



DEVELOPMENT PERMIT NO. DP000810

MICHAEL PARKER

Name of Owner(s) of Land (Permittee)

13 HALIBURTON 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:

THE SOUTHERLY 1/2 OF LOT 9, BLOCK 8, SECTION 1, NANAIMO DISTRICT, PLAN 584

PID No. 008-827-729

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 and Development Plan
Schedule C Building Elevations
Schedule D Haliburton Streetscape
Schedule E Concept Landscape Plan
Schedule F Haliburton Street Main Gate Detail

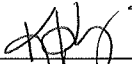
- a) If the applicant does not substantially commence the development permitted by this permit within two years of the date of this permit, the permit shall lapse.
4. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.
5. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

Section 7.3.1

- Required Front Yard Setback
The required front yard setback is 6 m (19.7 ft). The proposed setback is 3.5 m (11.4 ft), a variance of 2.5 m (8.2 ft).
 - Required Side Yard Setback
The required side yard setback (north and south property line) is 3 m (9.8 ft). The proposed property line side yard setback is 1.5 m (4.9 ft), a variance of 1.5 m (4.9 ft).
 - Required Rear Yard Setback
The required rear yard setback is 10.5 m (34.4 ft). The proposed setback is 6 m (19.7 ft), a variance of 4.5 m (14.76 ft).
6. A Bylaw to amend the City of Nanaimo "DEVELOPMENT PARKING REGULATIONS BYLAW 2005 NO. 7013", Schedule A – Required Onsite Parking.

The required parking for six (6) units in Area 2 of the Reduced Multi-Family Parking Area is three (3) parking spaces. There is no proposed on-site parking, a variance of three (3) parking stalls.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE
29th DAY OF OCTOBER, 2012.



Corporate Officer
Kristin King

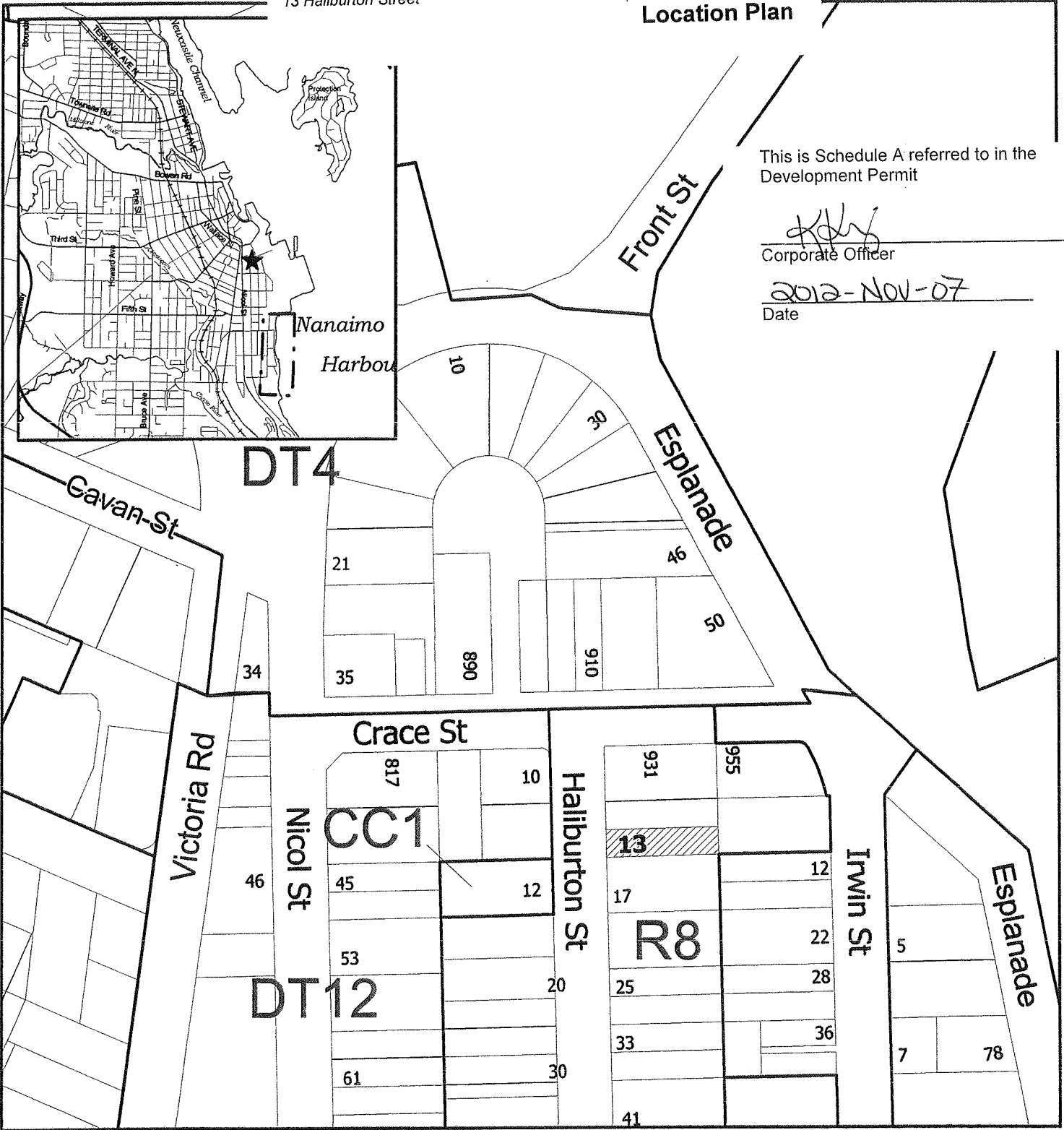
2012-NOV-07

Date

GN/lb

Prospero attachment: DP000810 – 13 Haliburton Street

Location Plan



This is Schedule A referred to in the Development Permit

[Signature]
Corporate Officer

2012-NOV-07
Date

DEVELOPMENT PERMIT NO. DP000810

LOCATION PLAN

 Subject Properties



Civic: 13 Haliburton Street
The Southerly 1/2 of Lot 9, Block 8,
Section 1, Nanaimo District, Plan 584

PROJECT DATA:

LEGAL DESCRIPTION:
THE SOUTHERLY 1/2 OF LOT 9, BLOCK 6, SECTION 1,
NANAIMO DISTRICT, PLAN 884

CIVIC ADDRESS:
13 HALBURTON STREET

LOT AREA:
44378 SQ.FT. / 407 SQ.FT.

LAND USE:
6 UNIT MULTI-FAMILY RESIDENTIAL

ZONING:
RM45 - MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL

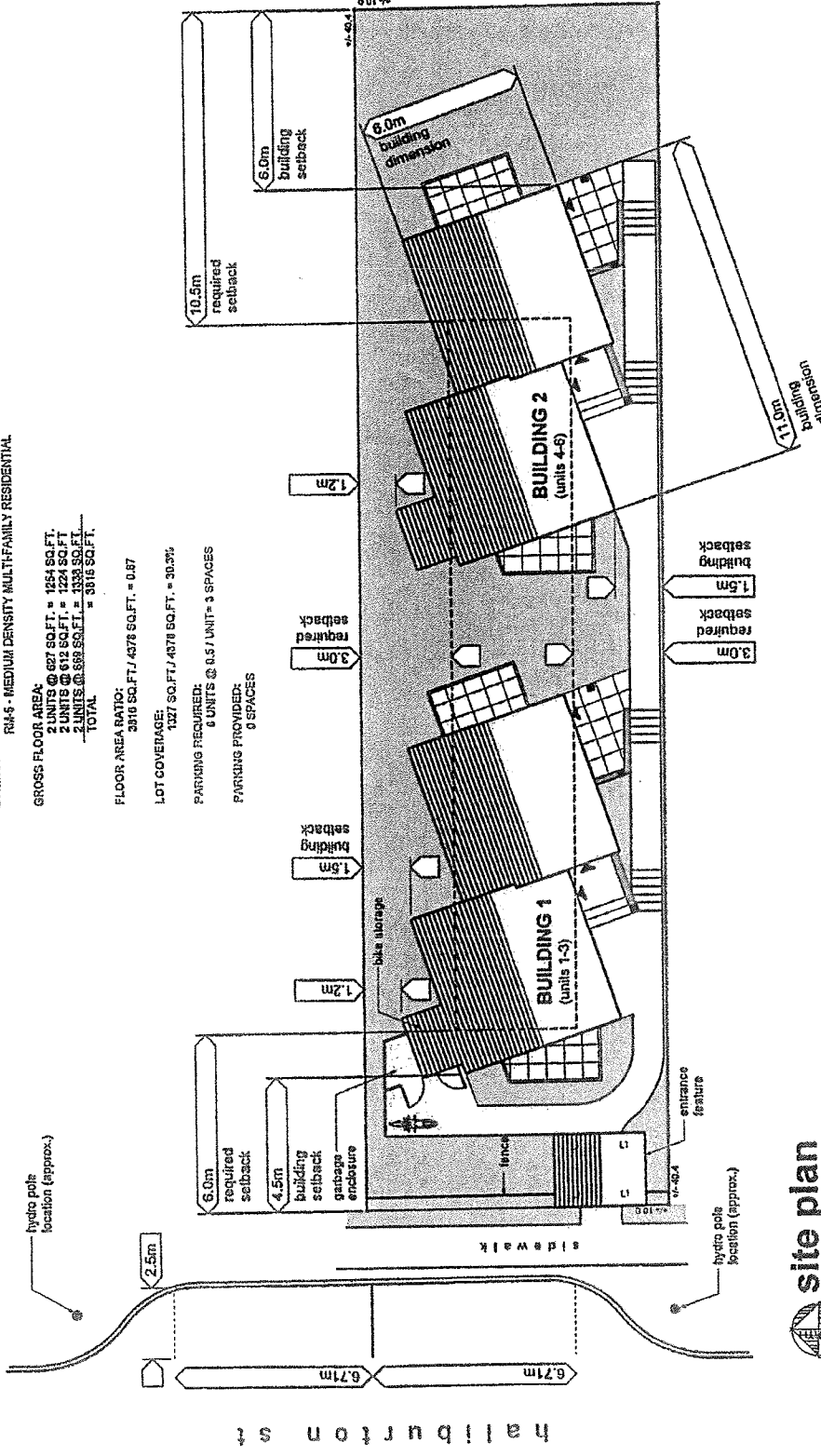
GROSS FLOOR AREA:
2 UNITS @ 627 SQ.FT. = 1254 SQ.FT.
2 UNITS @ 612 SQ.FT. = 1224 SQ.FT.
2 UNITS @ 589 SQ.FT. = 1178 SQ.FT.
TOTAL = 3656 SQ.FT.

FLOOR AREA RATIO:
3656 SQ.FT. / 4378 SQ.FT. = 0.87

LOT COVERAGE:
1227 SQ.FT. / 4378 SQ.FT. = 30.3%

PARKING REQUIRED:
6 UNITS @ 0.5 / UNIT = 3 SPACES

PARKING PROVIDED:
9 SPACES



478 ORRANI ROAD LANGLEY BC V0S 1G2
will merylle
designer
phone/fax:
250.245.3884

REVISIONS:
ISSUED FOR REVIEW 15.FEB.2010

PROJECT:
**Proposed Multi-Family
Development**

13 Halburton Street
Nanaimo, B.C.

JOB NUMBER:
61124.06.09

SCALE:
AS NOTED

DRAWN BY:
S.S.

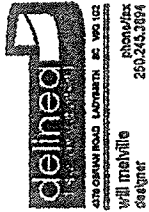
This is Schedule B referred to in the
Development Permit.

[Signature]
Corporate Officer

2012-11-07
Date

Development Permit No. DP000810 **Schedule B**
13 Halburton Street **Site Plan & Development Plan**

CONTRACTOR TO VERIFY ALL LINE LEVELS, SURVEY, DIMENSIONS, LOCATION OF SERVICES PRIOR TO CONSTRUCTION. ALL SERVICES TO BE COORDINATED WITH THE LOCAL UTILITY COMPANIES AND ALL LOCAL BUILDING DEPARTMENTS. THESE PLANS ARE THE PROPERTY OF CORAL PALM L.P. TO BE USED ONLY FOR THE PROJECT SHOWN. UNAUTHORIZED REPRODUCTION OR USE IN ANY MANNER IS NOT PERMITTED.

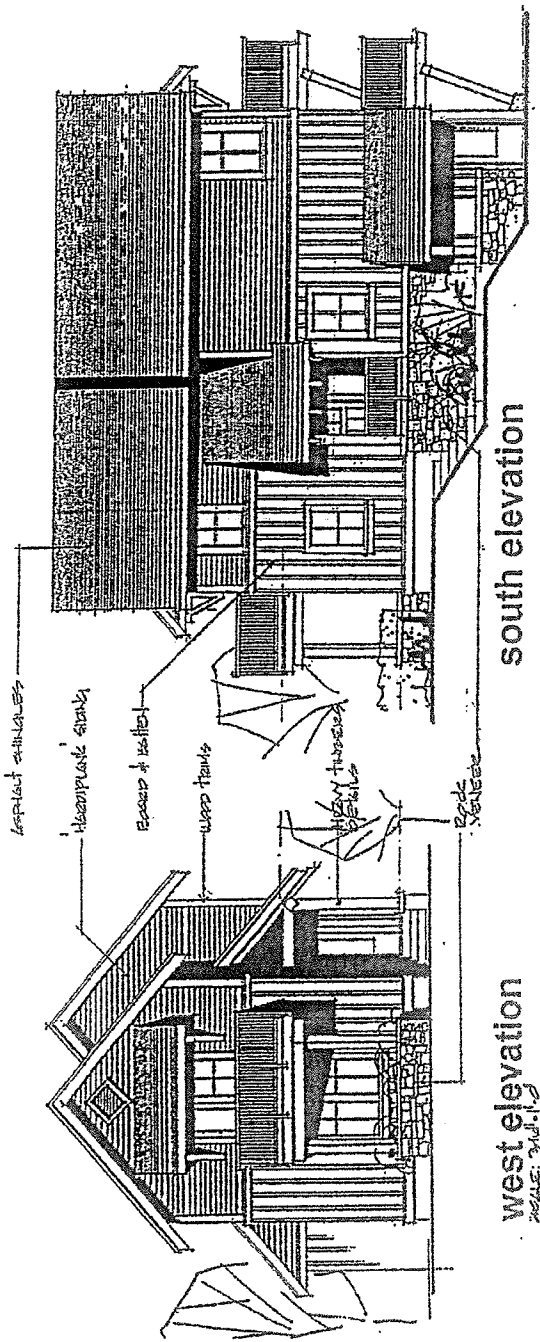


REVISIONS:
Issued for review 03.JULY.2009
Issued for d.p. 04.DEC.2009

PROJECT:
**Proposed Multi-Family
Development**
13 Harbourview Street
Nanaso, B.C.
JOB NUMBER:
d1124.06.09

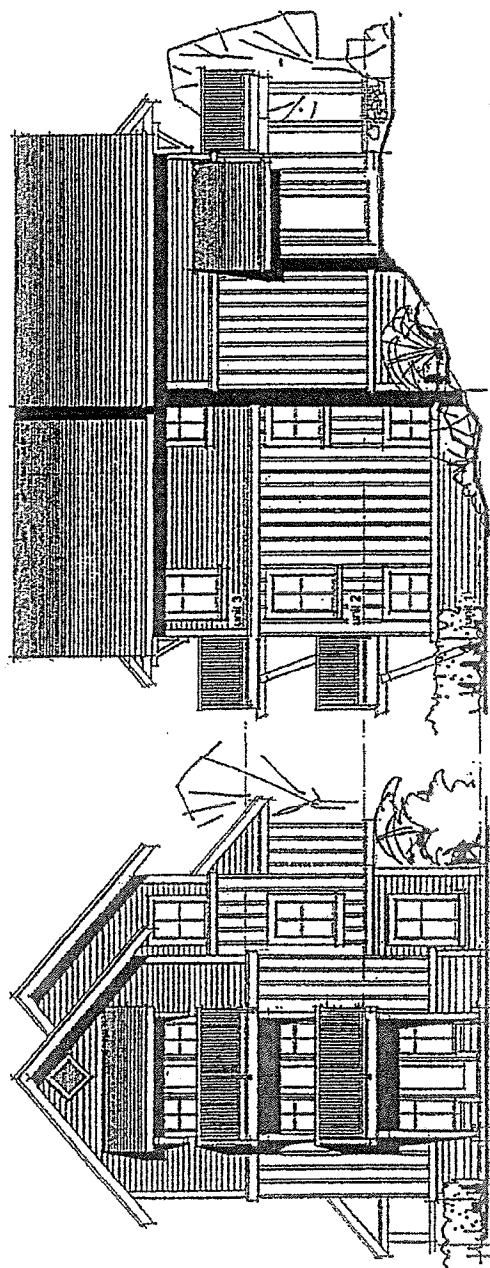
This is Schedule C referred to in the
Development Permit.

[Signature]
Corporate Officer
Date 2012-NOV-07

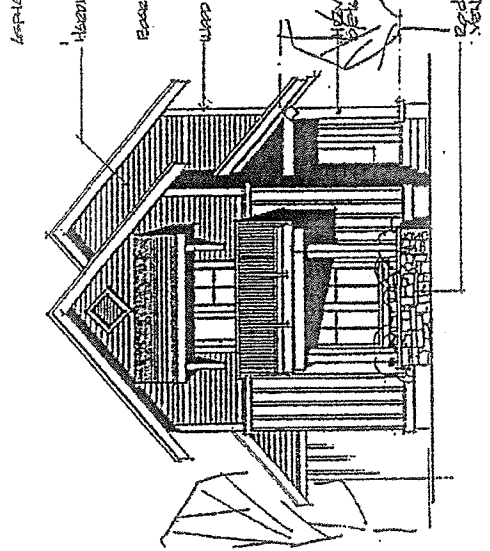


west elevation

building 1 shown
units 1-3



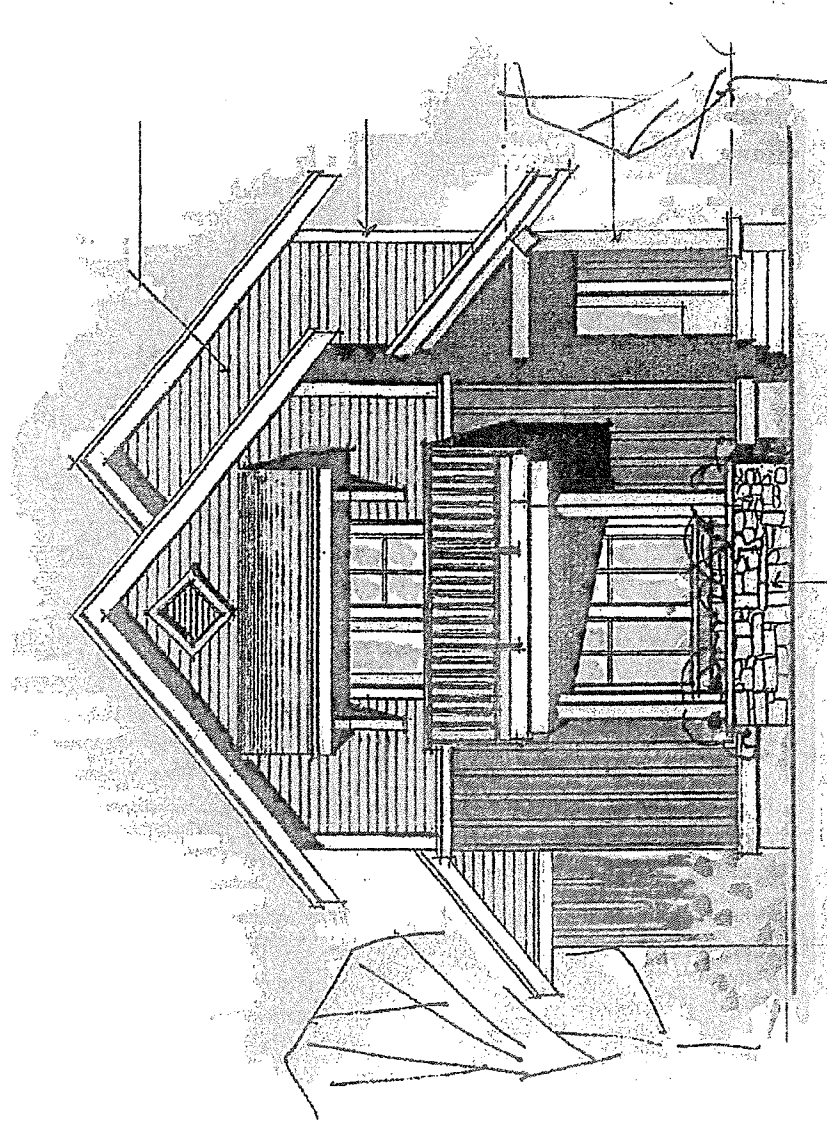
north elevation



east elevation

* Units 4 - 6 are the same as Units 1 - 3

Development Permit No. DP000810 Schedule C
945 Howard Avenue
Building Elevations: Building 1: Units 1 & 3
Building 2: Units 4 & 6



west elevation

SCALE: 3/16" = 1'-0"

building 1 shown
units 1 - 3

This is Schedule D referred to in the
Development Permit.


Corporate Officer

2012-NOV-07
Date



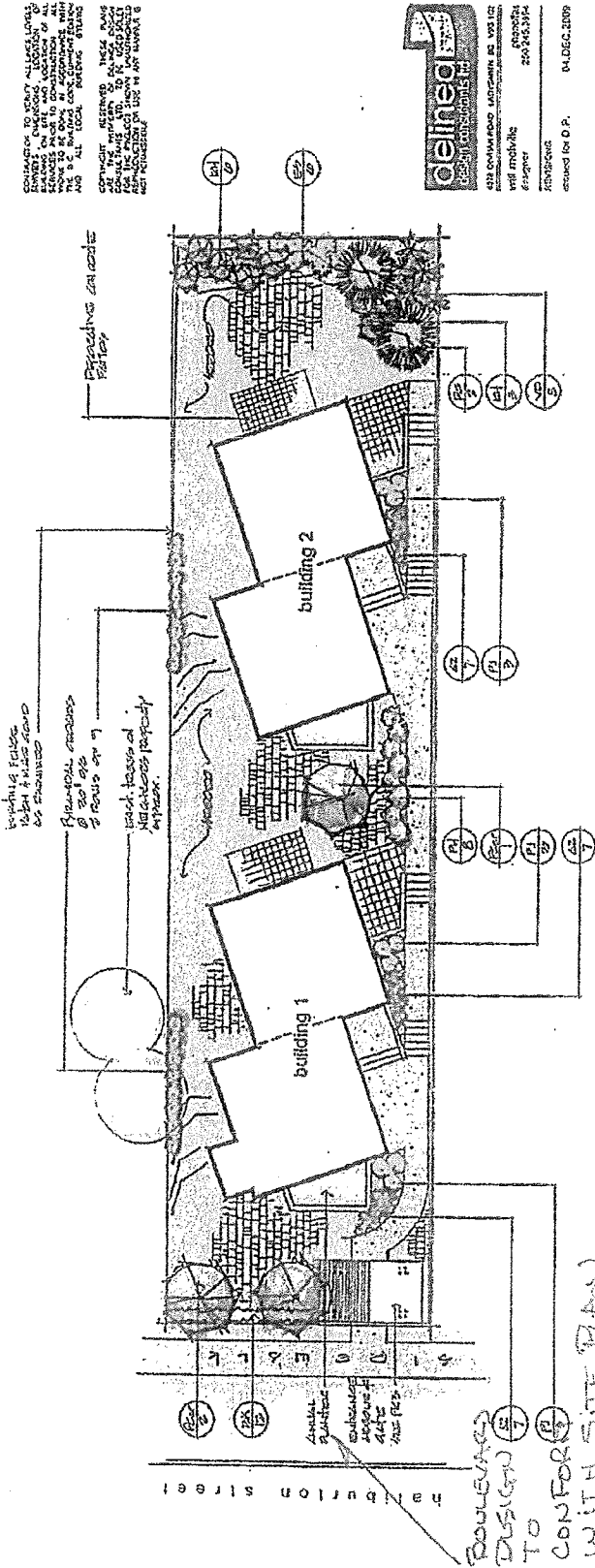
Proposed Multi-Family Development

13 Haliburton Street, Nanaimo B.C.

Issued for D.P. 04 Dec. 2009

Development Permit No. DP000810 Schedule E
13 Haliburton Street

Concept Landscape Plan



CONTRACTOR TO VERIFY ALL DIMENSIONS, LOCATIONS OF ALL UTILITIES, AND ALL LOCAL REGULATIONS. ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND LOCAL REGULATIONS SHALL BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

landscape schedule

ITEM	QUANTITY	REMARKS
1.0	1	PLANTING FUTURE WITH 2ND AND 3RD ROWS OF SHRUBS
2.0	1	PLANTING FUTURE WITH 2ND AND 3RD ROWS OF SHRUBS
3.0	1	PLANTING FUTURE WITH 2ND AND 3RD ROWS OF SHRUBS
4.0	1	PLANTING FUTURE WITH 2ND AND 3RD ROWS OF SHRUBS
5.0	1	PLANTING FUTURE WITH 2ND AND 3RD ROWS OF SHRUBS
6.0	1	PLANTING FUTURE WITH 2ND AND 3RD ROWS OF SHRUBS
7.0	1	PLANTING FUTURE WITH 2ND AND 3RD ROWS OF SHRUBS
8.0	1	PLANTING FUTURE WITH 2ND AND 3RD ROWS OF SHRUBS
9.0	1	PLANTING FUTURE WITH 2ND AND 3RD ROWS OF SHRUBS
10.0	1	PLANTING FUTURE WITH 2ND AND 3RD ROWS OF SHRUBS
11.0	1	PLANTING FUTURE WITH 2ND AND 3RD ROWS OF SHRUBS
12.0	1	PLANTING FUTURE WITH 2ND AND 3RD ROWS OF SHRUBS
13.0	1	PLANTING FUTURE WITH 2ND AND 3RD ROWS OF SHRUBS

This is Schedule E referred to in the Development Permit.

[Signature]
Corporate Officer
2012-NOV-07
Date

CONTRACTOR TO VERIFY ALL LINES, LEVELS, DIMENSIONS, AND LOCATIONS OF BUILDINGS ON SITE PRIOR TO CONSTRUCTION. SERVICES PRIOR TO CONSTRUCTION. WORK TO BE DONE IN ACCORDANCE WITH BUILDING CODES, ORDINANCES AND ALL LOCAL BUILDING REGULATIONS.

COPYRIGHT RESERVED. THESE PLANS ARE THE PROPERTY OF DELINEA DESIGN AND SHALL REMAIN THE PROPERTY OF DELINEA DESIGN FOR THE PROJECT SHOWN. ANY REPRODUCTION OR USE IN ANY MANNER IS NOT PERMISSIBLE.

This is Schedule F referred to in the Development Permit.

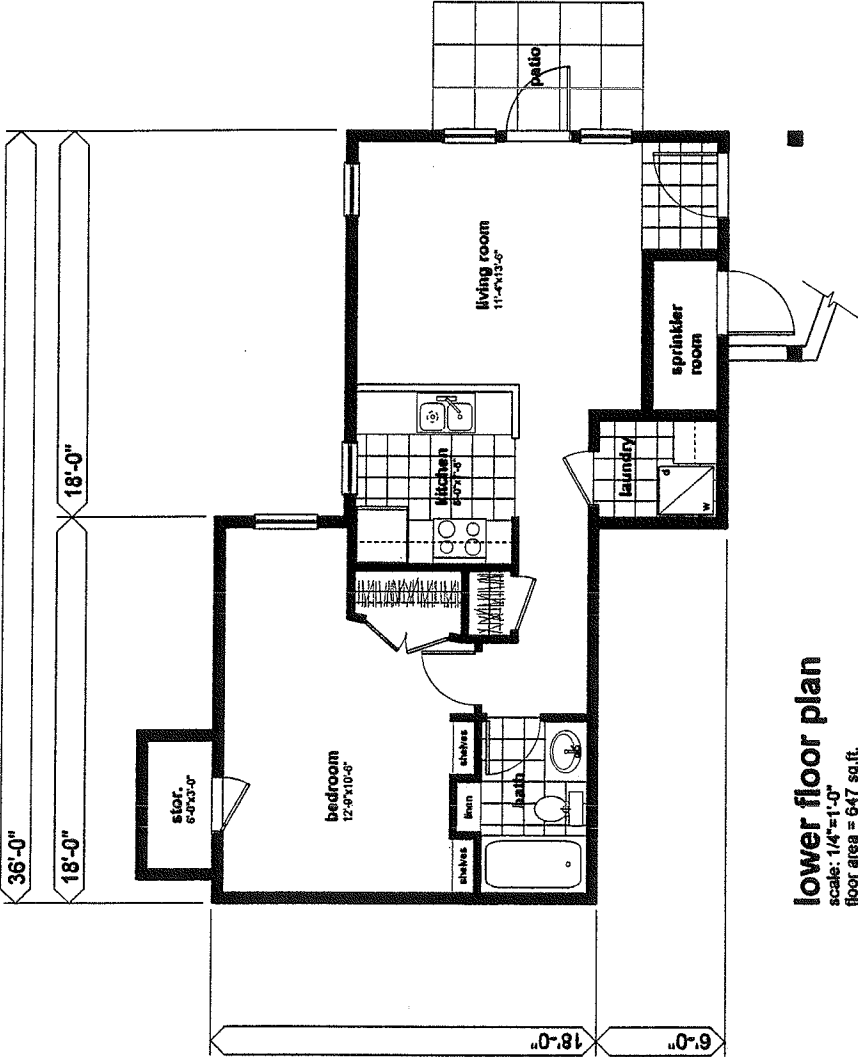
[Signature]
Corporate Officer

2012-11-07
Date

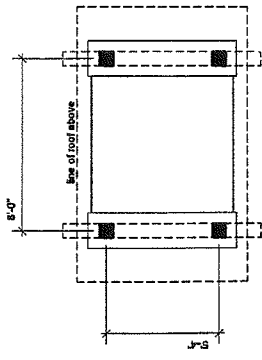


4374 ORRAN ROAD, LADYSMITH BC, V9G 1G2
will mcliville phone/fax
designer 250.246.3894

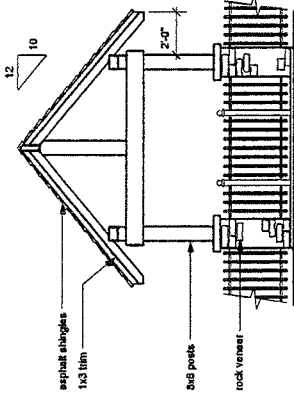
REVISIONS:
03 JULY 2009 issued for review
04 JULY 2009 issued for permit
04 DEC 2009 issued for d.p.



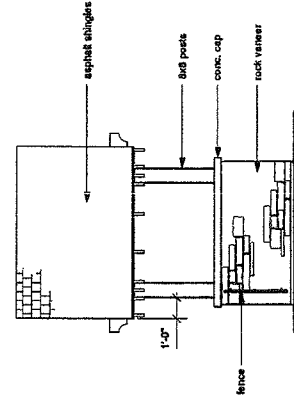
lower floor plan
scale: 1/4"=1'-0"
floor area = 647 sq.ft.



plan view
scale: 1/4"=1'-0"



haliburton st. elevation
scale: 1/4"=1'-0"



side elevation
scale: 1/4"=1'-0"

PROJECT: **Proposed Multi-Family Development**
13 Haliburton Street
Nanaimo, B.C.
JOB NUMBER: **d1124.06.09**
SCALE: **as noted**
DRAWN BY: **S.S.**
DRAWING TITLE: **lower floor plan**
PAGE:

PR3

Development Permit No. DP000810
13 Haliburton Street
Schedule F
Haliburton Street Main Gate Detail