY AVANTAGE SERIES OF 5'0"  
COLOR: (BLACK)  
GLASS: (CONIFER)
10. STONE: THIN VENEER NATURAL STONE - 1.8.D.

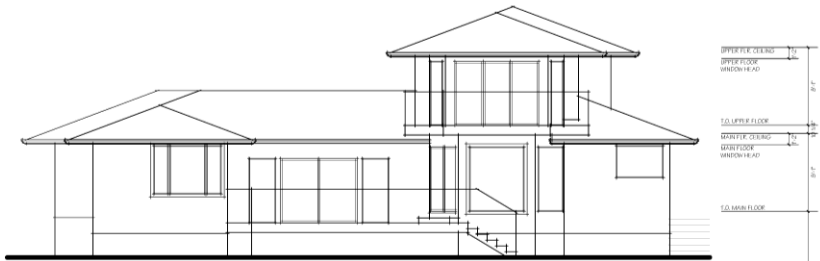


Southwest Elevation (Existing)  
Scale = 1/4" = 1'0"



**Finish Legend**

1. ROOF: PRE-FINISHED STANDING SEAM METAL  
24 GAUGE - 18" PANELS  
COLOR: CONIFER
2. FASCIA: PRE-FINISHED ALUMINUM DUTCHMAN  
2" X 6" COMBED FACE SPP FASCIA
3. SORFILL: 1/4" T&G WOODEN KID CORNER (COLOR: KID)  
CONT. PRE-FINISHED METAL VENT STRIP AS  
REQUIRED (CORROSION RESISTANT)
4. EXT. FINISH: HARDY PLANK LAP SIDING 5" EXP.  
(CEDAR MILL FINISH)
5. WINDOWS: DOUBLE GLAZINGS SET IN VINYL FRAMES  
COLOR: BLACK
6. WINDOW TRIM: 2" X 6" COMBED FACE SPP
7. EXT. BASE TRIM: 2" X 6" COMBED FACE SPP  
CW PRE-FINISHED METAL FLASHING OVER
8. DECK GUARD: TEMPLER GLASS PANELS 5' CW  
POWER COATED ALUMINUM POST  
FASCIA MOUNTED
9. GARAGE DOOR: CLIPRAY AVANTAGE SERIES OF 5'0"  
COLOR: (BLACK)  
GLASS: (CONIFER)
10. STONE: THIN VENEER NATURAL STONE - 1.8.D.



Northeast Elevation (Existing)  
Scale = 1/4" = 1'0"

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Northwest Elevation (Existing)  
Scale = 1/4" = 1'0"

3. FLOOR:	PRE-FINISHED STAINLESS STEAM BATH 24 GAUGE, 18" PANELS COLDFORM - CONFORM
2. FASCIA:	PRE-FINISHED ALUMINUM EXTRUSION 2" W/ 1/2" CHANNELS SP/2" FASCIA
5. JOINT:	1/4" REGISTRATION PRE-COLOR KEYED CONFORMING METAL JOINT STRIP AS REQUIRED (CONFORMS TO REGISTRATION)
4. EXT. FINISH:	HARDENED ANK LAM. SIDING 1/2" SP. (CONFORMS TO SPEC)
6. SKEWING:	DOUBLE GLAZING DETACHABLE, PINKISH COLOR, BLACK
6. WINDOW TRIM:	2" x 6" COMB-FACE SIDING
2. EXT. GABLE TRIM:	2" x 6" COMB-FACE SP/2" C/W PRE-FINISHED METAL FLASHING OVER
8. DRIP GARD:	TEMPERED GLASS PANELS OVER FOAMED POLYURETHANE ALUMINUM POST FASCIA MOUNTED
9. GARAGE DOOR:	GLASSY ALUMINUM SLIDES, ORANGE COLOR, 16" (BLACK) GLASS (CONFORM)
10. FINISH:	THIN FIBERGLASS FIBER, STONE - T.B.D.

1. ROOF:	PR. FINISHED SHINGLED REAR METAL 2" X 6" FAS. PANELS COLOR: -CONFORM-
2. FASCIA:	PR. FINISHED ALUMINUM GUTTERS ON 2" X 6" COVERED FAS. OFF FASCIA
3. GUTTE:	PR. FINISHED PR. FIN. CEDAR CLIP, CONT. PR. FINISHED METAL 1/2" SP. REQUIRED (CONFORM) (CONFORM) FAS. PANELS
4. EXT. FINISH:	HARDY PLANK FL. BEING 1" SP. (CONFORM) FAS. PANELS
5. WINDOWS:	DOUBLE GLAZED DET. IN 1901. FAS. PANELS COLOR: BLACK
6. WINDOW TRIM:	2" X 6" COVERED FAS. OFF
7. EXT. BASE TRIM:	2" X 6" COVERED FAS. OFF ON PR. FINISHED METAL FLASHING
8. TRUCK GARD:	TEMPERED GLASS PANELS ON POWDER COATED ALUMINUM POST GLASS MOUNTED
9. GARAGE DOOR:	GLASS: ACRYLIC SERIES OR GLG. COLOR: (BLACK) GLASS: (CONFORM)
10. STONE:	TR. VENEER NATURAL STONE - TR.