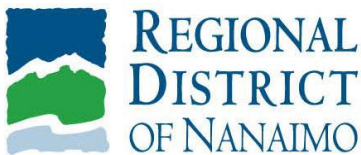


**Attachment 2**  
**Draft Development Variance Permit**

 <p>REGIONAL DISTRICT OF NANAIMO</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. PL2025-085</b></p>
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**To:** ("Permittee") David Turner, Nancy Aylen, Michael Aylen and Christina Aylen

**Mailing Address:** c/o PRISM Land Surveying Ltd., 1-223 Fern Road West

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 17, Block 544, Nanoose District, Plan 33998 ("Lands")

Civic Addresses: 986, 990 & 998 Englishman River Road P.I.D.: 000-269-239

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 Electoral Area 'F' Zoning and Subdivision Bylaw No. 1285, 2002" is varied as outlined in Schedules 1, 2 and 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 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. PL2025-085:

#### Bylaw No. 1285, 2002 Variance:

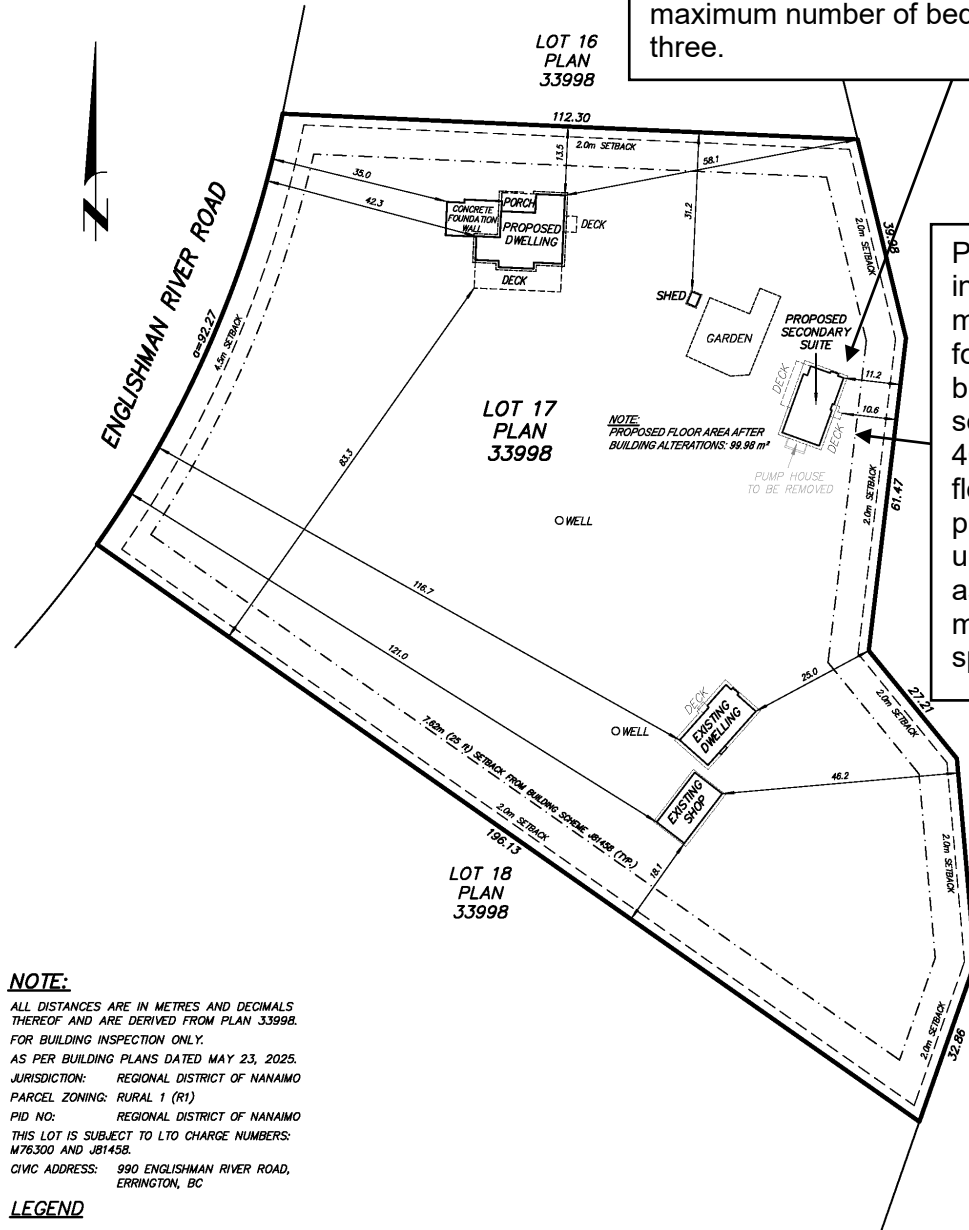
With respect to the Lands, "Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision Bylaw No. 1285, 2002" is varied as follows:

1. 2.18(3)(f) – to increase the maximum number of bedrooms from two to three.
2. 2.18(4)(b) – to increase the maximum floor area for an accessory building containing a secondary suite from 40% of the habitable floor space of the principle dwelling unit which it is associated with or 90 m<sup>2</sup> of total floor space to 99.98 m<sup>2</sup>.

#### Conditions of Approval

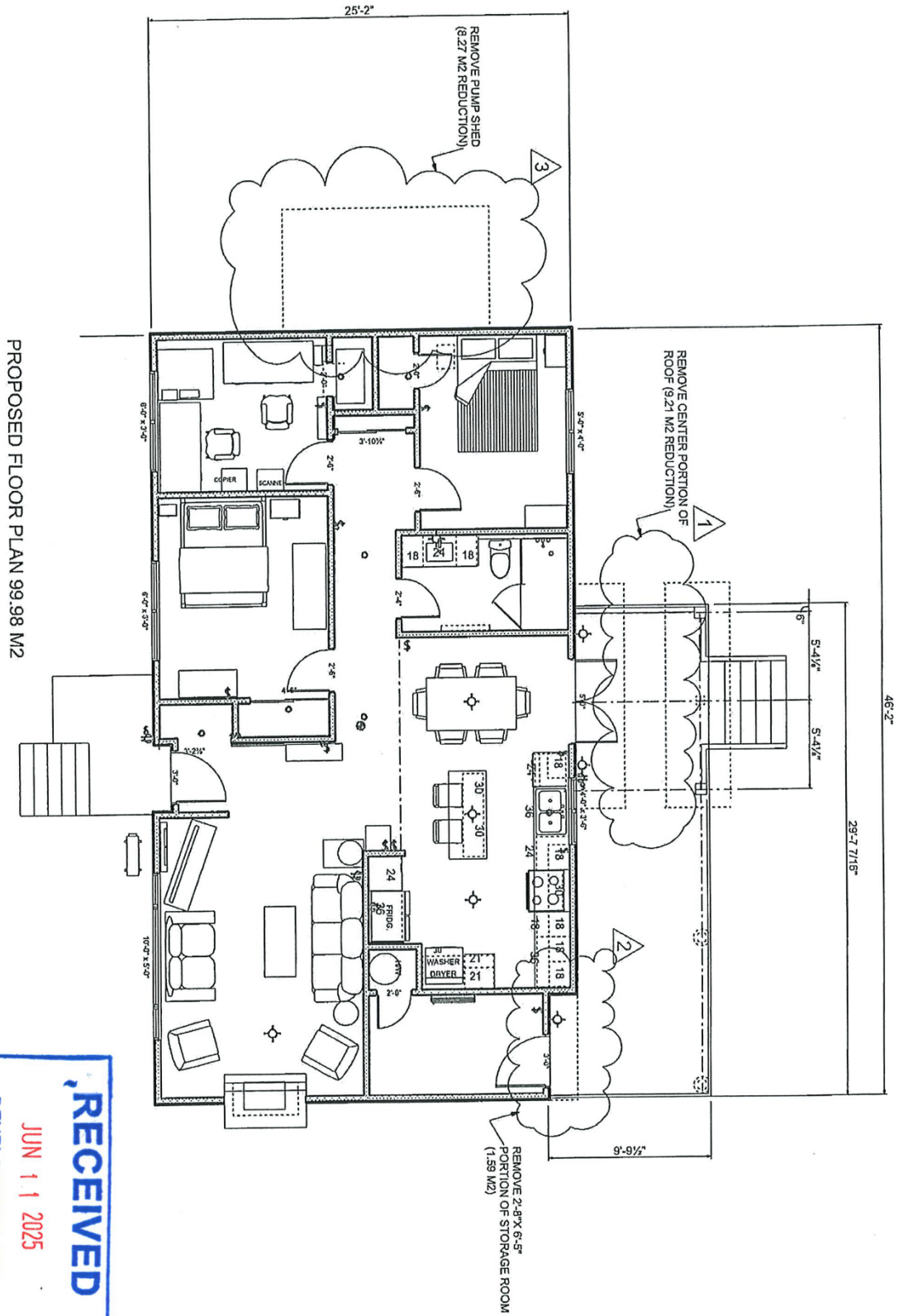
1. The Lands are developed:
  - a. in accordance with the Survey Plan prepared by PRISM Land Surveying Ltd., dated May 29, 2025, and attached as Schedule 2.
  - b. in general compliance with the plans prepared by David Turner and attached as Schedule 3.
2. The property owner must obtain final inspection on the building permit application to reduce the size of the existing dwelling to 99.98 m<sup>2</sup> prior to the issuance of a building permit for the proposed new dwelling.

Proposed variance to increase the maximum floor area for an accessory building containing a secondary suite from 40% of the habitable floor space of the principle dwelling unit which it is associated with or 90 m<sup>2</sup> of total floor space to 99.98 m<sup>2</sup>.



223 FERN ROAD W.  
QUALICUM BEACH, B.C. V9K 1S4  
PHONE: 250-752-9121  
FAX: 250-752-9241  
FILE NUMBER: 24-036-BL  
DRAWING FILE: 24-036 BL6.dwg  
DATE: 2025-05-29

# Schedule 3 Building Plans



**RECEIVED**  
JUN 11 2025  
DEVELOPMENT AND  
EMERGENCY SERVICES

ORTHOGONALS