



DEVELOPMENT PERMIT NO. DP001053

MOUNT BENSON DEVELOPMENTS INC.

Name of Owner(s) of Land (Permittee)

5646 LINLEY VALLEY DRIVE

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:

LOT 1, DISTRICT LOT 50, WELLINGTON DISTRICT, PLAN EPP62850

PID No. 029-927-897

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

- 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 TERMS

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

1. Section 6.10.2 – to increase the maximum allowable height of a fence and retaining wall along the west property line from 2.4m to 3.3m.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by de Hoog & Keirulf Architects, dated 2017-JUL-17, as shown on Schedule B.
2. The development is in general compliance with the Building Elevations prepared by de Hoog & Keirulf Architects, dated 2017-JUL-17, as shown on Schedule C.
3. The subject property is in general compliance with the Landscape Plan and Specifications prepared by Victoria Drakeford Landscape Architect, dated 2017-NOV-08, as shown on Schedule D.

REVIEWED AND APPROVED ON

2017-DEC-13
Date


D. Lindsay, Director
Community Development

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

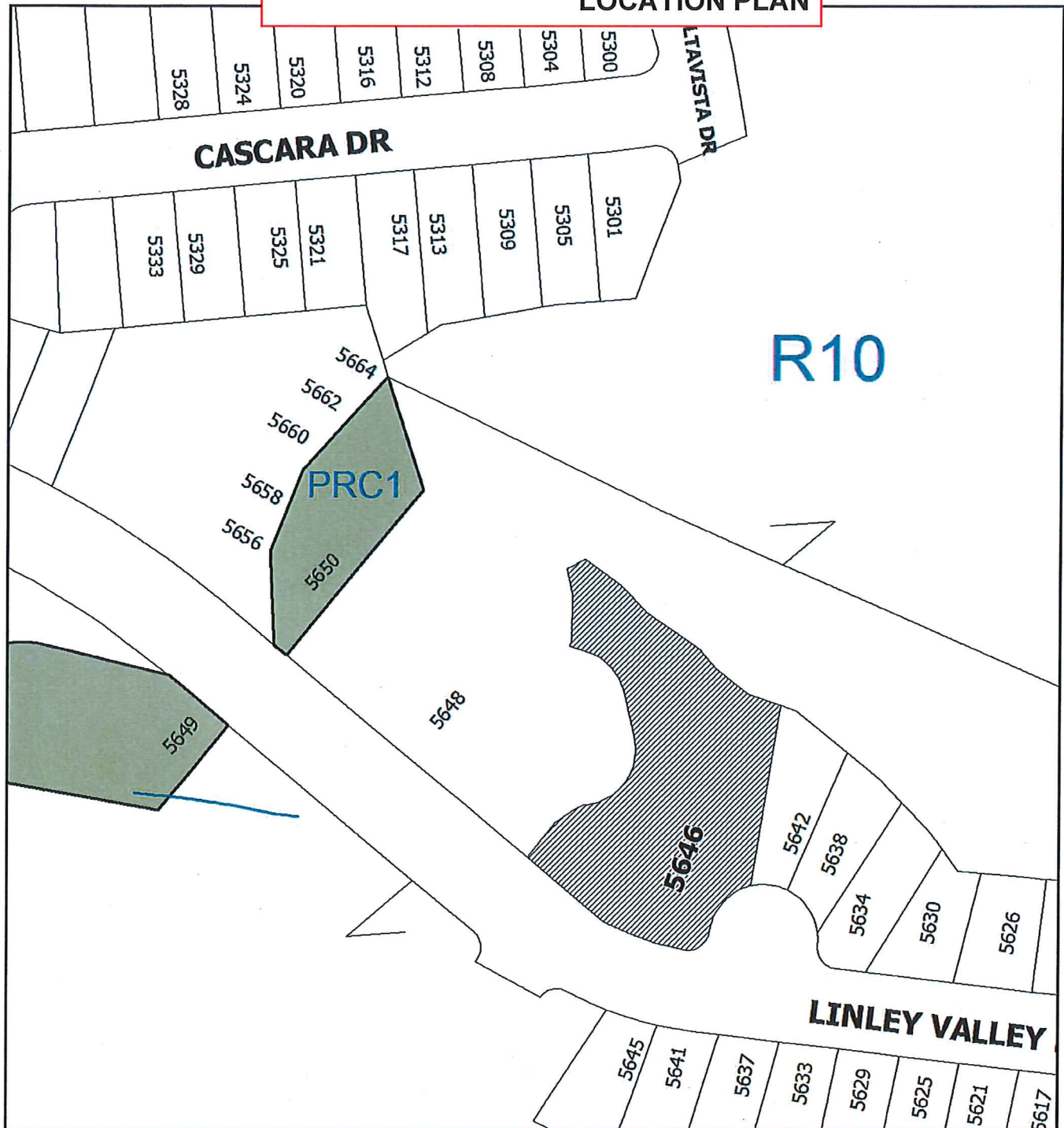
DS/In

Prospero attachment: DP001053

Development Permit DP001053
5646 Linley Valley Drive

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001053



LOCATION PLAN

Civic: 5646 Linley Valley Drive
Lot 1, District Lot 50,
Wellington District, Plan EPP62850



**Subject
Property**

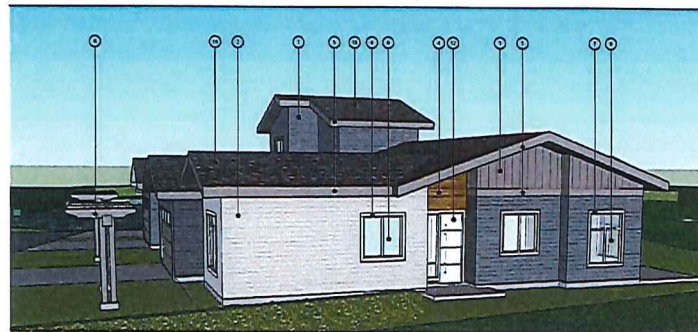
BUILDING ELEVATIONS

1/3

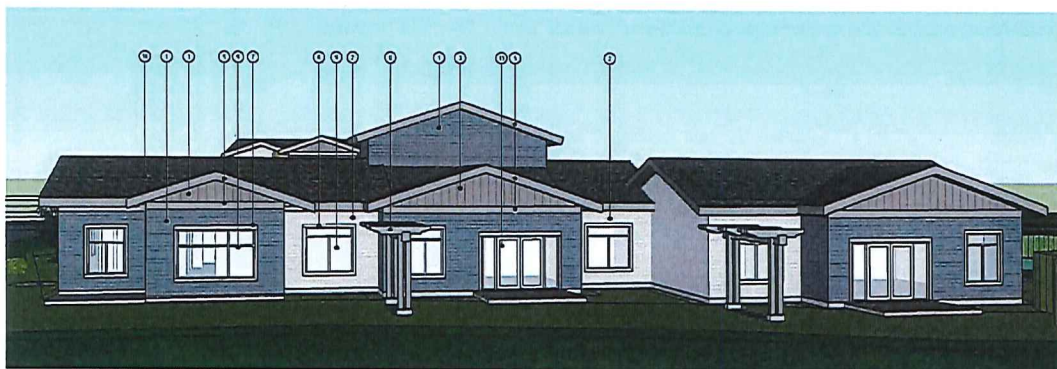
Triplex



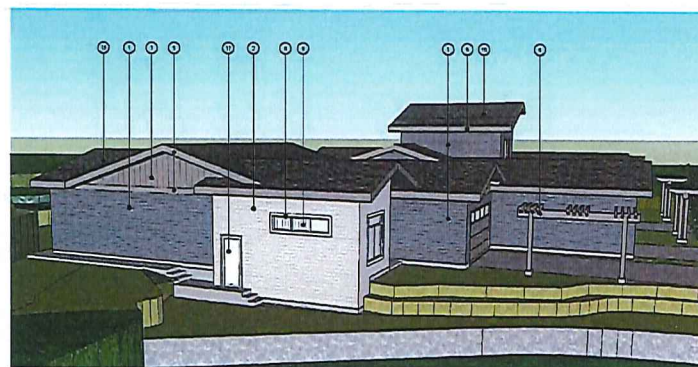
Triplex: South Elevation (facing drive aisle)



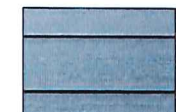
Triplex: East Elevation (Side)



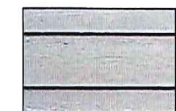
Triplex: North Elevation (facing pond)



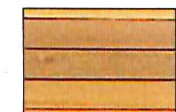
Triplex: West Elevation (side facing pond)



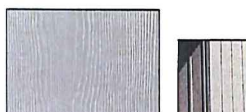
1 HARDIE PLANK - EVENING BLUE



2 HARDIE PLANK - COBBLE STONE



4 HORIZONTAL CEDAR CLADDING - CLEAR FINISHED OR LONGBOARD - DARK FIR



3 HARDIE BOARD IN MONTEREY TAUPE, W/ COMBED FACE BATTEN, PTD, TO MATCH
5 COMBED FACE WOOD FASCIA + BANDING, PTD, TO MATCH MONTEREY TAUPE
6 COMBED FACE CLAD POSTS AND BEAMS, PTD, TO MATCH MONTEREY TAUPE
7 COMBED FACE WOOD WINDOW TRIM, PTD, TO MATCH MONTEREY TAUPE



8 COMBED FACE WOOD WINDOW TRIM, PTD, WHITE



10 PRE-FINISHED METAL GUARD RAIL + STAIRS - WHITE



11 12 14 17 FIBREGASS DOOR, PTD, WHITE



13 VINYL SLIDING DOOR UNITS W/ SIDE LITES, WHITE

FINISHES LEGEND

- 1 HARDIE PLANK - EVENING BLUE
- 2 HARDIE PLANK - COBBLE STONE
- 3 HARDIE BOARD IN MONTEREY TAUPE, W/ COMBED FACE BATTEN, PTD, TO MATCH
- 4 HORIZONTAL CEDAR CLADDING - CLEAR FINISHED OR LONGBOARD - DARK FIR
- 5 COMBED FACE WOOD FASCIA + BANDING, PTD, TO MATCH MONTEREY TAUPE
- 6 COMBED FACE CLAD POSTS AND BEAMS, PTD, TO MATCH MONTEREY TAUPE
- 7 COMBED FACE WOOD WINDOW TRIM, PTD, TO MATCH MONTEREY TAUPE
- 8 COMBED FACE WOOD WINDOW TRIM, PTD, WHITE
- 9 VINYL WINDOWS - WHITE
- 10 PRE-FINISHED METAL GUARD RAIL + STAIRS - WHITE
- 11 FIBREGASS DOOR W/ FULL LITE, PTD, WHITE
- 12 FIBREGASS DOOR W/ SIDE LITE, PTD, WHITE
- 13 VINYL SLIDING DOOR UNITS W/ SIDE LITES, WHITE
- 14 FIBREGASS DOOR W/ FULL LITE + SIDE LITE, PAINTED - WHITE
- 15 PRE-FINISHED METAL GARAGE DOOR W/ UPPER LITES - MONTEREY TAUPE
- 16 ASPHALT SHINGLES - CHARCOAL GREY
- 17 FIBREGASS DOOR, PTD, WHITE (@ EXT. CLOSET)

RECEIVED
DP1053
2017-JUL-20

Project Name
Linley Park Estates:
Lot 1 (Formerly Lot 18)
5646 Linley Valley Drive

Drawing Title
Triplex: Units 6-8
Plans + Elevations

Project Number	N1808
Scale	1/8" = 1'-0"
Plot Date	17 JULY 2017
Drawing	A5

17 JULY 2017	RE-SUBMITTED FOR DP
30 MAY 2017	SUBMITTED FOR DP



The Designer is responsible for obtaining all information, and should verify the accuracy of any information prior to submission. Drawings shall be submitted to the City of Lincoln for review and approval. The City of Lincoln is not responsible for the accuracy of any information, and the Designer is responsible for the accuracy of any information. The Designer is responsible for the accuracy of any information, and the City of Lincoln is not responsible for the accuracy of any information.

Fourplex



Fourplex: North Elevation (facing drive aisle)



Fourplex: West Elevation (facing house)



Fourplex: South Elevation (facing Linley Valley Drive)



Fourplex: East Elevation (facing cul-de-sac)



Streetscape: South Elevations of Fourplex and Single Residence (facing Linley Valley Drive)

FINISHES LEGEND

- ① HARDIE PLANK - EVENING BLUE
- ② HARDIE PLANK - COBBLE STONE
- ③ HARDIE BOARD (AND BATTEN) - MONTEREY TAUPE
- ④ HORIZONTAL CEDAR CLADDING - CLEAR FINISHED OR LONGBOARD - DARK FIR
- ⑤ COMBED FACE WOOD FASCIA + BANDING, PTD. TO MATCH MONTEREY TAUPE
- ⑥ COMBED FACE CLAD POSTS AND BEAMS, PTD. TO MATCH MONTEREY TAUPE
- ⑦ COMBED FACE WOOD WINDOW TRIM, PTD. TO MATCH MONTEREY TAUPE
- ⑧ COMBED FACE WOOD WINDOW TRIM, PTD. WHITE
- ⑨ VINYL WINDOWS - WHITE
- ⑩ PRE-FINISHED METAL GUARD RAIL + STAIRS - WHITE
- ⑪ FIBREGLASS DOOR W/ FULL LITE, PTD. WHITE
- ⑫ FIBREGLASS DOOR W/ SIDE LITE, PTD. WHITE
- ⑬ VINYL SLIDING DOOR UNITS W/ SIDE LITES, WHITE
- ⑭ FIBREGLASS DOOR W/ FULL LITE + SIDE LITE, PAINTED - WHITE
- ⑮ PRE-FINISHED METAL GARAGE DOOR W/ UPPER LITES - MONTEREY TAUPE
- ⑯ ASPHALT SHINGLES - CHARCOAL GREY
- ⑰ FIBREGLASS DOOR, PTD. WHITE (@ EXT. CLOSET)

RECEIVED
DP-1833
2017-JUL-20

Project Name
**Linley Park Estates:
Lot 1 (Formerly Lot 18)**
5646 Linley Valley Drive

Drawing Title
**Fourplex: Model Images +
Streetscape**

Project Number
N1608

Scale
1/8" = 1'-0"

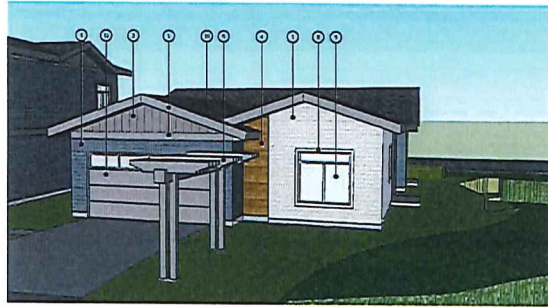
Plot Date
17 JUL 2017

Drawing
A1



The Owner is responsible for checking all dimensions and must verify DPA of any discrepancies prior to construction. Drawings not to be used for construction. Not valid and not to be used as a substitute for the manufacturer's instructions. All drawings and specifications are the property of Linley and may not be reproduced in any form without the written permission of these parties.

Single Residential Dwelling



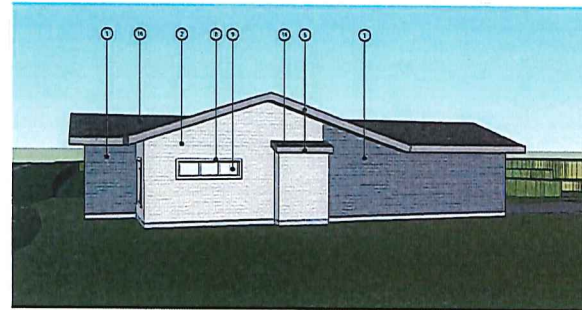
House: North Elevation (facing drive aisle)



House: West Elevation (Side)



House: South Elevation (facing Linley Valley Drive)



House: East Elevation (facing fourplex)



Streetscape: North Elevation of Fourplex and Single Residence (facing drive aisle)

FINISHES LEGEND

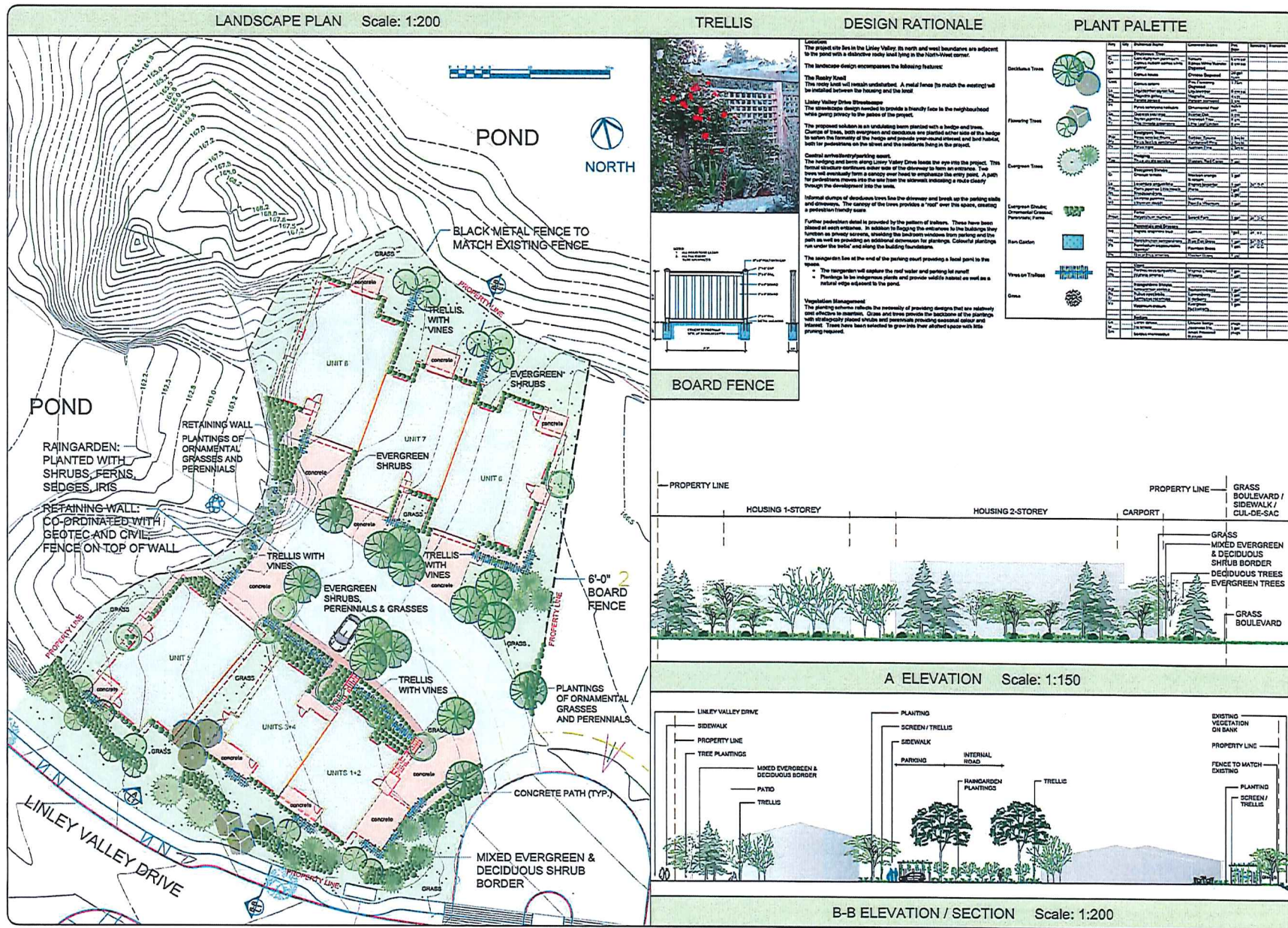
- ① HARDIE PLANK - EVENING BLUE
- ② HARDIE PLANK - COBBLE STONE
- ③ HARDIE BOARD (AND BATTEN) - MONTEREY TAUPE
- ④ HORIZONTAL CEDAR CLADDING - CLEAR FINISHED OR LONGBOARD - DARK FIR
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- ⑧ COMBED FACE WOOD WINDOW TRIM, PTD. WHITE
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- ⑪ FIBREGLASS DOOR W/ FULL LITE, PTD. WHITE
- ⑫ FIBREGLASS DOOR W/ SIDE LITE, PTD. WHITE
- ⑬ VINYL SLIDING DOOR UNITS W/ SIDE LITES, WHITE
- ⑭ FIBREGLASS DOOR W/ FULL LITE + SIDE LITE, PAINTED - WHITE
- ⑮ PRE-FINISHED METAL GARAGE DOOR W/ UPPER LITES - MONTEREY TAUPE
- ⑯ ASPHALT SHINGLES - CHARCOAL GREY
- ⑰ FIBREGLASS DOOR, PTD. WHITE (@ EXT. CLOSET)

Project Name	
Linley Park Estates: Lot 1 (Formerly Lot 18) 5046 Linley Valley Drive	
Drawing Title	
Single Residence: Unit 5 Images	
Project Number	N1605
Scale	1/8" = 1'-0"
Plot Date	17 JULY 2017
Drawing	A3



Schedule D

LANDSCAPE PLAN



NOTES:
For grading information, see Civil drawings.

RECEIVED
DP1053
2017-NOV-08

REVISIONS:

Issued for Review - 2017MAY26

Issued for DP - 2017JUN02

Re-issued for DP - 2017OCT12

Re-issued for DP - 2017OCT13

Re-Issued for DP - 2017NOV08

CONSULTANT:



PROJECT:

LINLEY
VALLEY DRIVE
LOT 1

SITE LEGAL DESCRIPTION:

LOT 1, 5646 LINLEY VALLEY DR.
PLAN EPP62850

SHEET TITLE:

LANDSCAPE
CONCEPT

SCALE: _____ DATE: _____

AS NOTED	May 7, 2017
DRAWN: DR	CHECKED: VJD

PROJECT NUMBER:
LINLEY LOT 1 2017

1.1

L1 - DP