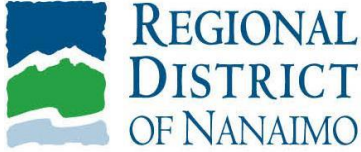


**Attachment 2
Draft Development Variance Permit**

 <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. PL2024-127</p>
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To: ("Permittee") RM Properties Ltd., Inc No. BC0815061

Mailing Address: c/o Michelle Jones, Timberlake-Jones Engineering #201-177 Weld Street, PO Box 89,
Parksville, BC V9P 2G3

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 3, District Lot 103, Nanoose District, Plan VIP73532 and
Lot A, District Lot 103, Nanoose District, Plan EPP9445 ("Lands")

Civic Addresses: 1420 & 1440 Springhill Road P.I.D.'s: 025-387-111 and 028-438-566

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 Electoral Area 'F' Zoning and Subdivision Bylaw No. 1285, 2002" 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, 20XX.

Schedule 1 Terms and Conditions of Permit

The following sets out the terms and conditions of Development Variance Permit No. PL2024-127:

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. **Section 4, 4.7.3 d) Maximum Lot Coverage** to increase the maximum lot coverage from 30% lot coverage for the first hectare of the lot and 5% lot coverage for the remainder of the lot greater than 1 hectare to 30% total lot coverage for both parcels combined to allow the construction of additional shop and warehouse buildings.

Conditions of Approval

1. The Lands are developed in general accordance with the Site Plan prepared by Timberlake-Jones Engineering, dated July 23, 2024, and attached as Schedule 2.
2. The Lands are developed in general accordance with the Preliminary Stormwater Management Report prepared by Timberlake Jones Engineering, dated July 7, 2025.
3. The issuance of this permit shall be withheld until the Permittee, at the Permittee's expense, registers a Section 219 Covenant on the property title requiring development to be completed in general accordance with the Preliminary Stormwater Management Report prepared by Timberlake Jones Engineering, dated July 7, 2025 and requiring the submission of detailed stormwater management plan including grease, oil and sedimentation removal facilities along with a maintenance schedule prior to the issuance of a building permit. In addition, the covenant is to include a save harmless clause that releases the Regional District of Nanaimo from all losses and damages as a result of the potential hazard.

