

ATTACHMENT D PROPOSED SITE PLANS

Lots where Building Height Variance is Requested



C.A. DESIGN

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184 - C. West Second Ave. Qualicum Beach, V1K 2Y5

REVISION:
05.15.21
REVISION:
07.12.21
REVISION:
11.19.20
ISSUED FOR CLIENT REVIEW
11.02.20

Revisions:

Notes:

Disclosure:
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Consultants

Project Title
TRAILSIDE
1045 HAREWOOD MINES ROAD
NANAIMO, B.C.

Client
Rega Properties Ltd.
Nanaimo, B.C.

Sheet Title
**SITE 1 PLAN - DVP
HEIGHT VARIANCE**

Drawn	J.L.L.P.
Checked	J.L.L.P.
Date	10.04.20
Scale	1:400

Sheet #

DVP-1.0

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Lots where Rear Yard Setback Variance is Requested



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T (250) 752-2222 F (250) 752-0111
184 - C. West Second Ave. Qualicum Beach, VPK 2B5

LOTS 6, 11, 30 & 20
SETBACK VARIANCE

SITE DATA

LEGAL DESCRIPTION:
LOTS 6, 11, 20, 30, PART OF SECTION 1, NANAIMO DISTRICT,
PLAN EPP103/273

C/MC ADDRESS:

(LOT 6) 729 TRAILSIDE ROAD

(LOT 11) 703 TRAILSIDE ROAD

(LOT 20) 701 FERN RIDGE PLACE

(LOT 30) 702 FERN RIDGE PLACE

ZONING:
CITY OF NANAIMO - BL 4500, R10

ZONING DETAILS:
REQUIRED SETBACKS:
FRONT = 4.5m EXCEPT FRONT ENTRY GARAGE
6m FRONT ENTRY GARAGE
INT. SIDE = 1.5m
EXT. SIDE = 4.0m
REAR = 7.5m
(ALL SETBACKS ARE MEASURED TO BUILDING FOUNDATION)
EAVE PROJECTION:
FRONT, EXT. SIDE, REAR = 1.0m (3'-3 3/8")
INT. SIDE = 0.75m (2'-5 1/2")

MAX. PARCEL COVERAGE = 40%

MAX. DWELLING UNIT HEIGHT
FLAT ROOF = 7m (22'-11 1/2")
SLOPED ROOF = 9m (29'-6")
PERIMETER WALL = 7.32m (24'-1/4")

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REVISION:
07.03.21
REVISION:
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TRAILSIDE
1045 HAREWOOD MINES ROAD
NANAIMO, B.C.

Client
Rega Properties Ltd.
Nanaimo, B.C.

Sheet Title
SITE PLAN 2 - DVP
SETBACK VARIANCE

Drawn J.L.J.P.

Checked J.L.J.P.

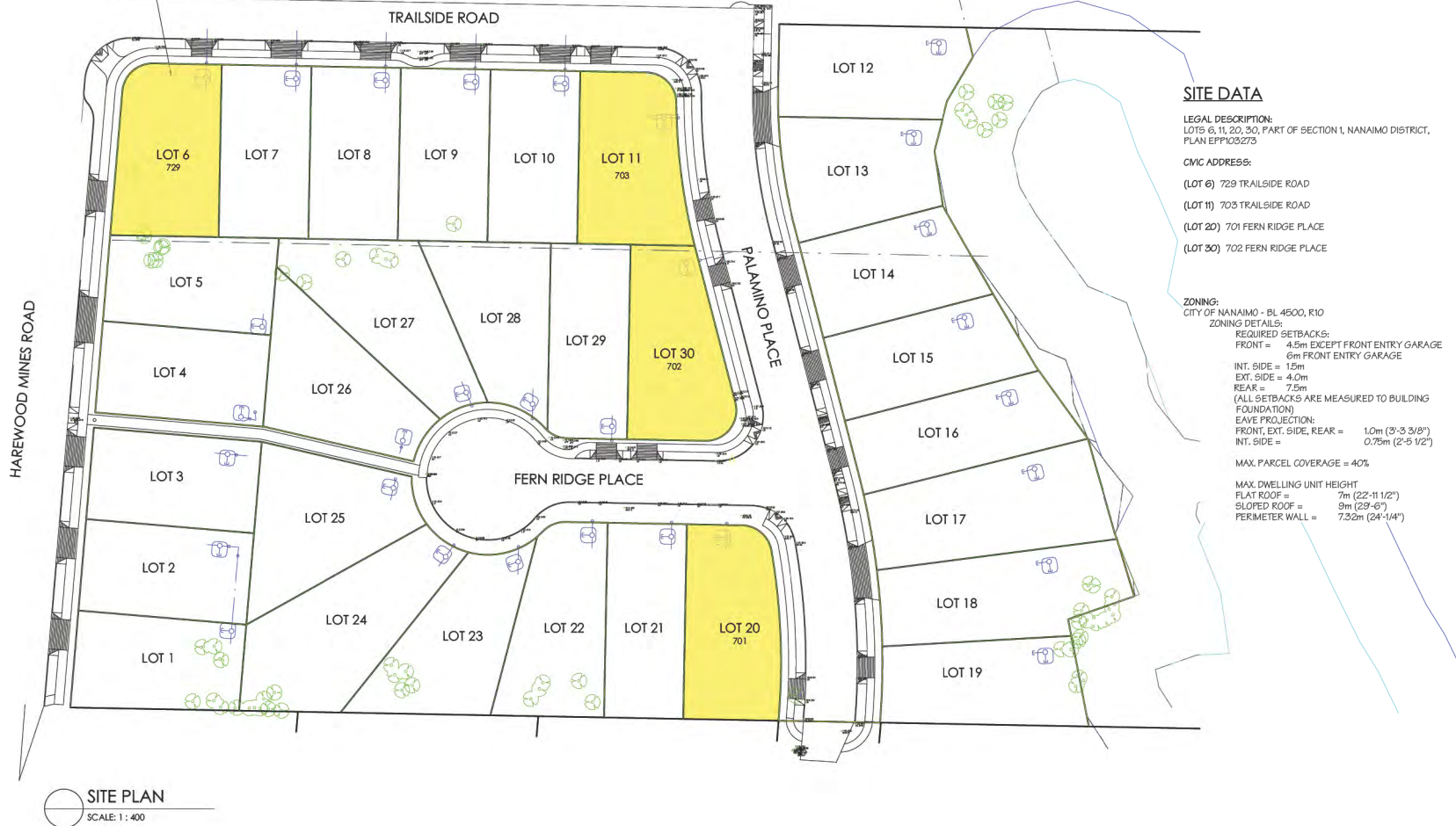
Date 11.04.20

Scale 1:400

Sheet #

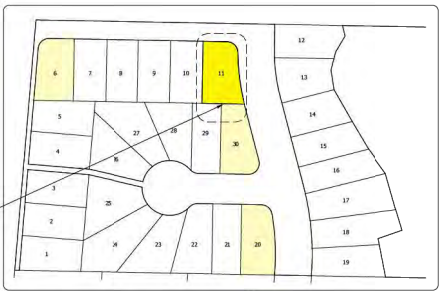
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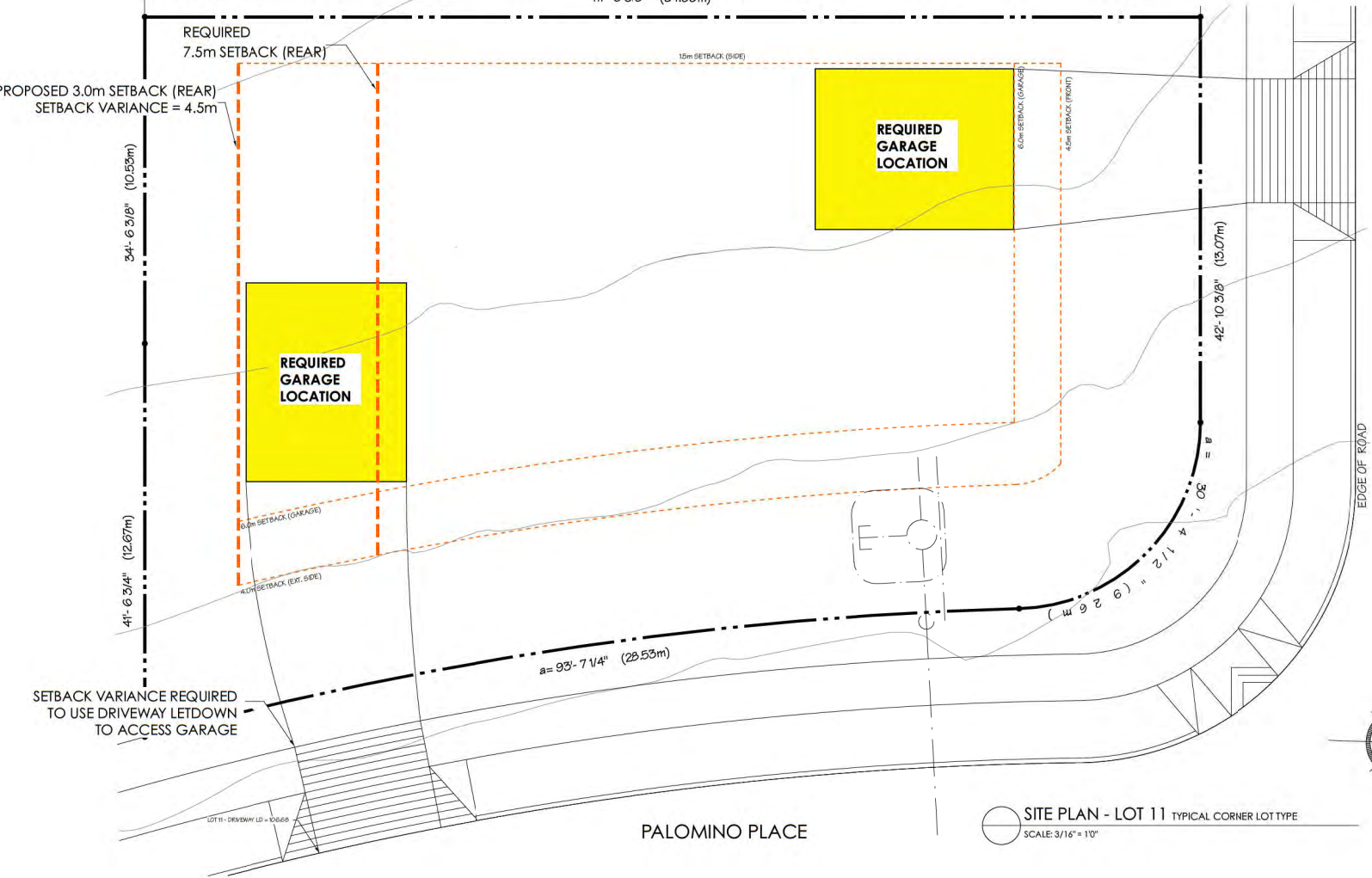
Typical Lot where Rear Yard Setback Variance is Requested

LOCATION PLAN
SCALE: NTS



LOT 11
TYPICAL CORNER LOT DUPLEX
LOT TYPE - SEE BELOW

LOT 11



TRAILSIDE ROAD

PALOMINO PLACE

SITE PLAN - LOT 11 TYPICAL CORNER LOT TYPE
SCALE: 3/16" = 1'0"



C.A. DESIGN

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184 - C West Second Ave. Qualicum Beach, V9K 2P5

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TRAILSIDE
1045 HAREWOOD MINES ROAD
NANAIMO, B.C.

Client
Rega Properties Ltd.
Nanaimo, B.C.

Sheet Title
LOT 11
TYP. SITE PLAN

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