



DEVELOPMENT PERMIT NO. DP000798

625439 BC LTD

Name of Owner(s) of Land (Permittee)

5930 NELSON 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:

**LOT 4, DISTRICT LOT 32, WELLINGTON DISTRICT, PLAN VIP78272
PID No. 026-182-068**

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 Landscape Plan
Schedule D Landscape Details
Schedule E Site Grading Plan
Schedule F Building A Elevations
Schedule G Building B Elevations
Schedule H Site Grades
Schedule I Retaining Wall Section & Elevation for Parking
Schedule J Site Grading with Alternative Storm Water Details
Schedule K Site Access Profile & Alternative Storm Management 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.
5. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

Section 6.3.1.5

- Aquatic setback – The required aquatic setback from McGregor Creek is 15 m. In order to accommodate at grade parking – 8 m from the top of the bank an aquatic setback variance of 7 m is required. The Ministry of Environment approved the aquatic setback reduction 2012-May-26.

Section 7.5.1

- Front yard (Rutherford Rd) – The required front yard setback is 6 m. The east property line on this corner lot is considered the front yard. To accommodate the at grade parking court between the two buildings, Building B is sited 3.96 m from Rutherford Road; a variance of 2.04 m.
- Flanking Side Yard (Nelson Rd) – The required flanking side yard is 4 m. The buildings are sited outside the required setback of 4 m, however the building access features are sited at 3.3 m; a variance of 0.7 m.
- Rear Yard - The required rear yard setback along the west property line is 10.5 m. For the subject property this area acts as a side yard which typically has a 3 m setback. The proposed building is sited 7.5 m from the west property line; a variance of 3 m.


6. The City of Nanaimo "DEVELOPMENT PARKING REGULATIONS BYLAW 2005 NO. 7013", is varied as follows:

Schedule A

- Parking – Twenty-nine (29) parking spaces are required on-site. The subject property has twenty-eight (28) parking spaces on site. This is the maximum number of parking spaces that can be obtained on site. The proposed variance is one (1) parking space.

The number of small car parking spaces is increased from 33% to 38%; a proposed 5% increase in small parking spaces.

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



Acting Manager, Legislative Services
Kristin King

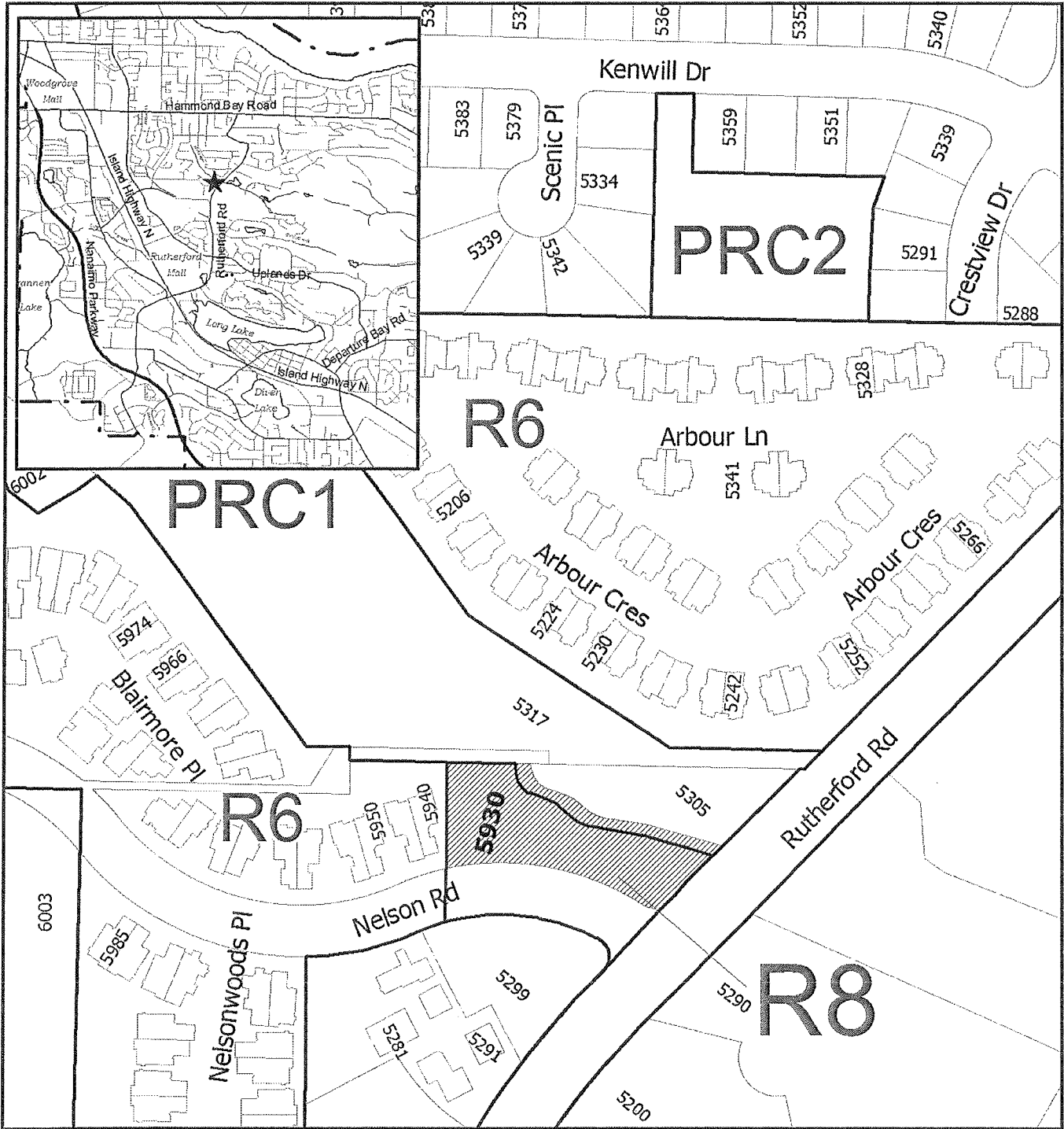


Date

GN/lb

Prospero attachment: DP000798

SCHEDULE A



DEVELOPMENT PERMIT NO. DP000798

LOCATION PLAN

 **Subject Property**



Civic: 5930 Nelson Road
 Lot 4, District Lot 32, Wellington District, Plan

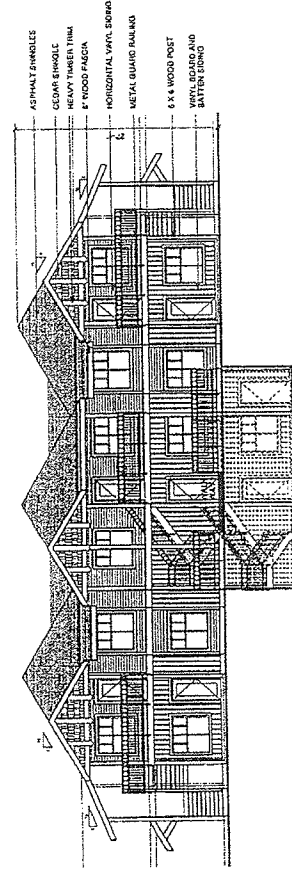
This is Schedule A referred to in the Development Permit.


 A. Manager of Legislative Services

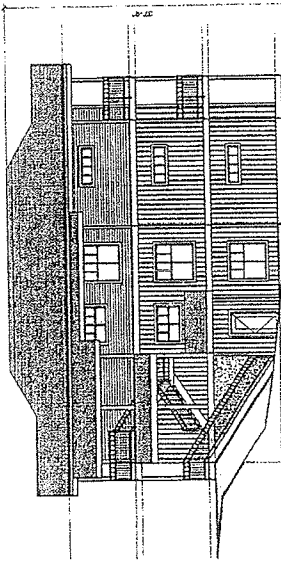
2012-OCT-02
 Date

Development Permit No. DP000798
5930 Nelson Road

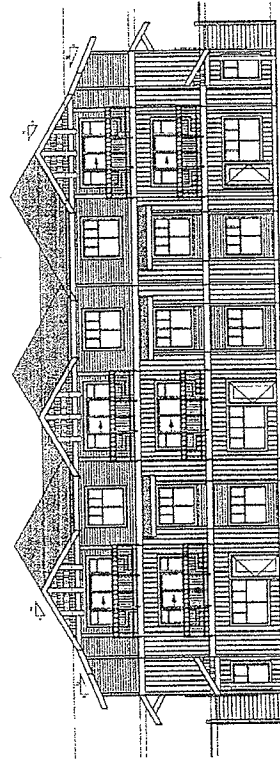
Schedule F
Building A Elevations



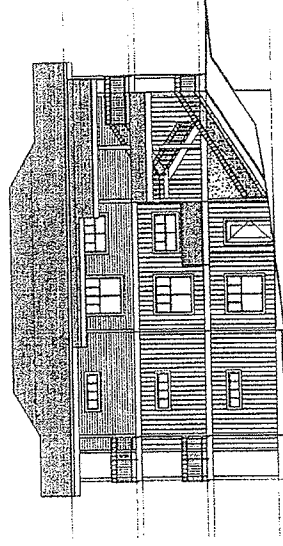
BLDG A
FRONT ELEVATION
SCALE: 1/8"=1'-0"



BLDG A
SIDE ELEVATION
SCALE: 1/8"=1'-0"



BLDG A
REAR ELEVATION
SCALE: 1/8"=1'-0"

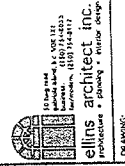


BLDG A
SIDE ELEVATION
SCALE: 1/8"=1'-0"

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DATE: 2008
MAY 11, 2010 DP

NELSON RIDGE
RESIDENTIAL DEVELOPMENT
NANAIMO, B. C.



BLDG A
ELEVATIONS

DRAWN BY:	A.C.J.C.
DATE:	MAY 19, 2010
SCALE:	NOTED
PROJECT NO.	2009-10
DRAWING NO.	A4.0


This is Schedule F referred to in the
Development Permit.

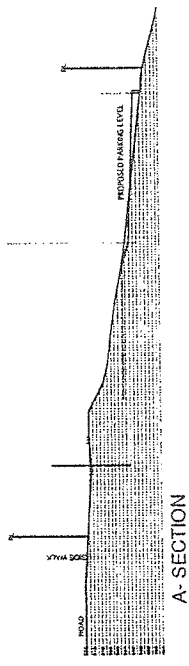
[Signature]
A. Manager of Legislative Services

2012-OCT-02
Date

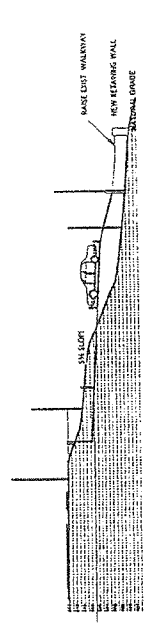
**Schedule H
Site Grades**

Development Permit No. DP000798
5930 Nelson Road

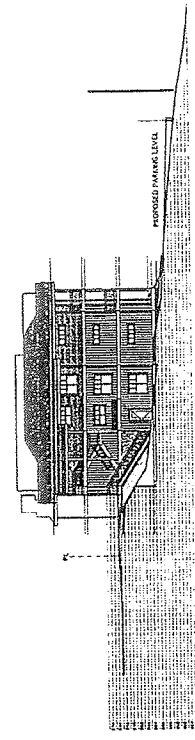
<p><small>Copyright Reserved. These drawings are the property of the Architect and are to be used only for the project and site specified herein. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Architect.</small></p> <p>DATE: REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DEC 8, 2009</td> <td style="width: 50%;">MAY 19, 2010 DP</td> </tr> </table>	DEC 8, 2009	MAY 19, 2010 DP	<p>NELSON RIDGE RESIDENTIAL DEVELOPMENT NANAIMO, B. C.</p>	 <p>ellins architect inc. PROFESSIONAL ARCHITECTS • INTERIOR DESIGNERS</p> <p>1630 JAG ROAD NANAIMO, B.C. V9T 1A3 PHONE: (250) 754-4821 FAX: (250) 754-4717</p>	<p>SITE SECTIONS</p> <p>DRAWN BY: A.E.J.L. DATE: MAY 19, 2010 SCALE: NOTED</p> <p>PROJECT NO: 2009-10 DRAWING NO: A2.0</p>
DEC 8, 2009	MAY 19, 2010 DP				



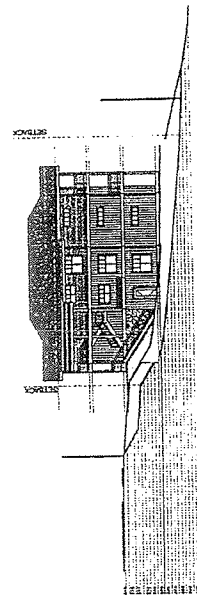
A-SECTION



C-SECTION



B-SECTION



D-SECTION

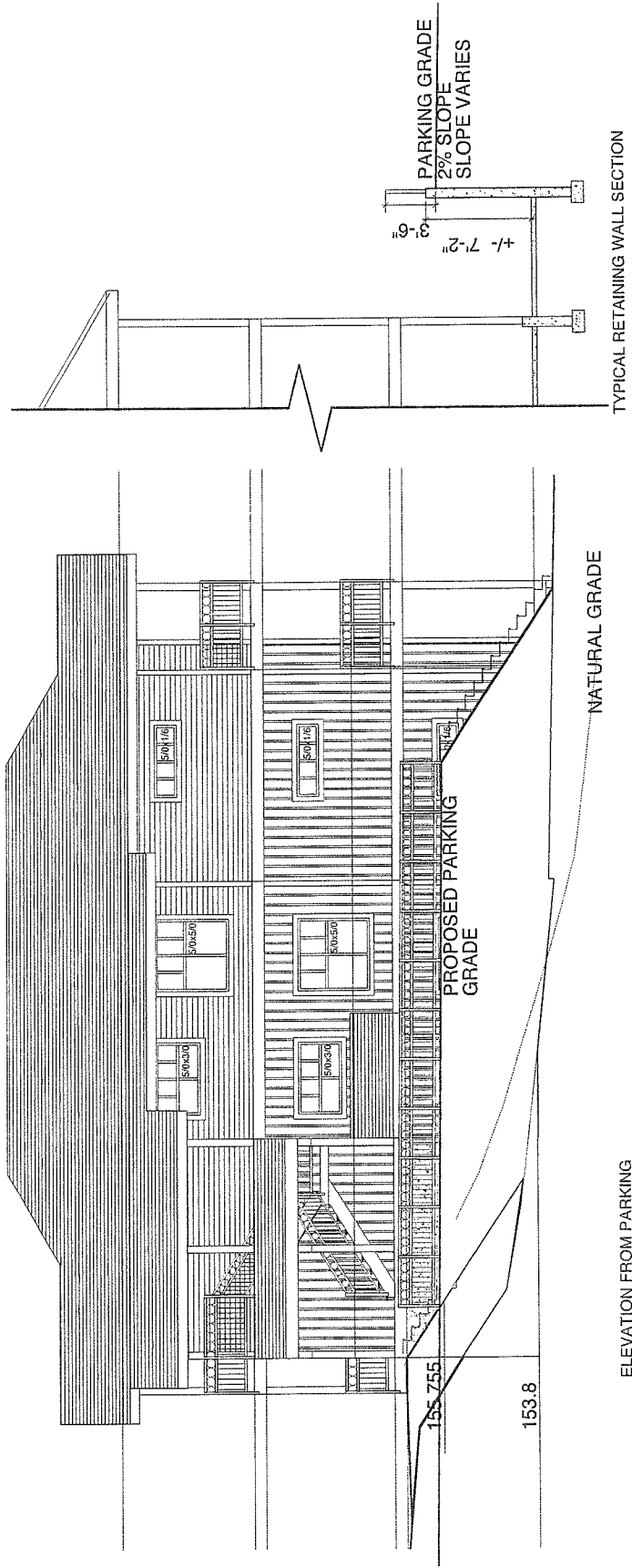
This is Schedule H referred to in the
Development Permit.

[Signature]
Manager of Legislative Services

2012-05-02
Date

Development Permit No. DP000798
5930 Nelson Road

Schedule I
Retaining Wall Section and
Elevation for Parking

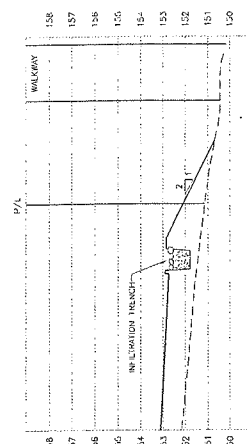


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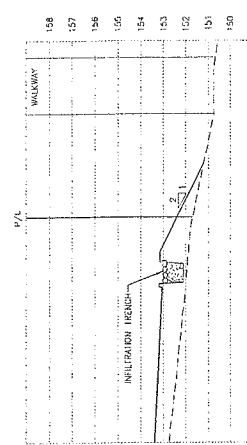
[Signature]
Manager of Legislative Services
2012-OCT-02
Date

Schedule J
Site Grading with Alternative Storm Water Details

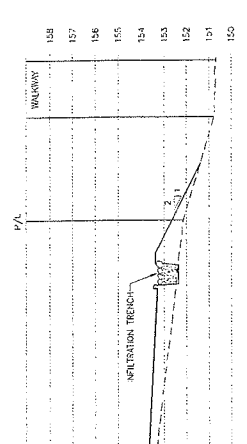
Development Permit No. DP000798
 5930 Nelson Road



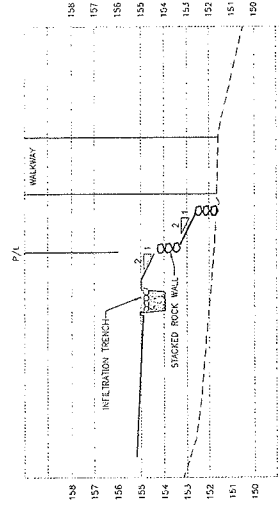
CROSS SECTION A



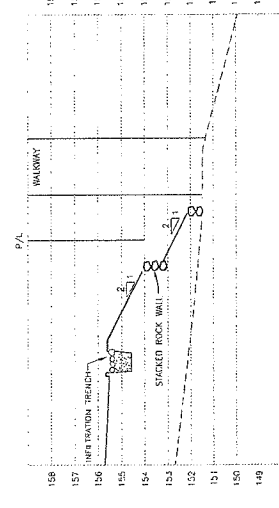
CROSS SECTION B



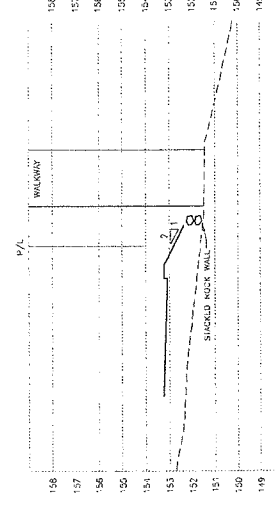
CROSS SECTION C



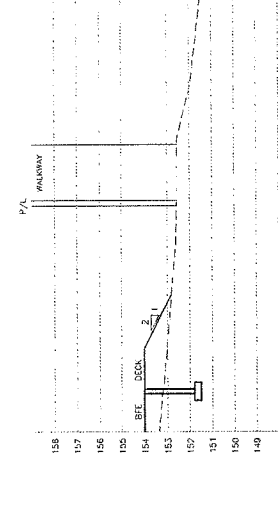
CROSS SECTION D



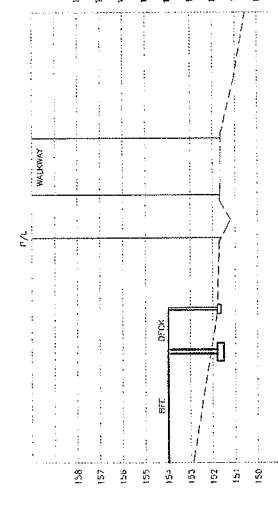
CROSS SECTION E



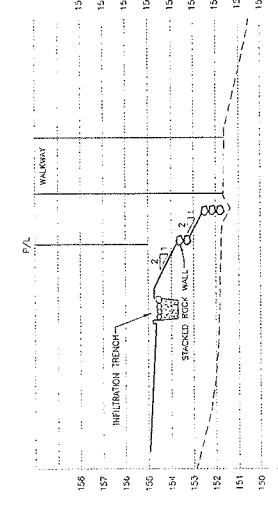
CROSS SECTION F



CROSS SECTION G



CROSS SECTION H

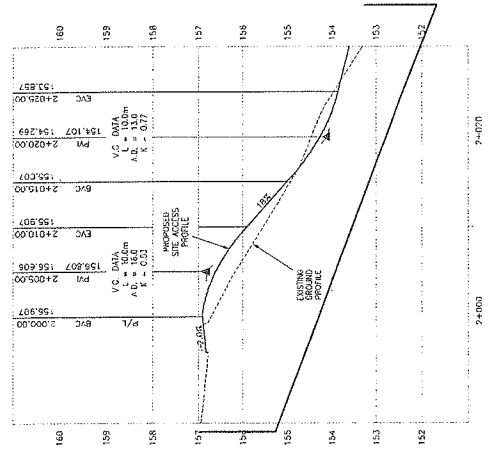


CROSS SECTION I

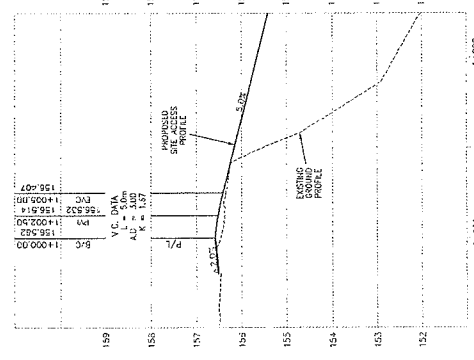
	MR. DAVE McNAUGHT NELSON RIDGE TOWNHOMES 5930 NELSON ROAD	SITE GRADING CROSS SECTIONS	DP000 / ENG00 / BP#	PROJECT NO. 811 SHEET NO. 01 DRAWING NO. 101 PERCENTAGE 01	OFF PLAN FILE NO.
LOT 4, PLAN 072922 WELLINGTON LAND DISTRICT ELEVATIONS ARE GEODETIC AND ARE REFERRED TO MANHOLE NO. 19833A LOCATED ON RUTHERFORD ROAD ELEVATION = 158.81m		CLIENT NAME: _____ DESIGNER'S SEAL: _____ DESIGNER: S.A.L. DRAWN: _____ CHECKED: _____ PART DATE: 15-10-10 TIME DATE: _____ REVISIONS: 0/01 REVISIONS: 0/01			
END SITE LOCAL DESCRIPTION: _____ REVISIONS: _____ SCALE: _____ DATE: _____ DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____ DATE: _____		This is Schedule J referred to in the Development Permit.			
Manager of Legislative Services 2012-OCT-02 Date					

Schedule K
Site Access Profile and Alternative Storm Management Details

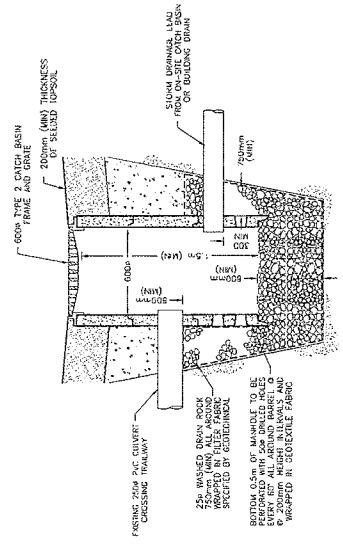
Development Permit No. DP000798
 5930 Nelson Road



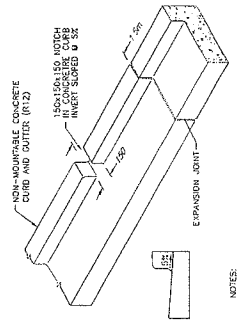
WEST SITE ACCESS PROFILE
 SCALE 1:250N, 1:50W



EAST SITE ACCESS PROFILE
 SCALE 1:250N, 1:50W

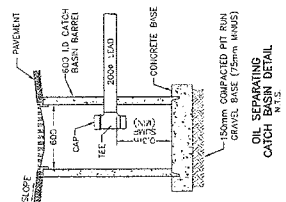


STORM WATER EVAPORATION CATCH BASIN DETAIL
 N.T.S.

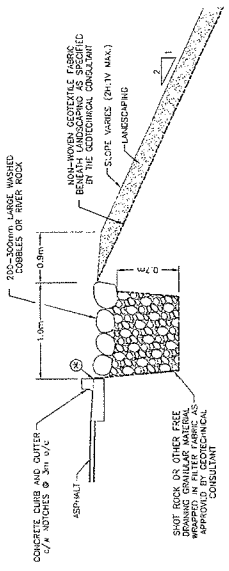


- NOTES:
 1. EXPANSION JOINTS TO BE INSTALLED @ 6.0m c/c
 2. PROVIDE 150mm WIDE NOTCHES IN UPGRADE CURB @ 3.0m @/c

CURB NOTCH DETAIL
 N.T.S.



OIL SEPARATING CATCH BASIN DETAIL
 N.T.S.



- * PRELIMINARY ELEVATIONS TO BE SET TO MATCH BOTTOM INVERT OF CONCRETE CURB AND ROCK OUTFITS

SECTION A-A
 N.T.S.

DP000798 / ENG000 / BF	MR. DAVE McNAUGHT NELSON RIDGE TOWNHOMES 5930 NELSON ROAD	LOT 4, PLAN WP18272 WELLINGTON LAND DISTRICT ELEVATIONS ARE GEODETIC AND ARE REFERRED TO MONUMENT No. 798555 LOCATED ON RIVERBEND ROAD ELEVATION = 159.611m	SITE ACCESS PROFILES & STORM WATER MANAGEMENT DETAILS SHEET	NEWCASTLE ENGINEERING LTD.
SHEET NO. 01 OF 102	PROJECT NO. 811 OF 102	DRAWING TITLE	DRAWING NO.	SHEET NO. 00

This is Schedule K referred to in the Development Permit.

Manager of Legislative Services
 2012-10-02
 Date