CITY OF NANAIMO
THE HARBOUR CITY

DEVELOPMENT PERMIT NO. DP000776

JIM PATTISON DEVELOPMENTS LTD.
Name of Owner(s) of Land (Permittee)

4123 WELLINGTON ROAD
4151 WELLINGTON 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(s):

   LOT A, SECTION 4 & 5, WELLINGTON DISTRICT, LD 58 PLAN VIP63672
   PID No. 023-480-696

   LOT 1, SECTION 5, WELLINGTON DISTRICT, PLAN VIP67222
   PID No. 024-154-229

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 North and West Building 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 "ZONING BYLAW 2011 NO. 4500" is varied as follows:

Section 9.5.1 – Maximum front yard setback
The maximum front yard setback is 6 m. The proposed setback is 9.8 m, a setback variance of 3.8 m.

Section 9.5.1 – Required rear yard setback
The required setback is 7.5 m. The proposed setback is 6 m, a setback variance of 1.5 m.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE
10th DAY OF **SEPTEMBER**, **2012**.

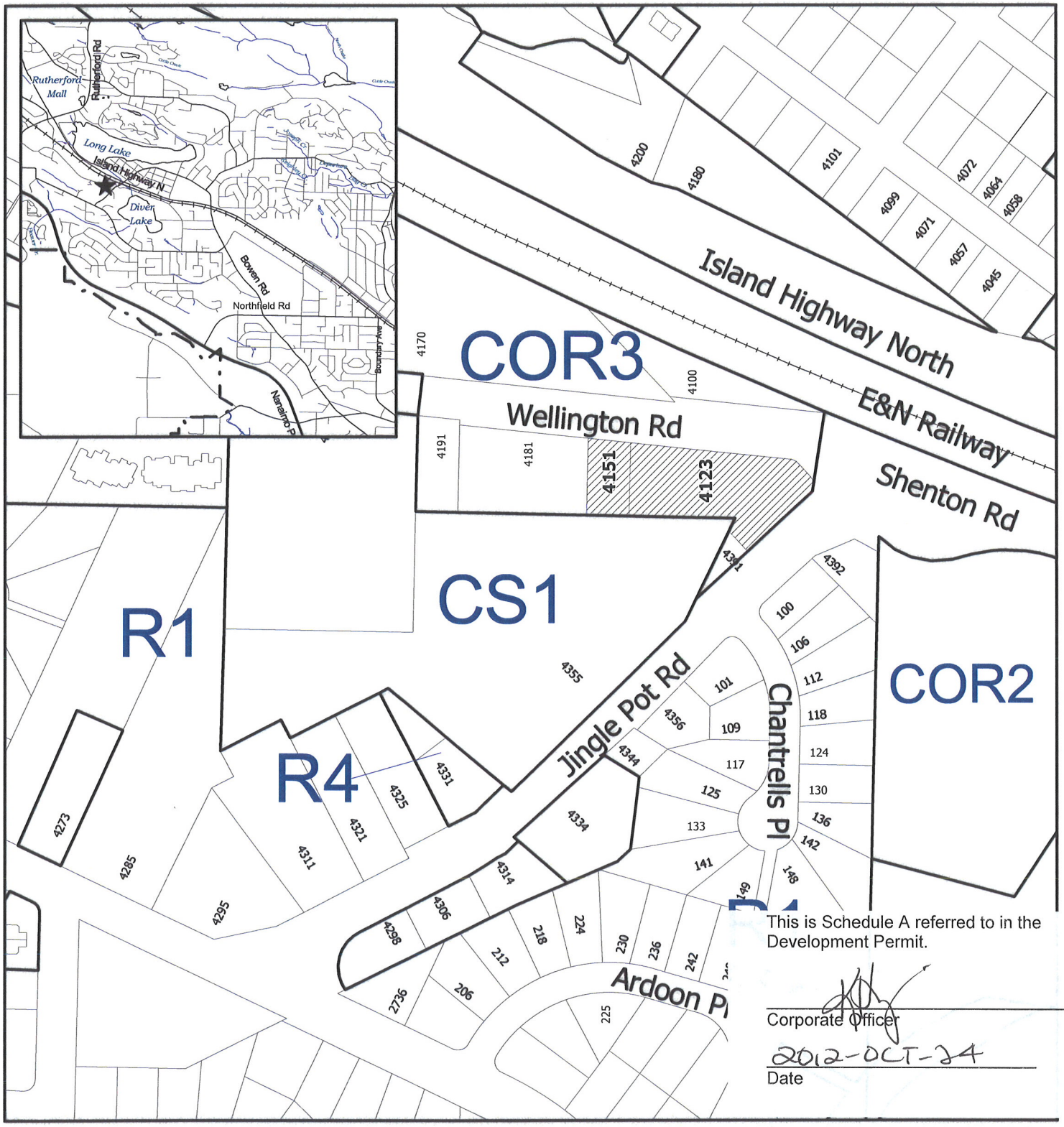
Corporate Officer
Kristin King

2012-OCT-24
Date

GN/lb

Prospero attachment: DP000776 – 4123 / 4151 Wellington Road

SCHEDULE A



This is Schedule A referred to in the Development Permit.

Corporate Officer

2012-OCT-24

Date

DEVELOPMENT PERMIT NO. DP000776

LOCATION PLAN

N

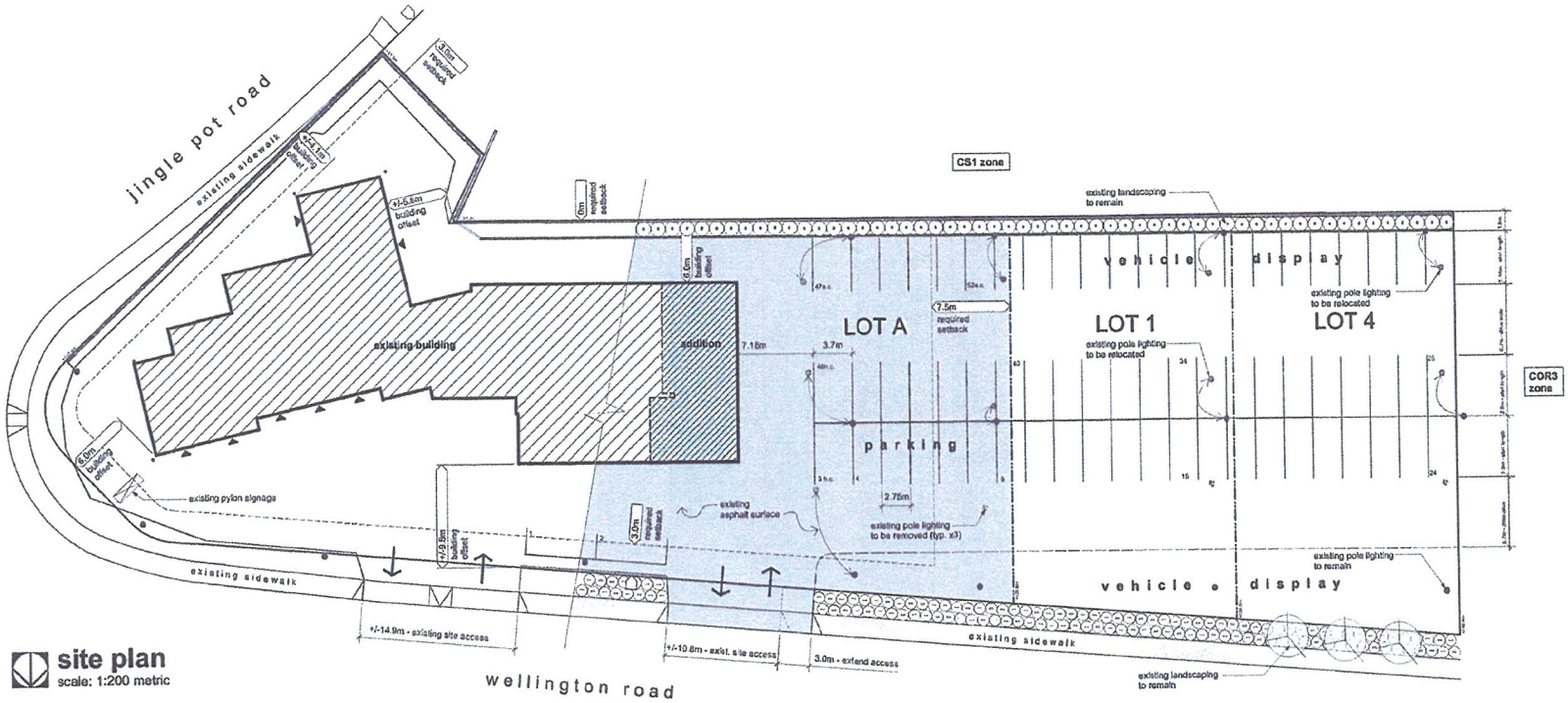
Subject Properties

Civic: 4123 and 4151 Wellington Road
Lot A, Section 4 and 5, Plan VIP63672, Wellington District,
and Lot 1, Section 5, Plan VIP67222, Wellington District

Development Permit No. DP00776
4123/4151 Wellington Road

Schedule B

Site Plan



site plan
scale: 1:200 metric

PROJECT DATA:

LEGAL DESCRIPTIONS:
LOT A, SECTIONS 4 & 5, WELLINGTON DISTRICT, PLAN VIP63672

LOT 1, SECTION 5, WELLINGTON DISTRICT, PLAN VIP67222

LOT 4, SECTION 5, WELLINGTON DISTRICT, PLAN VIP13168 EXCEPT PART IN PLAN VIP80911

CIVIC ADDRESSES:
4123, 4151, & 4169 WELLINGTON ROAD

LOT AREAS:
LOT A: +/- 3100 SQ.M. / +/- 33368 SQ.FT.
LOT 1: +/- 805 SQ.M. / +/- 8665 SQ.FT.
LOT 4: +/- 842 SQ.M. / +/-9063 SQ.FT.
TOTAL: +/- 4747 SQ.M. / +/-51096 SQ.FT.

LAND USE:
AUTOMOBILE SALES & SERVICE (SITE SPECIFIC USE)

ZONING:
COR3 - COMMUNITY CORRIDOR

LOT COVERAGE:
850.8 SQ.M. / 4747 SQ.M = 18.0%

GROSS FLOOR AREA:

EXISTING FLOOR AREA:	890 SQ.M. /	9580 SQ.FT.
ADDITION:	132.9 SQ.M. /	1431 SQ.FT.
TOTAL:	1022.9 SQ.M. /	11011 SQ.FT.

FLOOR AREA RATIO:
1022.9 SQ.M. / +/-4747 SQ.M. = 0.215 (MAX 0.75)

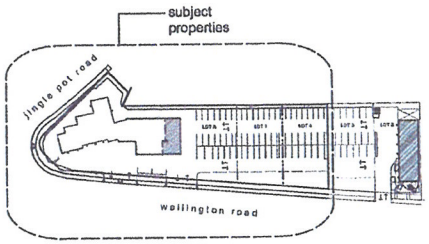
PARKING REQUIRED:

365.1 SQ.M. @ 1 PER 10 SQ.M	= 36 SPACES
1 STALL PER BAY	= 7 SPACES
	+ADDITIONAL 5 SPACES
TOTAL =	48 SPACES

PARKING PROVIDED

REGULAR STALLS	44SPACES
SMALL CARS	6 SPACES
ACCESSIBLE STALL	2 SPACES
TOTAL =	52SPACES

1 LOADING

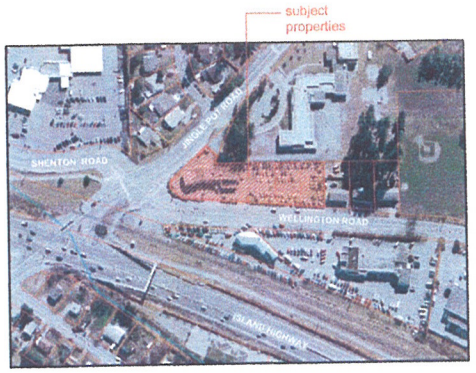


key plan
not to scale

This is Schedule B referred to in the Development Permit.

Corporate Officer

2012-OCT-24
Date



aerial photo
not to scale

DELINEA

4378 OBRIAN ROAD . LADYSMITH BC V9G 1G3
phone/fax: 250.245.3594
email: delinea@telus.net

proposed commercial addition
4123 wellington road
nanaimo b.c.

client: Island Westcoast Developments

DRAWING TITLE:
proposed site plan

SCALE:
as noted

DRAWN BY:
S.W.

NUMBER:
d1245.35.11

ISSUED:

client review	12.MAR.2012
client review	14 MAR.2012
for d.p.	14 MAR.2012

MAR 14 2012

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.
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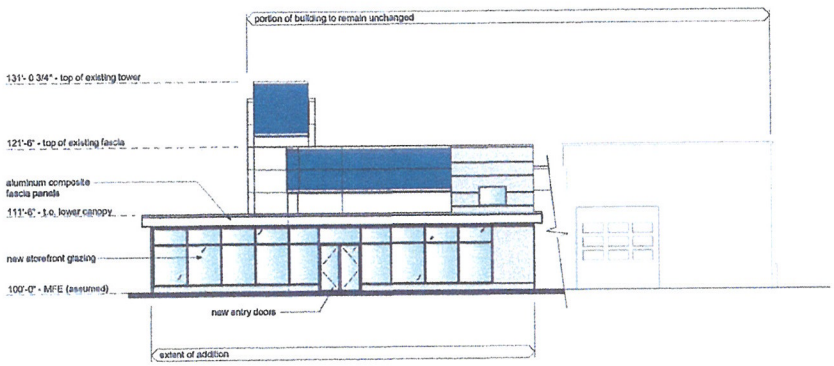
4123/4151 Wellington Road

Schedule C

North and West Building Elevations

north elevation
scale: 1/8"=1'-0"



west elevation
scale: 1/8"=1'-0"

This is Schedule C referred to in the Development Permit.

Corporate Officer

2012-OCT-24
Date

DELINEA.

4318 OBAN ROAD LADYSMITH BC V9G 1G2
phone/fax 250.245.3464
email delinea@telus.net

proposed commercial addition
4123 wellington road
nanaimo b.c.

client: Island Westcoast Developments

DRAWING TITLE:
proposed elevations

SCALE
as noted

DRAWN BY:
S.W.

NUMBER:
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