



DEVELOPMENT PERMIT NO. DP000793

628169 BC LTD.

Name of Owner(s) of Land (Permittee)

1030 OLD VICTORIA ROAD

Civic Address

1. This development permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This development permit applies to and only to those lands within the municipality described below, and any and all building structures and other developments thereon:

Legal Description:

**BLOCK B, SECTION 1, NANAIMO DISTRICT, PLAN 1748, EXCEPT PART
IN PLANS 35164 AND VIP66021**

PID No. 006-910-661

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

Schedule A Location Plan
Schedule B Site Plan and Grading Plan
Schedule C Landscape Plan
Schedule D Building 1 Elevations
Schedule E Building 2 Elevations
Schedule F Building 3 Elevations
Schedule G Building 4 Elevations

- a) If the applicant does not substantially commence the development permitted by this permit within two years of the date of this permit, the permit shall lapse.
4. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.
5. The City of Nanaimo Bylaw No. 7013 a Bylaw to Regulate Development Parking Within the City of Nanaimo is varied as follows:

Part 16.4 requires that all off-street parking and loading areas shall be surfaced with asphalt, concrete, pavers or similar pavement so as to provide a surface that is durable and dust free. The required parking areas will be paved, but internal laneways will have a gravel surface as part of an alternative storm water management plan.

REVIEWED AND APPROVED ON

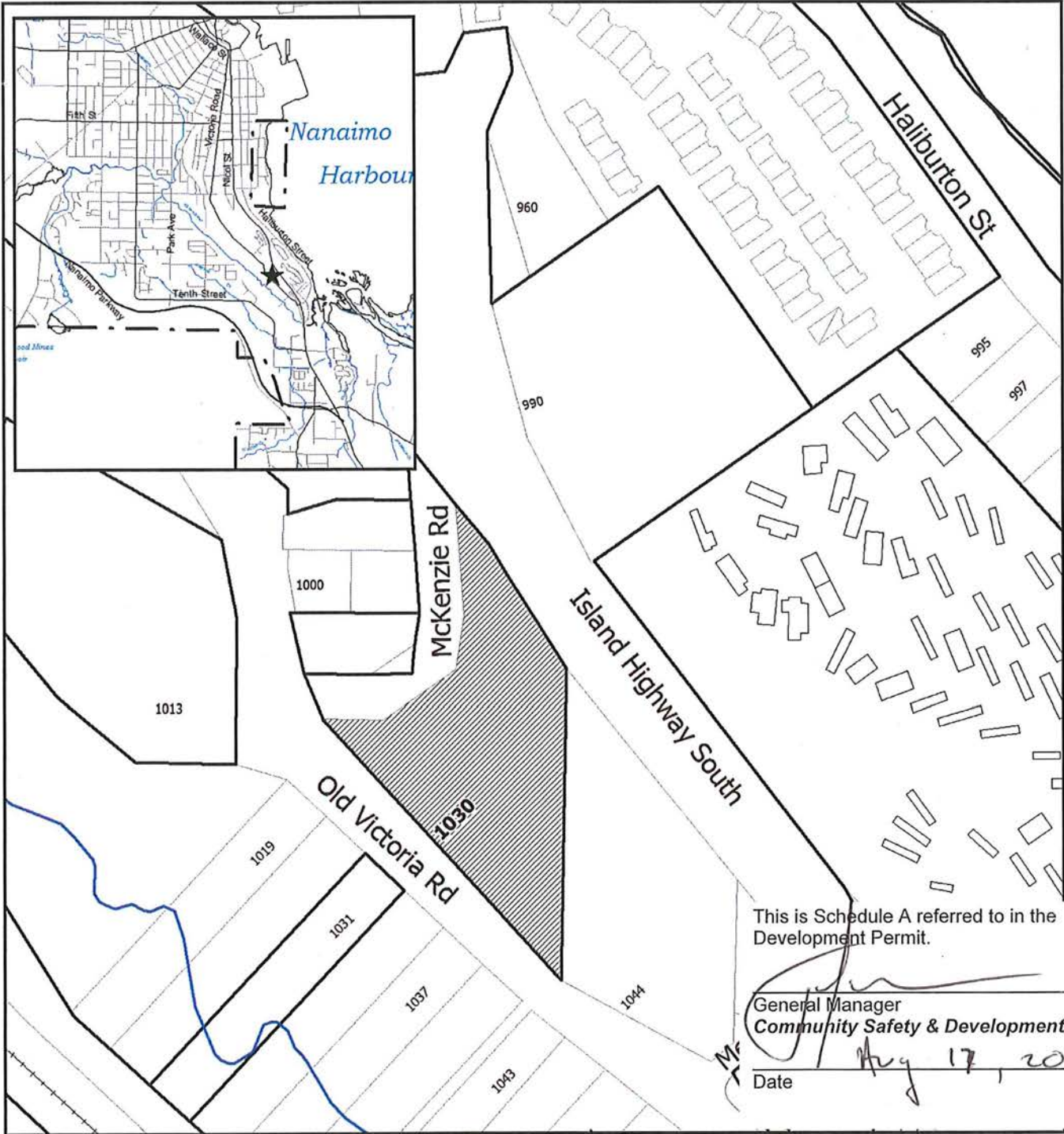
Aug 17, 2012
Date

E.C. Swabey
General Manager

Community Safety & Development

Pursuant to Section 154 (1)(b) of the Community Charter

GN/lb
Prospero attachment: DP000793



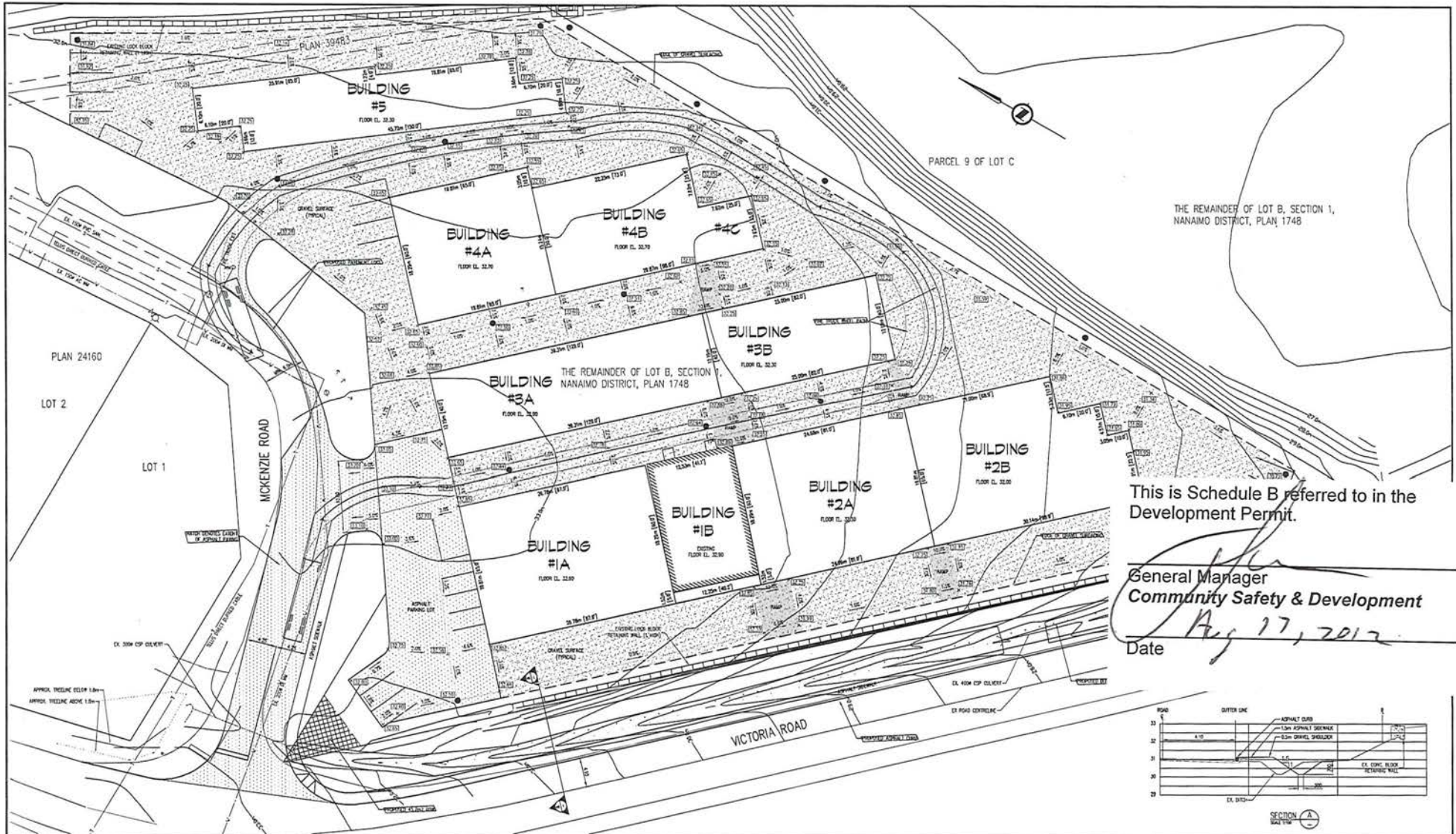
DEVELOPMENT PERMIT NO. DP000793

LOCATION PLAN

 **Subject Property**



Civic: 1030 Old Victoria Road
Block B, Section 1, Nanaimo District, Plan 1748,
Except part in Plans 35164 and VIP66021



This is Schedule B referred to in the Development Permit.

General Manager
Community Safety & Development

Date Aug 17, 2012

No.	Date	Revision
2	June 01/12	Submit for Development Permit
1	Apr 19/12	Revised Site Plan and Interaction Layout
0	Jan 02/12	Submit for Development Permit

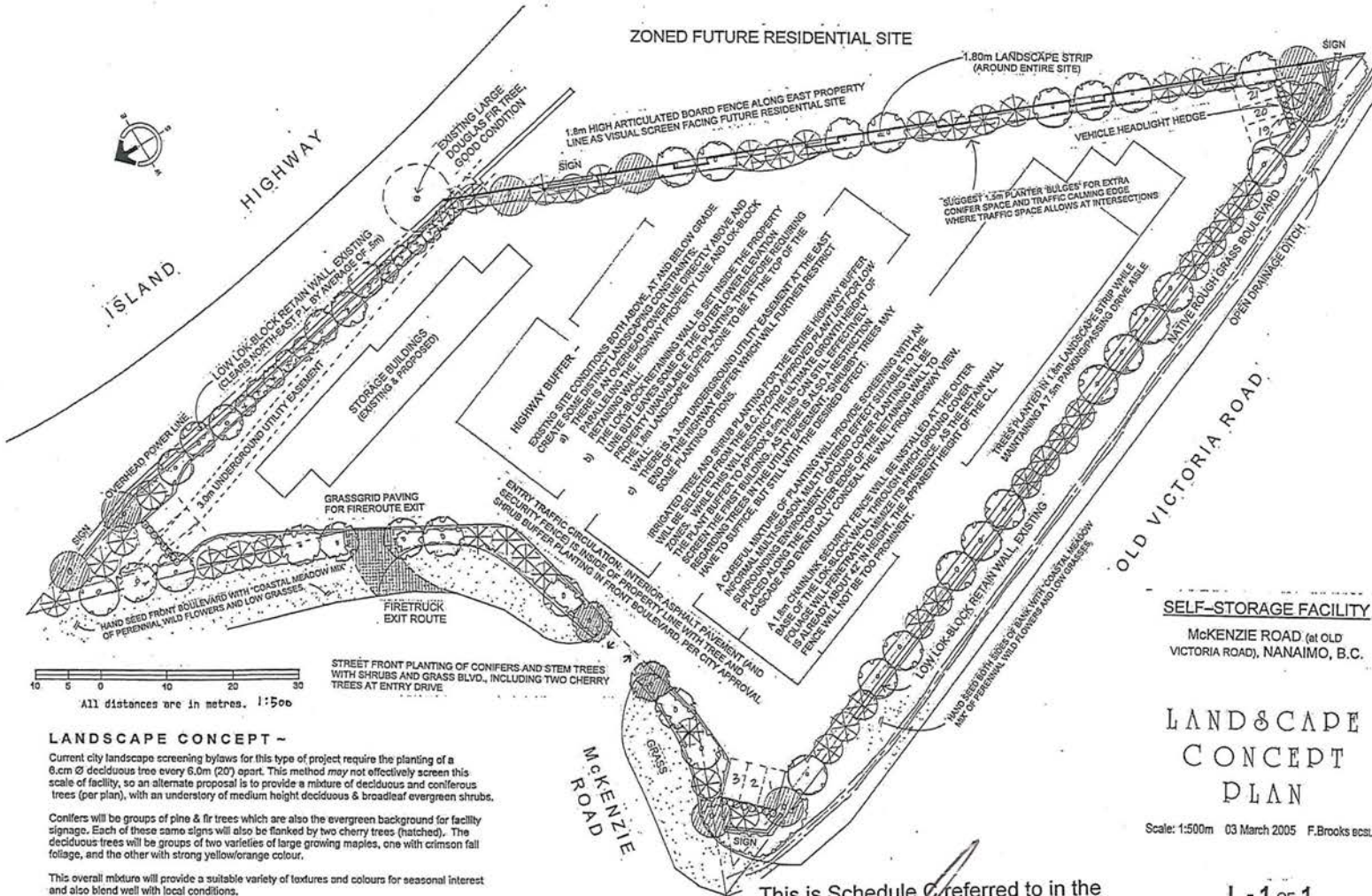
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McElhanney
McElhanney Consulting Services Ltd.
SUITE #1, 1351 E STEVEN RD.
NANAIMO, BC V9S 3Y2
PH (250) 716-3336
FX (250) 716-3339

Designed: GSP Checked: GSP Date: June 01/12
Drawn: KSB Surveyed: DH
SCALE: 1:250
0 5 10 15 20m
(ALL DIMENSIONS ARE IN METRICS)

628169 BC LTD.
Nanaimo, B.C.
1030 OLD VICTORIA ROAD - MINI STORAGE
GRADING PLAN
NANAIMO, B.C.

DC _____ IP _____
SCALE 1:250
MCL Project No. 2231-22701-1
Drawing No. 22701-1-1
Revision _____



LANDSCAPE CONCEPT -
Current city landscape screening bylaws for this type of project require the planting of a 6.0m Ø deciduous tree every 6.0m (20') apart. This method may not effectively screen this scale of facility, so an alternate proposal is to provide a mixture of deciduous and coniferous trees (per plan), with an understory of medium height deciduous & broadleaf evergreen shrubs.

Conifers will be groups of pine & fir trees which are also the evergreen background for facility signage. Each of these same signs will also be flanked by two cherry trees (hatched). The deciduous trees will be groups of two varieties of large growing maples, one with crimson fall foliage, and the other with strong yellow/orange colour.

This overall mixture will provide a suitable variety of textures and colours for seasonal interest and also blend well with local conditions.

This is Schedule C referred to in the Development Permit.

General Manager
Community Safety & Development

Date Aug 17, 2012

PROJECT ARCHITECT - DESIGNER:
ROBERT BOYLE ARCHITECTURE
ARCHITECTS PLANNERS
360 WESLEY STREET
NANAIMO, B.C.
V9R 2T6
TEL: (250) 753-3495
FAX: (250) 753-1150

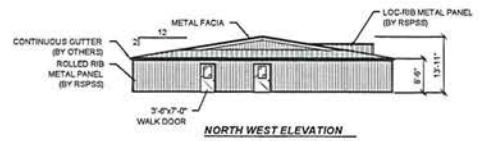
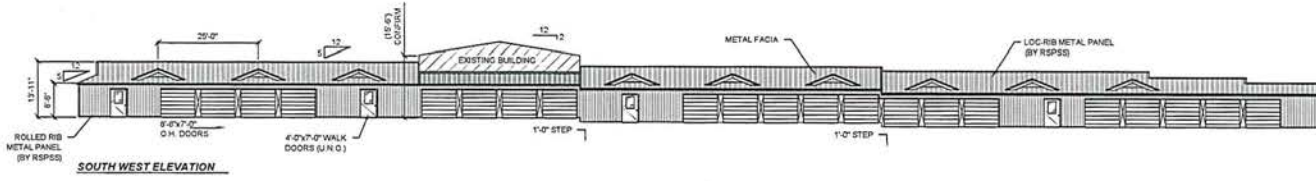
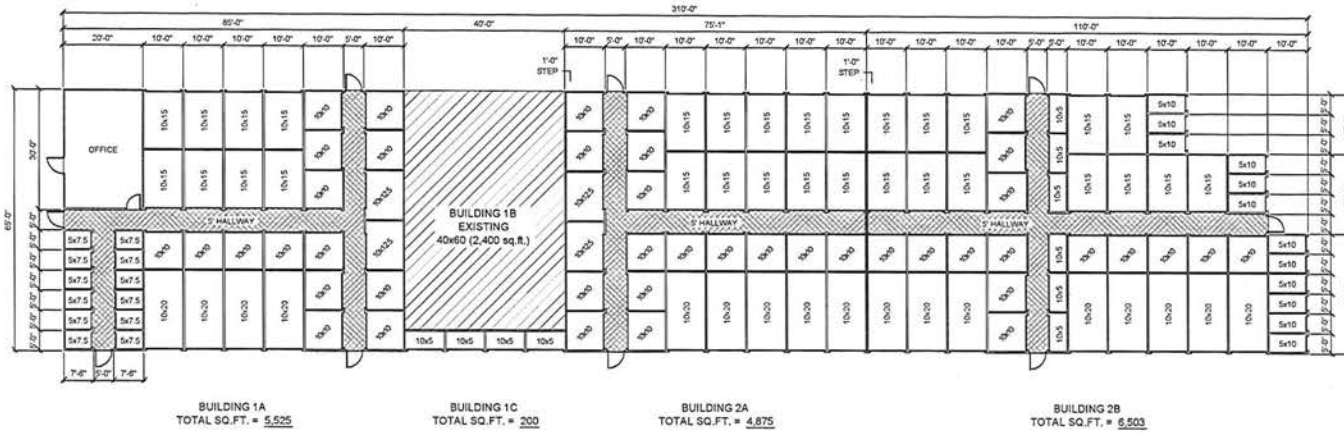
FRED BROOKS DC&A C&LA
Landscape Architect
4845 Laguna Way
Nanaimo, B.C. V9T 5C2
Tel/fax: 250 751 0950
email: fbla@shaw.ca

Project: **SELF - STORAGE FACILITY**
Address: **McKENZIE ROAD (at OLD VICTORIA ROAD), NANAIMO, B.C.**
Client: **DAN BOWEN CONSULTING, CAMPBELL RIVER, B.C.**

SCALE: **1: 500 metric**
DWG DATE: **03 MARCH 2005**
ISSUE DATE:
Drawing title: **LANDSCAPE CONCEPT PLAN**
Sheet number:

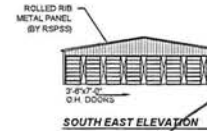
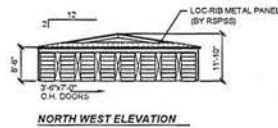
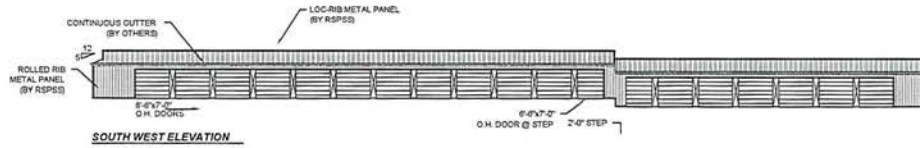
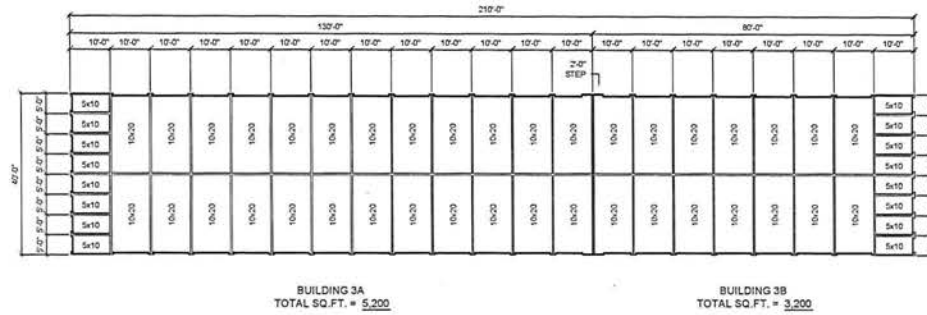
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This is Schedule D referred to in the Development Permit.

[Signature]
General Manager
Community Safety & Development
Date Aug 17, 2012

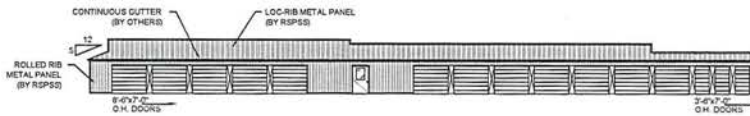


This is Schedule E referred to in the Development Permit.

General Manager
Community Safety & Development

Date

Aug 17, 2017



SOUTH WEST ELEVATION



NORTH WEST ELEVATION

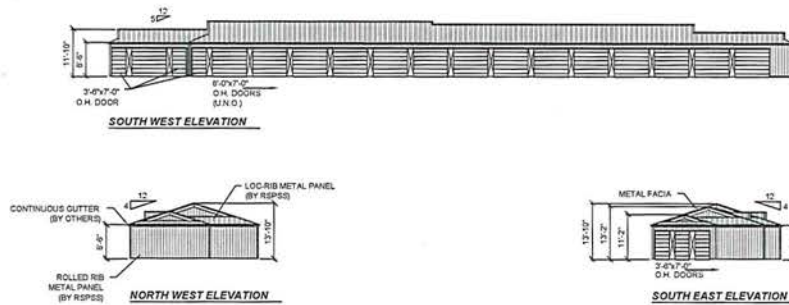
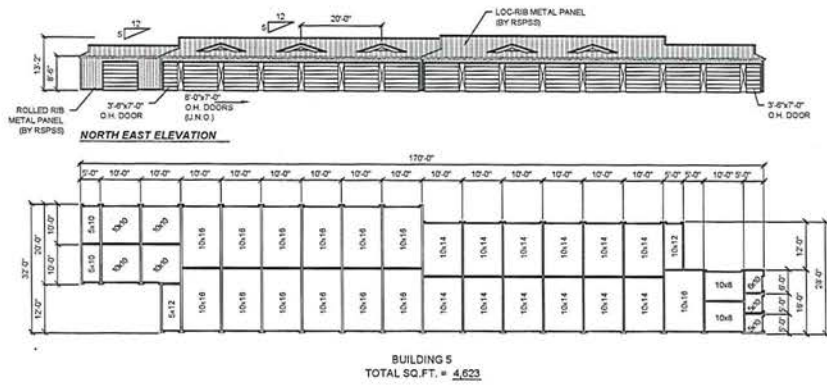


SOUTH EAST ELEVATION

This is Schedule F referred to in the Development Permit.

General Manager
Community Safety & Development

Date Aug 17, 2012



This is Schedule G referred to in the Development Permit.

General Manager
Community Safety & Development

Date

Aug 17, 2012