



DEVELOPMENT PERMIT NO. DP001181

D ROBINSON HOLDINGS LTD
Name of Owner(s) of Land (Permittee)

30 MT BENSON STREET
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:

PARCEL B (BEING A CONSOLIDATION OF LOTS 15 AND 16, SEE CA8249741) BLOCK 4, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 584

PID No. 031-128-190

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
Schedule C Building Elevations
Schedule D Landscape Plan and Details


- 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.

PERMIT CONDITIONS

1. The subject property shall be developed in accordance with the Site Plan, prepared by J.E. Anderson & Associates, received 2020-FEB-14, as shown on Schedule B.
2. The development is in substantial compliance with the Building Elevations prepared by Concept Design Group, received 2020-AUG-11, as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architecture, received 2020-APR-15, as shown on Schedule D.

REVIEWED AND APPROVED ON

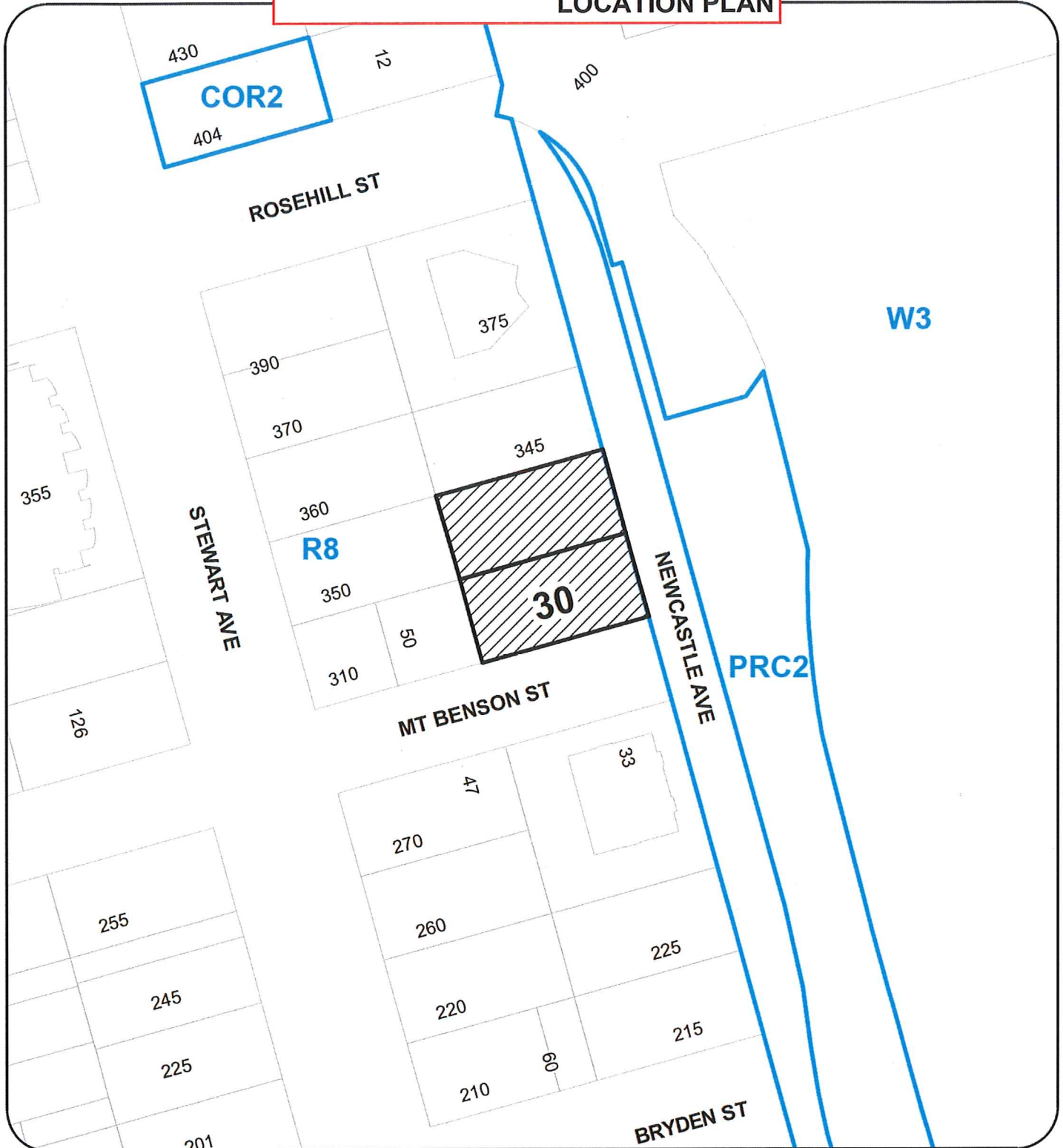
2020-SEP-30
Date


D. Lindsay, General Manager of Development Services
Community Development
Pursuant to Section 154 (1)(b) of the Community Charter

CH/n
Prospero attachment: DP001181

Development Permit DP001181 Schedule A
30 Mt Benson Street

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001181

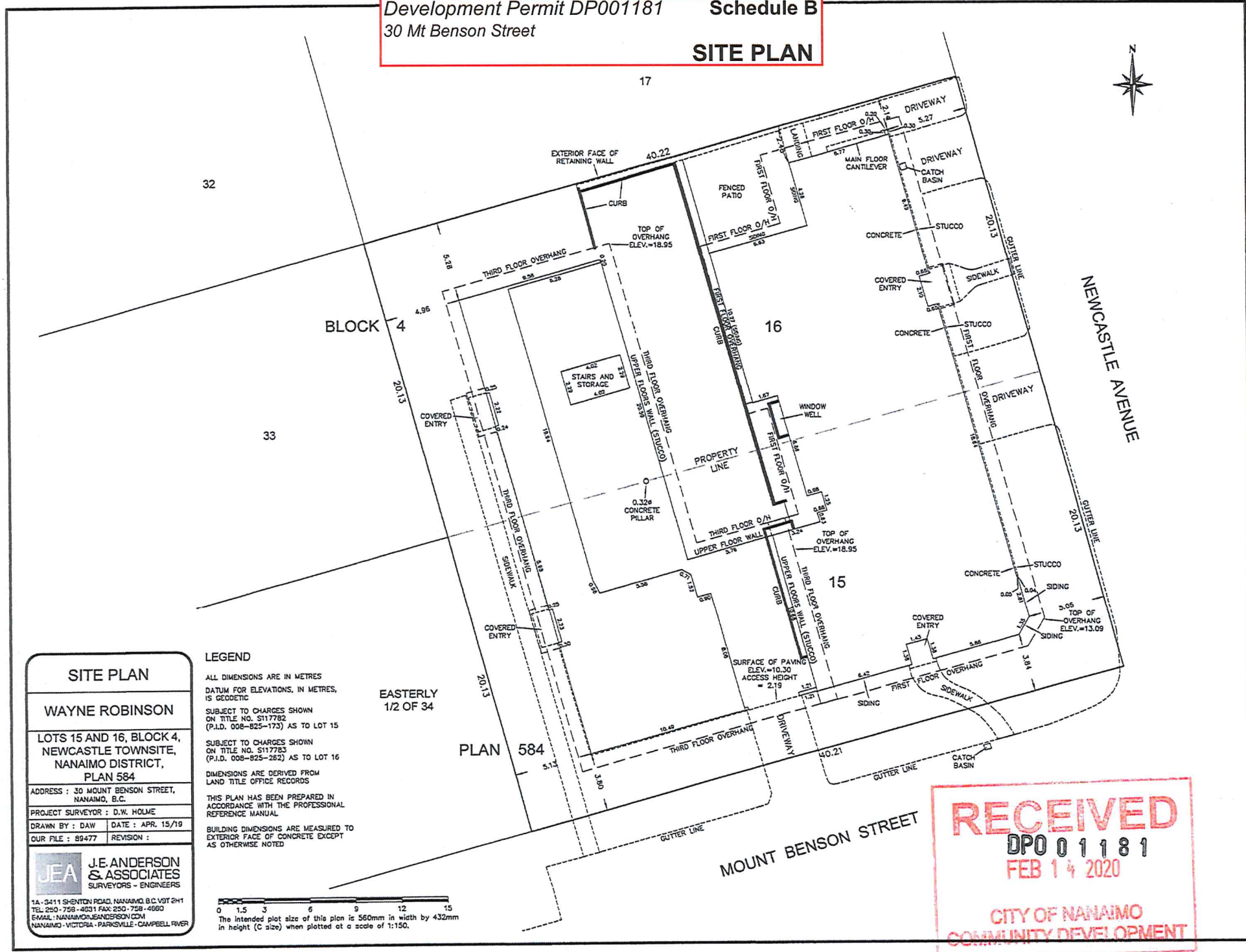
LOCATION PLAN

Civic: 30 MT BENSON STREET
Legal: LOTS 15 AND 16, BLOCK 4, NEWCASTLE TOWNSITE
SECTION 1, NANAIMO DISTRICT, PLAN 584



Development Permit DP001181
30 Mt Benson Street

Schedule B
SITE PLAN



SITE PLAN

WAYNE ROBINSON

LOTS 15 AND 16, BLOCK 4,
NEWCASTLE TOWNSITE,
NANAIMO DISTRICT,
PLAN 584

ADDRESS : 30 MOUNT BENSON STREET,
NANAIMO, B.C.

PROJECT SURVEYOR : D.W. HOLME

DRAWN BY : DAW DATE : APR. 15/19

OUR FILE : 89477 REVISION :

JEA J.E. ANDERSON
& ASSOCIATES
SURVEYORS - ENGINEERS

1A-3411 SHENTON ROAD, NANAIMO, B.C. V9T 2H1
TEL: 250-758-4031 FAX: 250-758-4660
EMAIL: NANAIMO@JEAENGINEERS.COM
NANAIMO - VICTORIA - PARKSVILLE - CAMPBELL RIVER

LEGEND

ALL DIMENSIONS ARE IN METRES
DATUM FOR ELEVATIONS, IN METRES,
IS GEODETIC

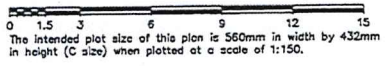
SUBJECT TO CHARGES SHOWN
ON TITLE NO. S117782
(P.I.D. 008-825-173) AS TO LOT 15

SUBJECT TO CHARGES SHOWN
ON TITLE NO. S117783
(P.I.D. 008-825-262) AS TO LOT 16

DIMENSIONS ARE DERIVED FROM
LAND TITLE OFFICE RECORDS

THIS PLAN HAS BEEN PREPARED IN
ACCORDANCE WITH THE PROFESSIONAL
REFERENCE MANUAL

BUILDING DIMENSIONS ARE MEASURED TO
EXTERIOR FACE OF CONCRETE EXCEPT
AS OTHERWISE NOTED

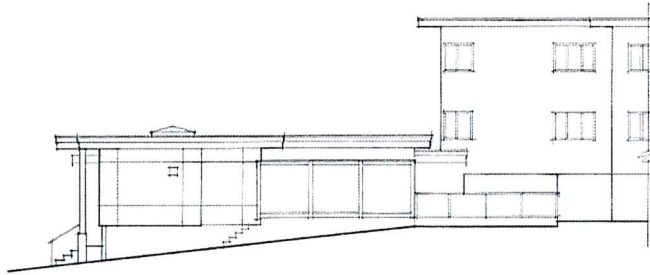


RECEIVED
DPO 01181
FEB 14 2020
CITY OF NANAIMO
COMMUNITY DEVELOPMENT

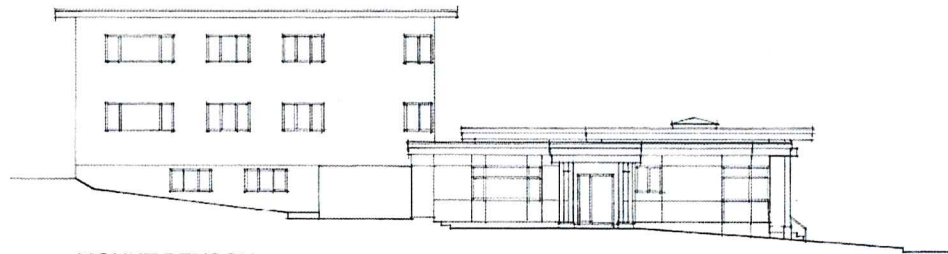
Development Permit DP001181
30 Mt Benson Street

Schedule C

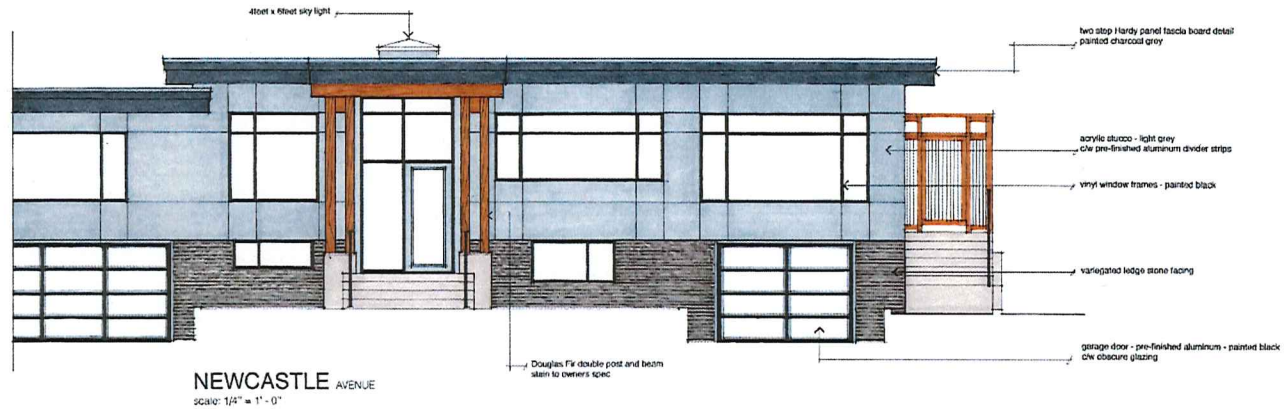
BUILDING ELEVATIONS



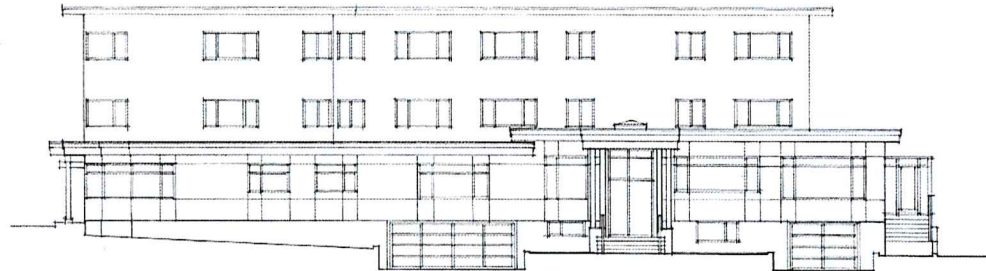
NORTH ELEVATION SIDE YARD
scale: 1/8" = 1'-0"



MOUNT BENSON STREET
scale: 1/8" = 1'-0"



NEWCASTLE AVENUE
scale: 1/4" = 1'-0"



NEWCASTLE AVENUE
scale: 1/8" = 1'-0"

REVISION: DATE



PROJECT TITLE
Robinson renovation
LOT 15 and 16, BLOCK 4, NEWCASTLE TOWNSHIP
NANAVO DISTRICT, PLAN 584
ONE address: 30 Mount Benson Street, Newsmo, BC.
Copyright reserved. This plan and design is valid as it bears reference to the
building code and zoning bylaws and is not to be reproduced
in any form without the written consent of the architect.

PROJECT NUMBER	19716
DRAWN BY	CHECKED BY
DATE	SCALE
Nov2019	as shown

DRAWING TITLE
elevations

SHEET NUMBER
A5
ISSUE DATE

RECEIVED
DP1181
2020-AUG-11

Development Permit DP001181
Schedule D
30 Mt Benson Street

LANDSCAPE PLAN and DETAILS



Design rationale
 The landscape design reflects the pocket beach which is just a stone's throw from the project. The scheme uses logs and boulders as features, with evergreen shrubs providing a backdrop for the ornamental grasses and perennials. The plants have been selected for their versatile value, their ability to withstand drought and their relative ease of management.

PLANT PALETTE

NOTE: The plants for this scheme will be chosen from the following list as appropriate. Not all plants will necessarily be used and others may be substituted depending on availability and suitability.

Legend	Botanical Name	Common Name	Pot Size
	Deciduous Trees		
	Acer palmatum	Japanese Maple	2m ht
	Amelanchier x grandiflora 'Autumn Balance'	Serviceberry	10 gal
	Boyeria japonica	Snowball Tree	10m cal
	Evergreen Hedging		
	Taxus media addax	Yew	6 gal
	Evergreen Shrubs		
	Abelia grandiflora	Abelia	2 gal
	Abutilon venustum	Strawberry Tree	5 gal
	Chrysanthemum	Mexican Orange Blossom	1 gal
	Citrus aurantium	Chinese Spool Root Rose	1 gal
	Fuchsia	Flaxlily	1 gal
	Lavandula angustifolia Superior	English Lavender	1 gal
	Lavandula stoechas Silver Anise	Spanish Lavender	1 gal
	Lavandula stoechas Anzac Deep Rose	Spanish Lavender	1 gal
	Nandina domestica Japon Bay	Heavenly Bamboo	1 gal
	Viscum ovatum	Livingstone Huckleberry	1 gal
	Deciduous Shrubs		
	Rosa rugosa	Shrub Rose	1 gal
	Ferns		
	Polystichum mountain	Sword Fern	1 gal
	Ornamental Grasses		
	Callargentea australis Kai Rooster	Feather Reed Grass	1 gal
	Eleocharis acicularis	Everhedge Everest Sedg	1 gal
	Hatfieldia maritima	Japanese Woodland Grass	1 gal
	Hedychium spicatum	Blue Star Grass	1 gal
	Miscanthus flabellifolius	Lime Green Reed Maiden Grass	1 gal
	Miscanthus sinensis purpureus	Flame Grass	1 gal
	Pennisetum a. Hamon	Drum Fountain Grass	1 gal
	Schizanthus The Blues	Little Boulders	1 gal
	Saxifraga	Blue Moon Grass	1 gal
	Perennials/Groundcovers		
	Antennaria dioica	Kinnikinnick	10 cm
	Campylosiphon Waterfall	Seaflower	1 gal
	Chamaenerion	Chamisa Plumbea	1 gal
	Cheilanthes	Coast Verbena	1 gal
	Clusia	Bulbs	1 gal
	Epilobium	Cacant	1 gal
	Rhomboides	Blueberry	1 gal
	Saxifraga	Purple Lavender Sage	1 gal
	Thymus praecox	Yucca	10 cm
	Thymus praecox	Red Creeping Thyme	10 cm
	Thymus praecox	Cowslip Thyme	10 cm
	Thymus praecox	Woolly Thyme	10 cm



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DP1181
 2020-APR-15
CURRENT PLANNING

DATE	REV	SUBMITTED FOR DP	CONTRACT NO.

VICTORIA DRAWSHOP
 LANDSCAPE ARCHITECT
 236 Ave. St. Helens
 V.C. VIC 3206
 250-954-4335
 victoria@drawshop.net

PROJECT
ROBINSON RENOVATION
 30 Mount Benson St
 Narana VIC 3206

SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN

SCALE: 1:1000 DATE: 17.11.19
 DRAWN: VID CHECKED: []

PROJECT NUMBER: []
 DRAWING NUMBER: []

