



DEVELOPMENT PERMIT NO. DP000799

MR. DOUGLAS CREBA & MRS. SUSAN CREBA
Name of Owner(s) of Land (Permittee)

421 MILTON 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:

**SECTION A OF LOT 17, BLOCK H. OF SECTION 1, NANAIMO DISTRICT,
PLAN 584, EXCEPT PART IN PLAN EPP11822**

PID No. 000-051-839


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 Site Section
Schedule D Buildings A & B Elevations: NE/NW
Schedule E Buildings A & B Elevations: SE/SW
Schedule F Building C Elevations: NW/NE
Schedule G Building C Elevations: SW/SE
Schedule H 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.
5. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:
- Section 7.5.1
- Required Rear Yard Setback
The required rear yard setback is 7.5 m. The proposed setback is 6 m, a variance of 1.5 m.

REVIEWED AND APPROVED ON

Nov 28, 2012
Date


E.C. Swabey
General Manager
Community Safety & Development
Pursuant to Section 154 (1)(b) of the Community Charter

GN/lb
Prospero attachment: DP000799 – 421 Milton Street

Development Permit No. DP000799
421 Milton Street

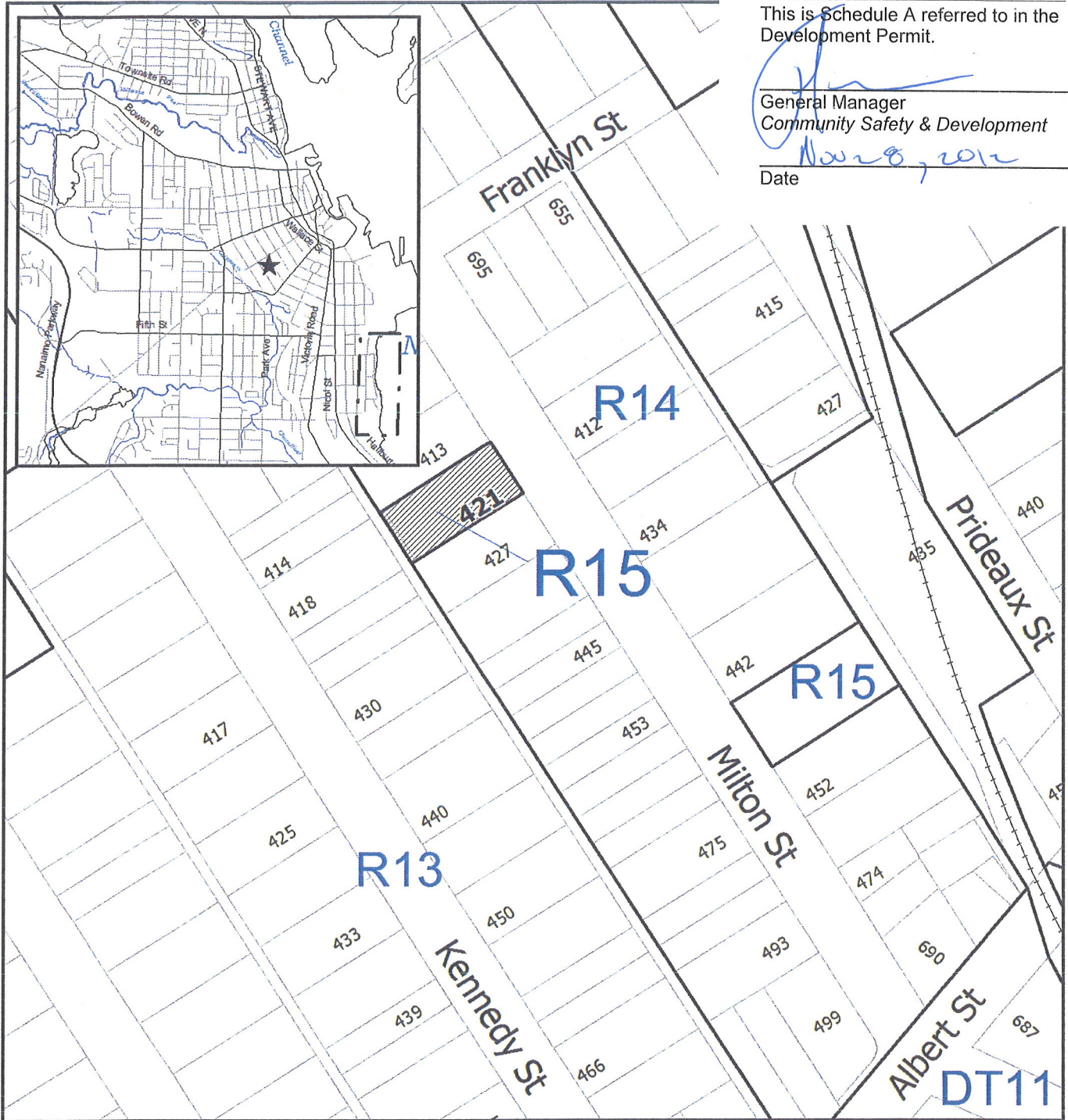
Schedule A
Location Plan

This is Schedule A referred to in the
Development Permit.

General Manager
Community Safety & Development

Date

Nov 8, 2012



DEVELOPMENT PERMIT NO. DP000799

LOCATION PLAN

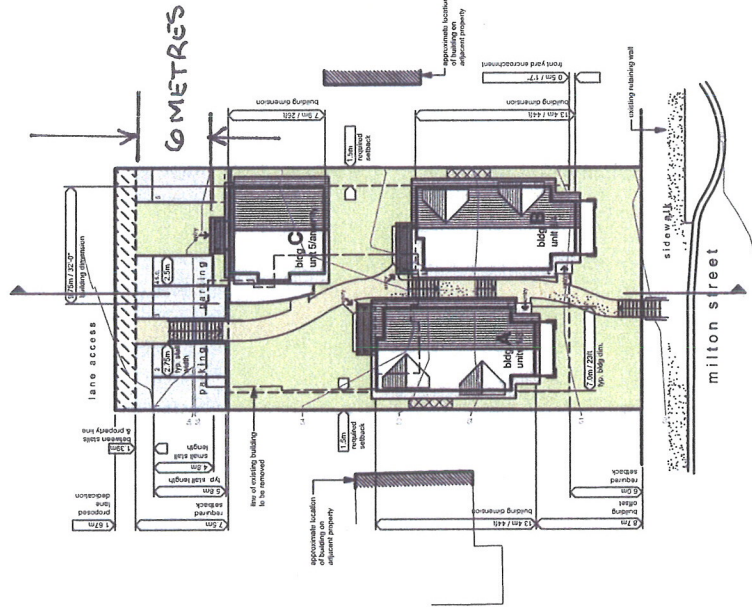


**Subject
Property**



Civic: 421 Milton Street
Section A of Lot 17, Block H of Section 1,
Nanaimo District, Plan 584, Except Part in Plan EPP11822

siteplan



site plan
scale: 1:1.5

NOTE: Contours are in 1m intervals and are derived from a digital survey from J.E. Anderson.

project data

legal description: section A of Lot 17, Block H, of section 1, Nanaimo District, Plan 584, Except Part in Plan EPP11822	building A unit 1 unit 3 unit 3 total building A	936 sq. ft. 943 sq. ft. 661 sq. ft. 2540 sq. ft.
civic address: 421 Milton Street	building B unit 2 unit 4 unit 4 total building B	936 sq. ft. 943 sq. ft. 661 sq. ft. 2540 sq. ft.
lot area: +/- 874 sq.m. / 9405 sq.ft.	building C unit 5 unit 5 amenity total building C	646 sq. ft. 376 sq. ft. 757 sq. ft. 1779 sq. ft.
land use: multi-family residential	total gross floor area 637.22 sq.m. / 6859 sq.ft.	
zoning: R-15, old city medium density residential	floor area ratio: 6859 sq.ft. / 9405 sq.ft. = 0.73 (max. 0.85)	
lot coverage: 2629 sq.ft. - 28% (max. 40%)	parking required: 1 space per unit = 5 spaces	
	parking provided: 5 spaces	

This is Schedule B referred to in the
Development Permit.

General Manager
Community Safety & Development

Date

Nov 20, 2017



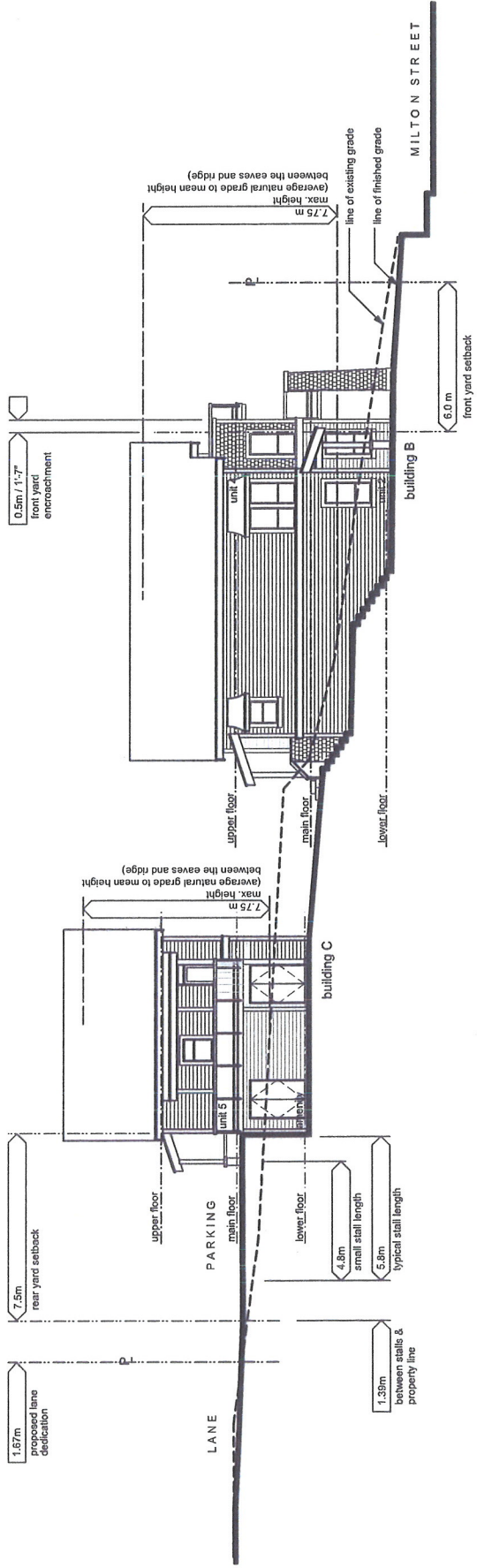
421miltonstreet

revised for DP resubmission: November 07, 2012

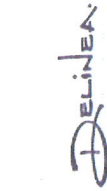
Development Permit No. DP000799
421 Milton Street

Schedule C
Site Section

sitesection



site section - 421 Milton Street
scale: n/s



421 miltonstreet

This is Schedule C referred to in the Development Permit.

revised for DP resubmission: 07 November 2012

General Manager
Community Safety & Development

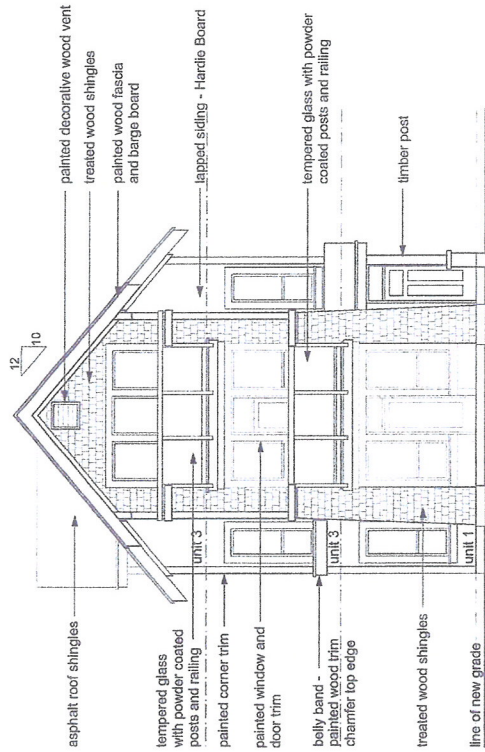
Date
Nov 28, 2012

Development Permit No. DP000799
421 Milton Street

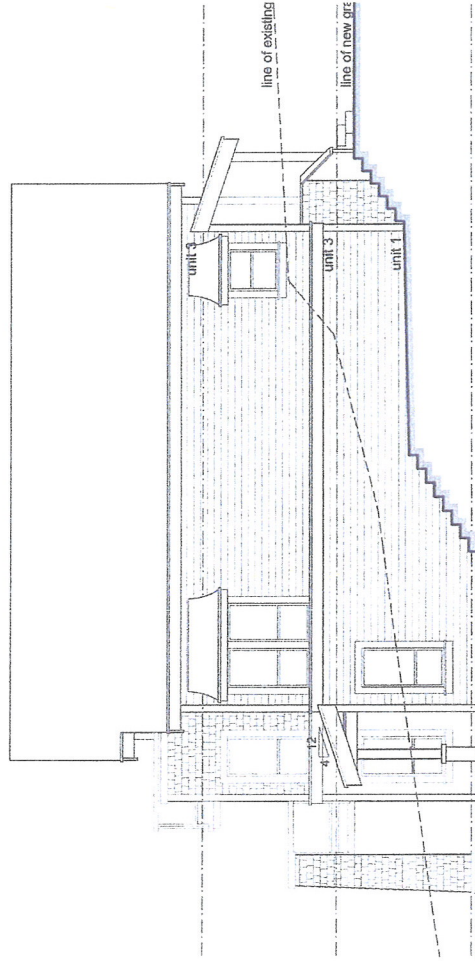
Schedule D
Buildings A & B Elevations: NE/NW

A (B mirror image)

building elevations



unit 1/3 (2/4) elevation - north east
scale: 1/8" = 1'-0"



unit 1/3 (2/4) elevation - north west
scale: 1/8" = 1'-0"



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This is Schedule D referred to in the Development Permit.

General Manager
Community Safety & Development

Nov 28, 2012

Date

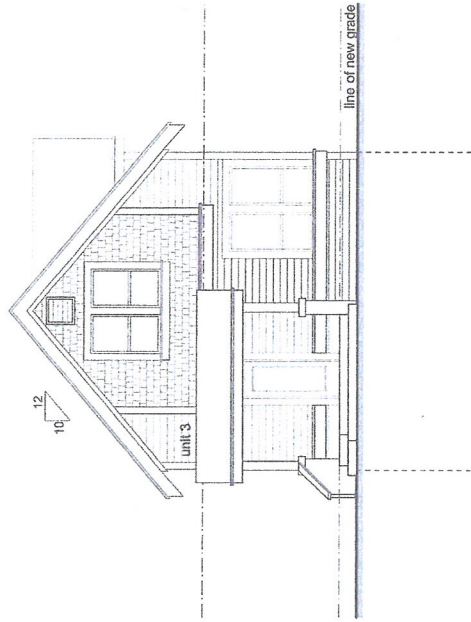
Development Permit No. DP000799
421 Milton Street

Schedule E

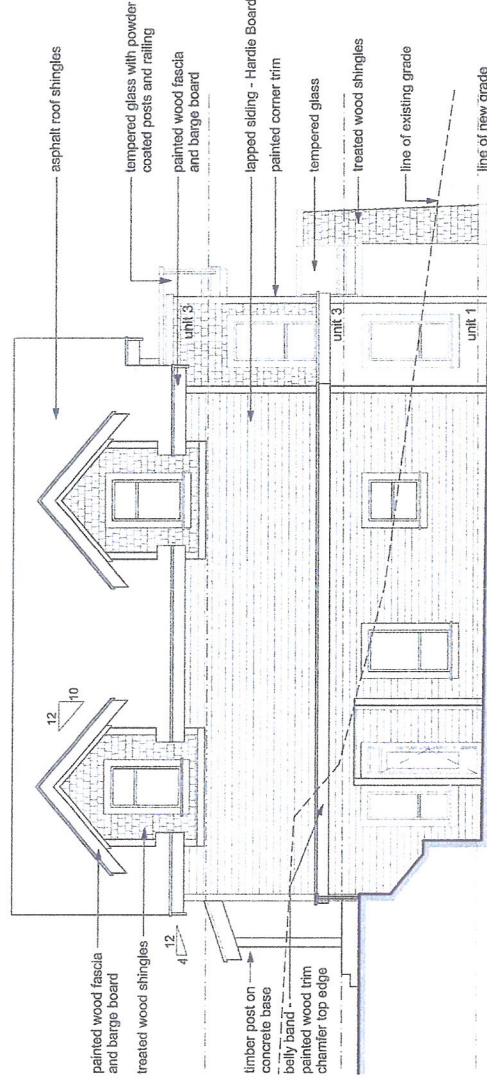
Buildings A & B Elevations: SE/SW

A (B mirror image)

building elevations



unit 1/3 (2/4) elevation - south west
scale: 1/8" = 1'-0"



unit 1/3 (2/4) elevation - south east
scale: 1/8" = 1'-0"

DELINER

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This is Schedule E referred to in the Development Permit.

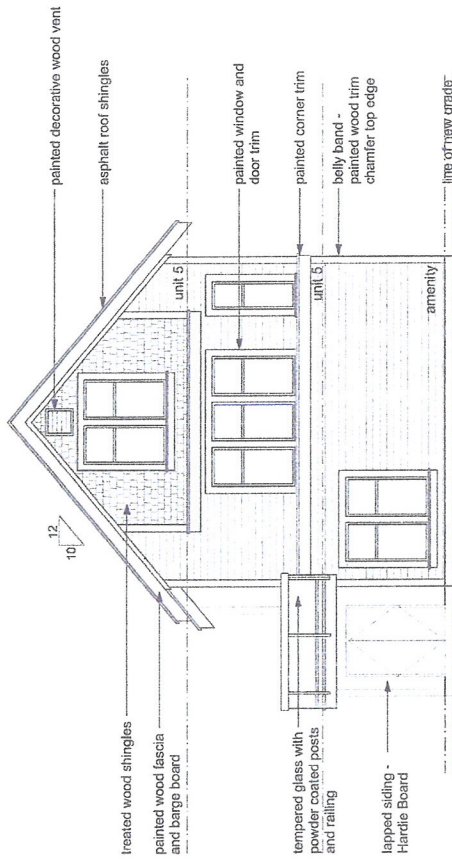
General Manager
Community Safety & Development

Date
Nov 28, 2012

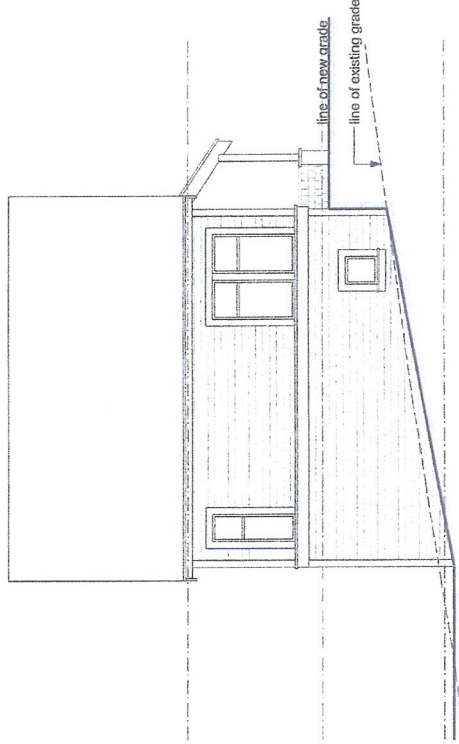
Development Permit No. DP00079*9
421 Milton Street

Schedule F
Building C Elevations: NW/NE

C building elevations



unit 5 elevation - north east
scale: 1/8" = 1'-0"



unit 5 elevation - north west
scale: 1/8" = 1'-0"



This is Schedule F referred to in the
Development Permit.

General Manager
Community Safety & Development

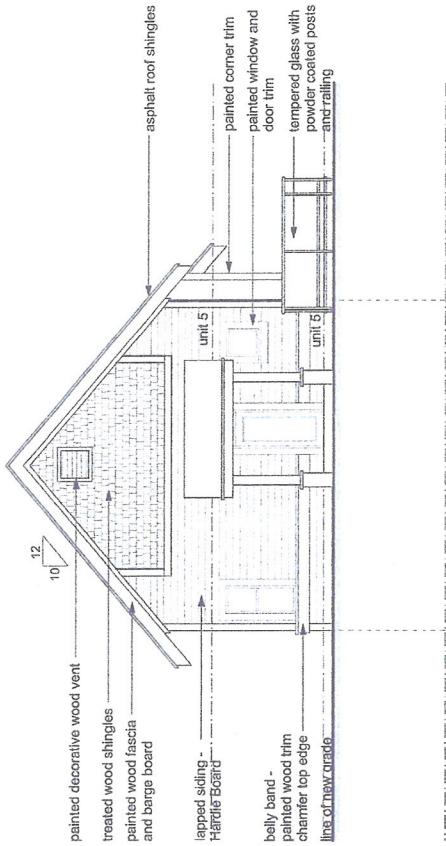
Date
Nov 28, 2012

421 Milton Street

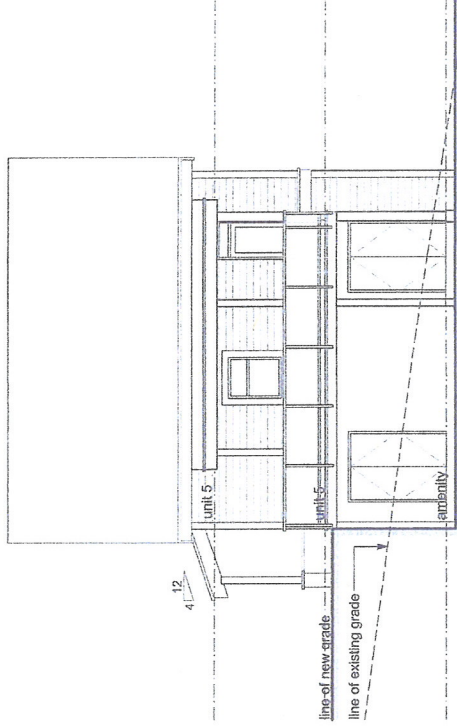
Development Permit No. DP000799
421 Milton Street

Schedule G
Building C Elevations: SW/SE

building elevations



unit 5 elevation - south west
scale: 1/8" = 1'-0"



unit 5 elevation - south east
scale: 1/8" = 1'-0"

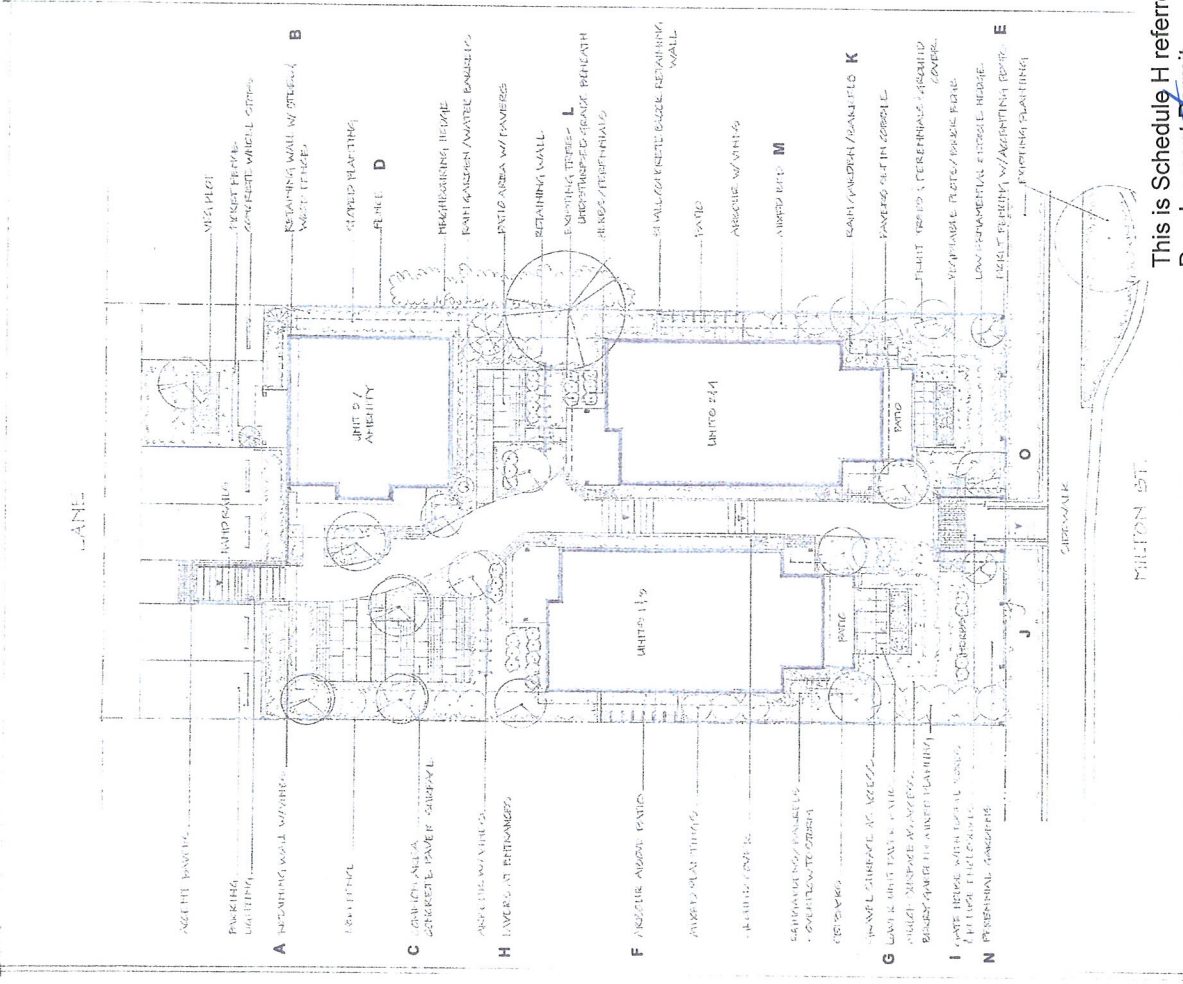


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This is Schedule G referred to in the
Development Permit.

General Manager
Community Safety & Development

[Signature]
Date Nov 28, 2012



Design Elements

SYMBOL	DESCRIPTION
A	Concrete retaining walls with the most end units for "pinpoint" effect
B	Stone piers and handrails with wooden fencing
C	Two courtyards - the common outdoor area with concrete paving
D	1.2 m decorative wooden fencing
E	1.2 m picket fencing with tapered corner posts
F	Arbours
G	Concrete pavers in the unit patios
H	Paver details at entrance to units
I	One house at street entrance with arched entry
J	Plants in pots on picket fence line
K	Four terraces and cobble stone gardens
L	Large existing shrubs and trees to remain
M	Mixed border plantings of tall trees, shrubs, and ground cover
N	Large specimen plantings with seasonal interest
O	Covered trellises for auto-cannopy

PLANT LIST

CODE	SYMBOL	COMMON NAME	SYMBOL NUMBER	HT.	TRF.
1	A	Acacia saligna	1	2.0m	10
2	B	Acacia saligna	2	3.0m	10
3	C	Acacia saligna	3	3.0m	10
4	D	Acacia saligna	4	3.0m	10
5	E	Acacia saligna	5	3.0m	10
6	F	Acacia saligna	6	3.0m	10
7	G	Acacia saligna	7	3.0m	10
8	H	Acacia saligna	8	3.0m	10
9	I	Acacia saligna	9	3.0m	10
10	J	Acacia saligna	10	3.0m	10
11	K	Acacia saligna	11	3.0m	10
12	L	Acacia saligna	12	3.0m	10
13	M	Acacia saligna	13	3.0m	10
14	N	Acacia saligna	14	3.0m	10
15	O	Acacia saligna	15	3.0m	10

This is Schedule H referred to in the Development Permit.

General Manager
Community Safety & Development
Date: 14/10/2012



421 Milton Street
Natalino BC

SCALE: 1:100

Kellie Chamberlain Landscape Design & Consulting
1101 Main Street, Suite 101, West Vancouver, BC V8V 1A1
www.kellielandscape.com

Proposed Development
Landscape Concept Plan

Project: 421 Milton Street, Natalino BC

Scale: 1:100

Sheet No: 1 of 1