

ATTACHMENT A PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

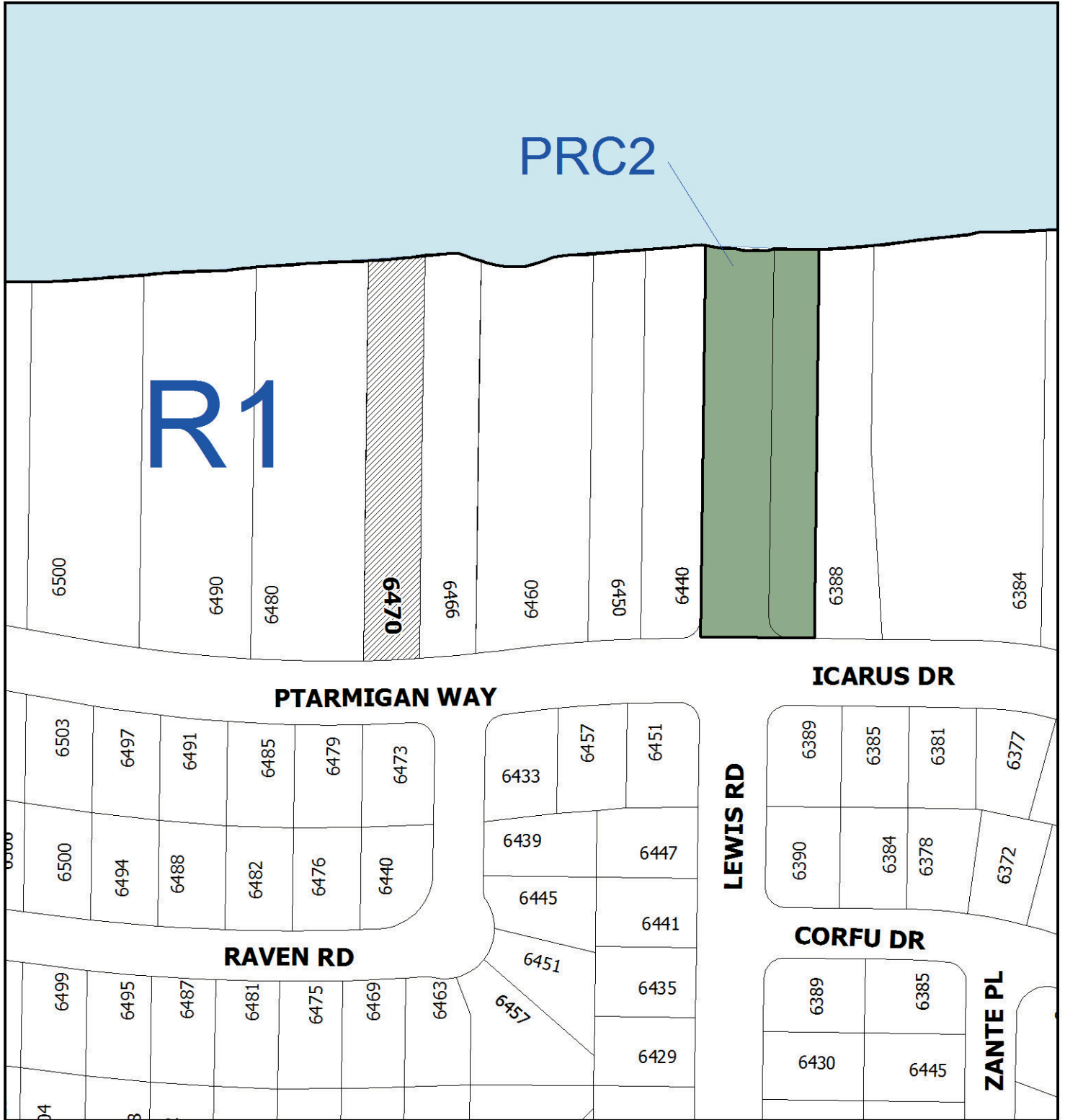
The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

1. *Section 7.5.1 Siting of Buildings* – to reduce the west side yard setback for a pool deck from 1.5m to 0.07m.
2. *Section 7.5.1 Siting of Buildings* – to reduce the west side yard setback from 1.5m to 0.22m and the east side yard setback from 1.5m to 0.33m for wooden stairs.
3. *Section 6.10.2 and 6.10.5 Fence Height:*
 - to increase the permitted front yard fence height from 1.2m to 1.43m;
 - to increase the permitted east side yard fence height from 2.4 to 3.72m;
 - to increase the permitted west side yard fence height from 2.4m to 3.33m; and,
 - to increase the permitted interior yard fence height from 3m to 3.18m.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the site survey prepared by Williamson & Associates Professional Surveyors, dated 2018-MAY-08, as shown on Attachment B.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT VARIANCE PERMIT NO. DVP00348



LOCATION PLAN

 **Subject Property**

Civic: 6470 Ptarmigan Way
Lot A, District Lot 53,
Wellington District, Plan EPP17263

ATTACHMENT C SITE PLAN

B.C. LAND SURVEYOR'S CERTIFICATE OF BUILDING LOCATION ON:

**LOT A, DISTRICT LOT 53, WELLINGTON
DISTRICT, PLAN EPP17263**

SCALE 1:150



NOTES:

CIVIC ADDRESS: 6470 PTARMIGAN WAY, NANAIMO

LOT DIMENSIONS ARE DERIVED FROM REGISTERED PLANS.

THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND/OR PROPOSED IMPROVEMENT(S) SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S).

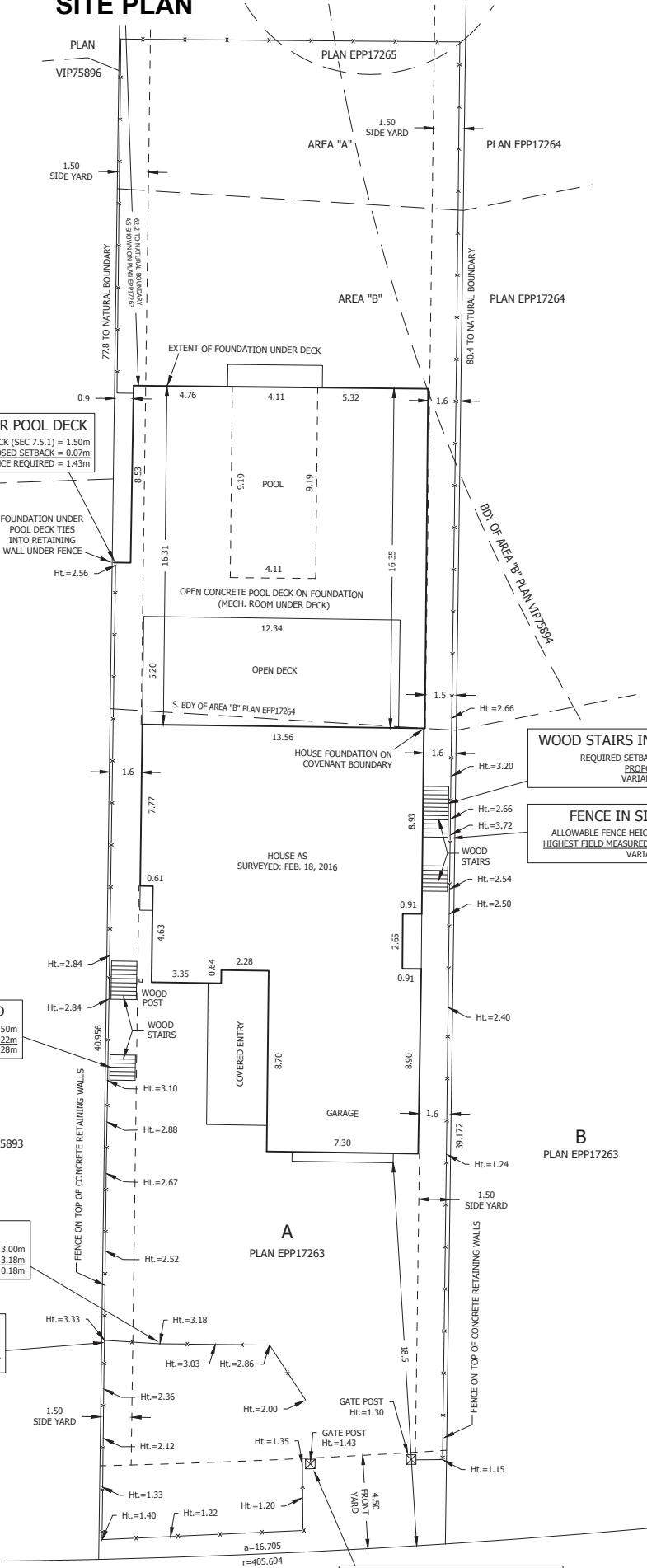
THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENT(S) RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S). THIS PLAN IS NOT TO BE USED TO RE-ESTABLISH BOUNDARY LINES.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES & PERMITS:

- COVENANTS EV117534, CA2811001, CA2811003 & CA4795415;
 - PERMITS CA4610475 & CA4825950
 - BYLAW CONTRAVENTION NOTICES CA6672364 & CA6672365;
- THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

HEIGHTS SHOWN THUS "Ht." ARE HEIGHT OF FENCE POST ABOVE EXISTING FINISHED GRADE AS MEASURED MARCH 20, 2018.



FOUNDATION UNDER POOL DECK
 REQUIRED SETBACK (SEC 7.5.1) = 1.50m
 PROPOSED SETBACK = 0.07m
 VARIANCE REQUIRED = 1.43m

WOOD STAIRS IN SIDE YARD
 REQUIRED SETBACK (SEC 6.5.1) = 1.50m
 PROPOSED SETBACK = 0.33m
 VARIANCE REQUIRED = 1.17m

FENCE IN SIDE YARD
 ALLOWABLE FENCE HEIGHT (SEC 6.10.2) = 2.40m
 HIGHEST FIELD MEASURED FENCE HEIGHT = 3.72m
 VARIANCE REQUIRED = 1.32m

WOOD STAIRS IN SIDE YARD
 REQUIRED SETBACK (SEC 6.5.1) = 1.50m
 PROPOSED SETBACK = 0.22m
 VARIANCE REQUIRED = 1.28m

INTERIOR FENCE
 ALLOWABLE FENCE HEIGHT (SEC 6.10.5) = 3.00m
 HIGHEST FIELD MEASURED FENCE HEIGHT = 3.18m
 VARIANCE REQUIRED = 0.18m

FENCE IN SIDE YARD
 ALLOWABLE FENCE HEIGHT (SEC 6.10.2) = 2.40m
 HIGHEST FIELD MEASURED FENCE HEIGHT = 3.33m
 VARIANCE REQUIRED = 0.93m

FENCE & GATE IN FRONT YARD
 ALLOWABLE FENCE HEIGHT (SEC 6.10.2) = 1.20m
 HIGHEST FIELD MEASURED FENCE HEIGHT = 1.43m
 VARIANCE REQUIRED = 0.23m

THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS DATE OF: MAY 8, 2018

Tyler J. Hansen, B.C.L.S.
 THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED.

PTARMIGAN WAY

RECEIVED
DVP348
 2018-MAY-08
 Current Planning & Subdivision

ATTACHMENT D CONTEXT PHOTOS



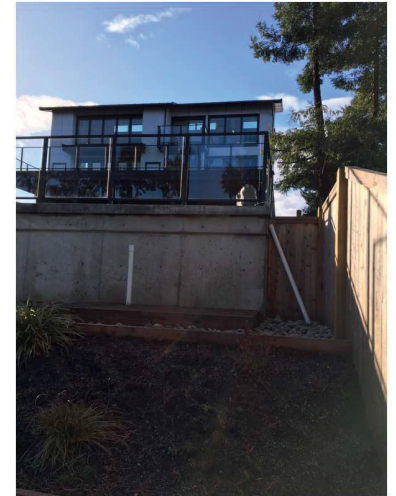
VARIANCE : FENCE AND GATE IN THE FRONT YARD



EXTERIOR FENCE : EAST ELEVATION



VARIANCE : WOOD STAIRS IN THE SIDYARD (EAST)



VARIANCE : FOUNDATION UNDER POOL DECK (WEST)



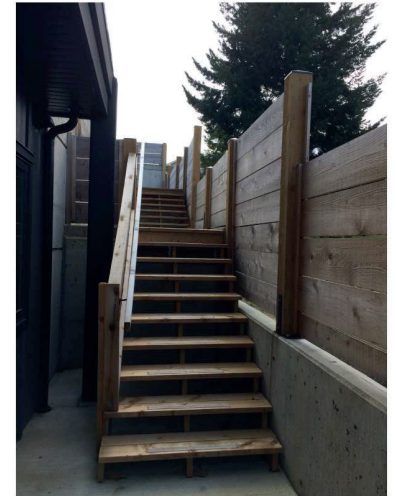
EXTERIOR FENCE : WEST ELEVATION



VARIANCE : INTERIOR FENCE



VARIANCE : FENCE IN SIDYARD (EAST)



VARIANCE : WOOD STAIRS IN THE SIDYARD (WEST)



VARIANCE : EXTERIOR FENCE (WEST)



VARIANCE : INTERIOR FENCE

RAYMOND de BEELD ARCHITECT Inc.
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 Tel: (250) 754-2108; Fax: (250) 754-2118
 Email: info@rdbarchitect.ca
 www.rdbarchitect.ca

HARRIS RESIDENCE
 6470 Ptarmigan Way, Nanaimo, BC
 Lot A, District Lot 53, Wellington District, Plan EPP17263.
 PID: 028-936-299

VARIANCE PHOTOS & SITE CONTEXT

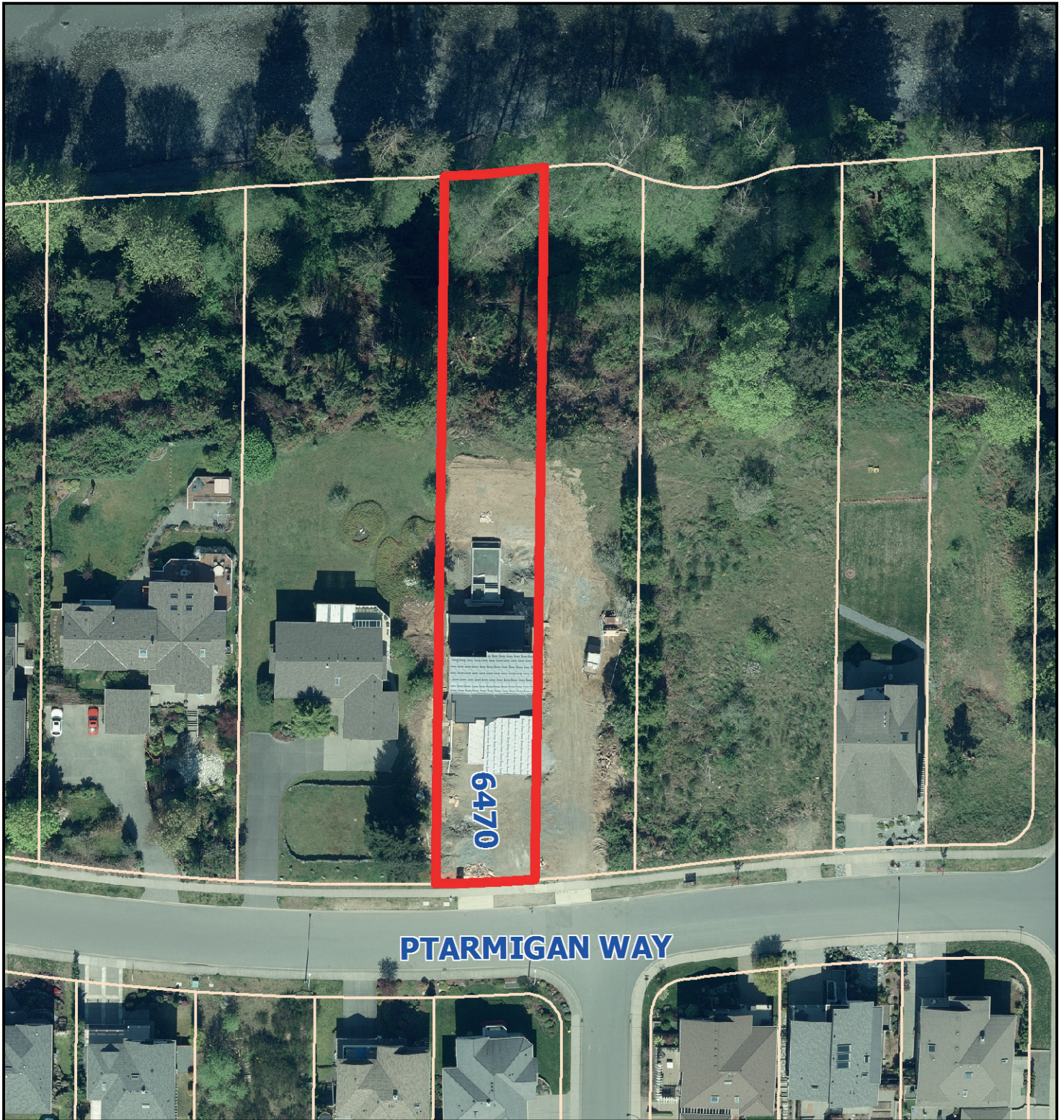
No.	Date	Issue Notes	No.	Date	Revision Notes
1	April 28, 2018	Issue for Consultation/Coordination			
2	May 04, 2018	Issue for Survey			
3	May 11, 2018	Issue for Building Permit			
4	June 8, 2018	Issue for DWP Certification			
5	Aug 28, 2018	Issue for Approved DWP E-10; Color Change			
6	Sept 26, 2018	Issue for SP Amendment #1 (pool & east ext. stair)			
7	Oct 22, 2018	Issue for SP Amendment #2 (entry room & misc)			
8	Apr 02, 2019	Issue for DWP			

Do not scale drawings. Contractor shall verify all dimensions of the work and report any discrepancies to the architect before proceeding. This drawing is not to be used for construction until stamped and signed by the architect.

As an instrument of service, this drawing is the property of the architect and may not be reproduced without permission. This drawing is for the use of the specified project only and shall not be used otherwise without written permission of the architect.

DESIGNER: RuB	CHECKED: RuB
JOB NO.: 1806	SHEET NO.:
SCALE: As Noted	A0.0
DATE: Apr. 02, 2018	TITLE: Harris Residence2 23.wxw

**ATTACHMENT E
AERIAL PHOTO**



DEVELOPMENT VARIANCE PERMIT NO. DVP00348

