



DEVELOPMENT PERMIT NO. DP000819

LAMONT HOMES INC.
Name of Owner(s) of Land (Permittee)

5768 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 43, DISTRICT LOT 32, WELLINGTON DISTRICT, PLAN EPP17440

PID No. 028-872-002

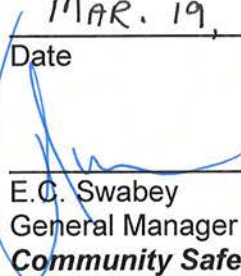
3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

Schedule A Location Plan
Schedule B Site Plan
Schedule C Landscape Plan, Buildings 1 – 3
Schedule D Landscape Plan, Buildings 4 – 6
Schedule E Landscape Plan, Building 7
Schedule F Garnet Place, Pedestrian Walkway
Schedule G Landscape Plan, Plant List
Schedule H Laneway Elevations, Building 1 – 3
Schedule I Rear Elevation, Buildings 1 – 3
Schedule J East Building Elevation, Buildings 1 – 3
Schedule K West Elevation, Buildings 1 – 3
Schedule L Laneway Elevation, Buildings 4 – 6
Schedule M Elevations, Buildings 4 – 6
Schedule N Elevations, Buildings 4 – 6
Schedule O Laneway Elevation, Building 7
Schedule P West Elevation, Building 7
Schedule Q North Elevation, Building 7
Schedule R South Elevation, Building 7

- 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.

REVIEWED AND APPROVED ON

MAR. 19, 2013
Date

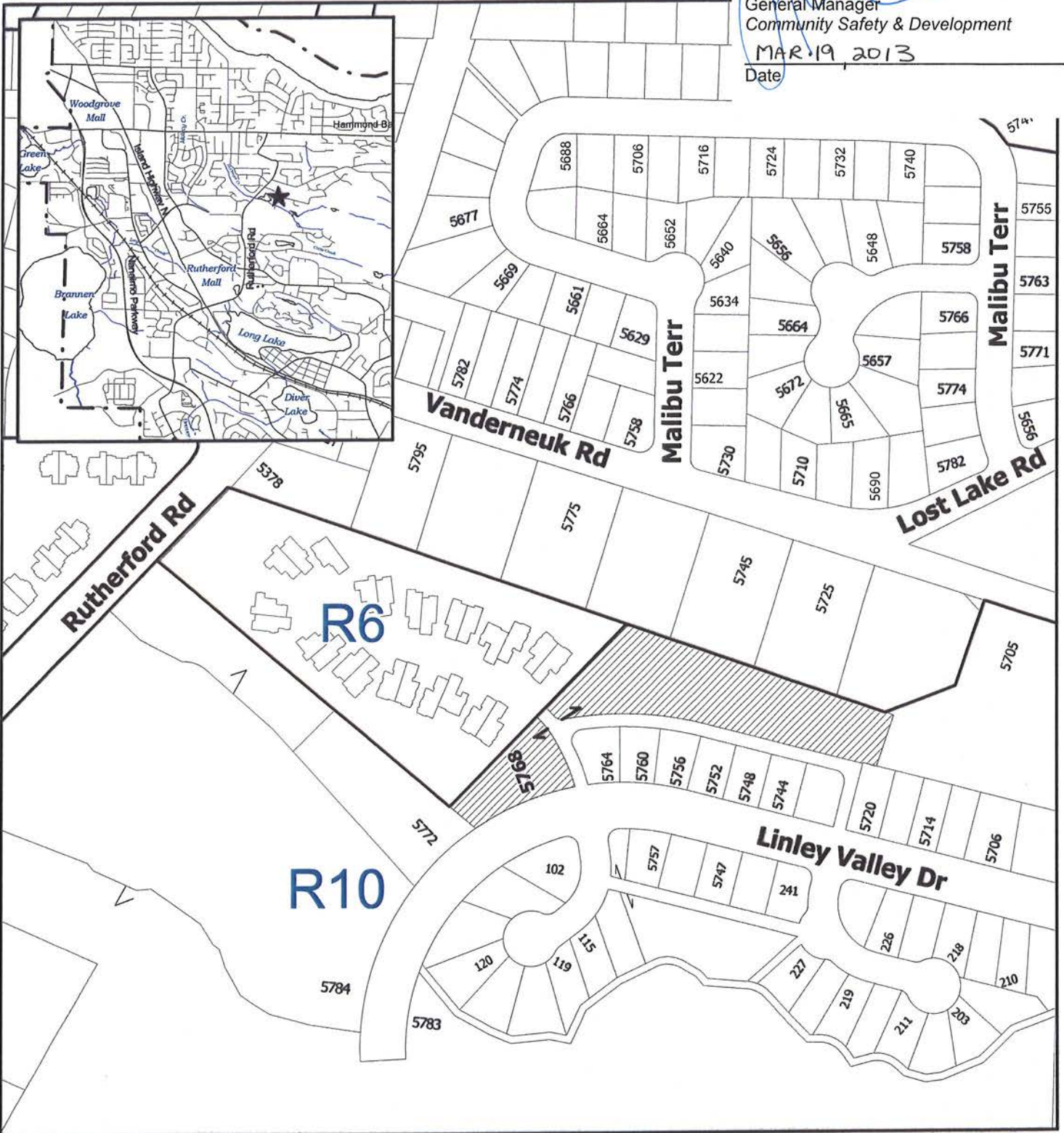

E.C. Swabey
General Manager
Community Safety & Development
Pursuant to Section 154 (1)(b) of the Community Charter

GN/lb
Prospero attachment: DP000819

This is Schedule A referred to in the Development Permit.

SCHEDULE A

General Manager
Community Safety & Development
MAR 19 2013
Date



DEVELOPMENT PERMIT NO. DP000819

LOCATION PLAN



Subject Properties

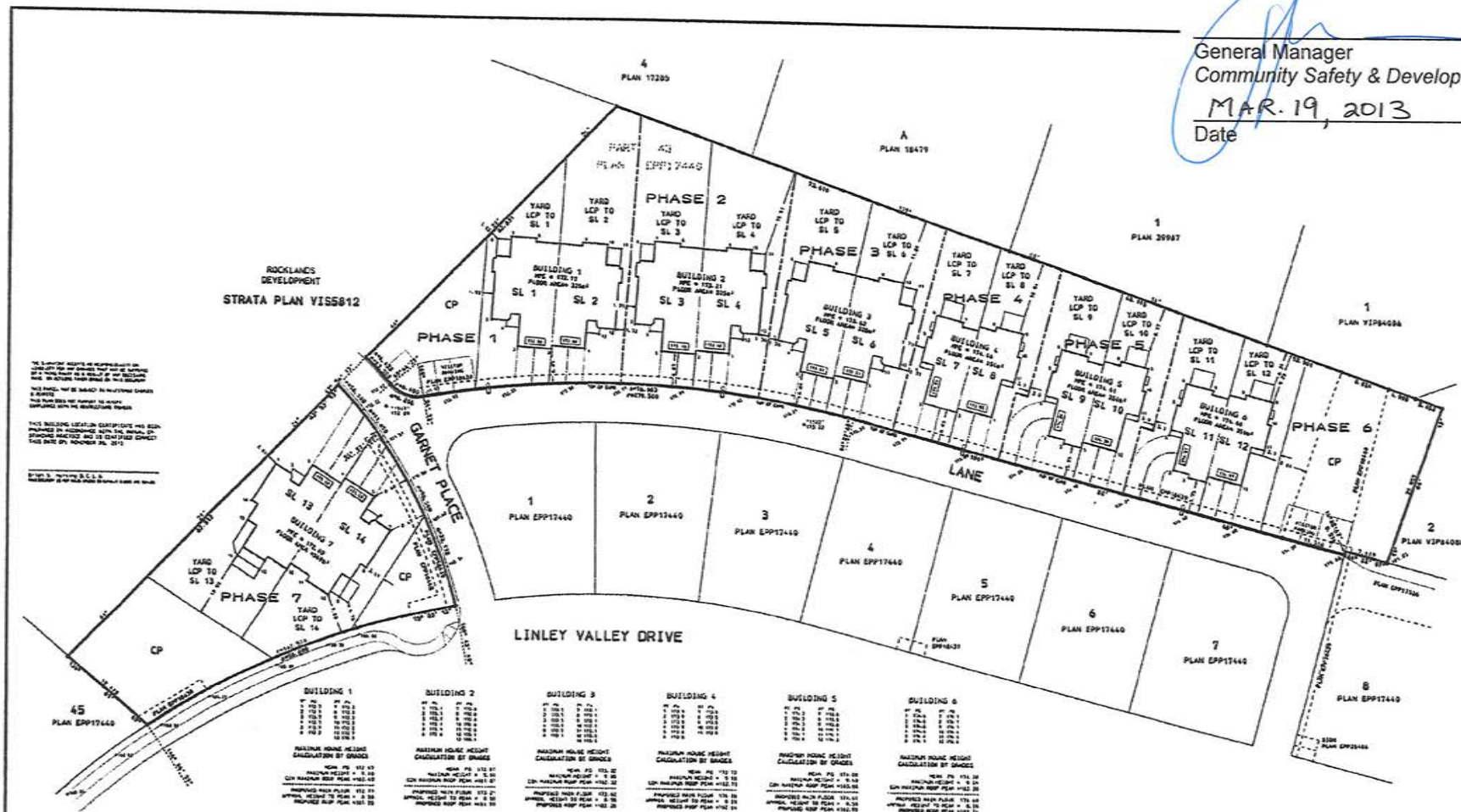


Civic: 5768 Linley Valley Drive
Lot 43, District Lot 32,
Wellington District, Plan EPP17440

This Schedule B referred to in the Development Permit.

General Manager
Community Safety & Development

MAR. 19, 2013
Date



THIS BUILDING HEIGHTS CALCULATION IS BASED ON THE ASSUMPTIONS THAT THE BUILDING WILL BE CONSTRUCTED AS A SINGLE-FAMILY RESIDENCE AND WILL BE SUBJECT TO THE ZONING BY-LAW AND THE BUILDING BY-LAW. THE HEIGHTS WILL BE BASED ON THE BUILDING'S GROUND FLOOR FINISH. THE HEIGHTS WILL BE BASED ON THE BUILDING'S GROUND FLOOR FINISH. THE HEIGHTS WILL BE BASED ON THE BUILDING'S GROUND FLOOR FINISH.

Building	Height	Calculation
BUILDING 1	11.00	MAXIMUM HEIGHT CALCULATION BY GRADES
BUILDING 2	11.00	MAXIMUM HEIGHT CALCULATION BY GRADES
BUILDING 3	11.00	MAXIMUM HEIGHT CALCULATION BY GRADES
BUILDING 4	11.00	MAXIMUM HEIGHT CALCULATION BY GRADES
BUILDING 5	11.00	MAXIMUM HEIGHT CALCULATION BY GRADES
BUILDING 6	11.00	MAXIMUM HEIGHT CALCULATION BY GRADES
BUILDING 7	11.00	MAXIMUM HEIGHT CALCULATION BY GRADES

ZONING: R10
LOT AREA: 8353 sq ft
FLOOR AREA: 2594 sq ft
FAR: ALLOWABLE = 0.45
PROPOSED = 0.31
COVERAGE: ALLOWABLE = 40%
PROPOSED = 27%
HEIGHT: ALLOWABLE = 9 ft
PROPOSED = SEE HEIGHT CALCULATIONS ABOVE

SITE STATISTICS

PARKING: - 2.0 x 14 UNITS = 28 REQUIRED
- EACH UNIT HAS DOUBLE GARAGE PLUS DRIVEWAY
- VISITOR PARKING = 8 STALLS WHICH INCLUDES 2 DISABLED PERSON'S STALLS

SETSBACKS REQUIRED	PROPOSED	VARIANCE
FRONT	4.5	5.7 0.0
GARAGE	4.0	4.0 0.0
SIDE	1.5	2.0 0.0
FLANKING	4.0	4.0 0.0
REAR	7.5	9.28 0.0

GENERAL NOTES:
DISTANCES AND ELEVATIONS ARE IN METERS
ALL UNDERGROUND INSTALLATION OF SIGNAL SERVICES FROM EXISTING SERVICES PROVIDED BY OTHERS
SEE ATTACHED SERVICES FROM RESIDENCE PLANS
THIS PLAN DOES NOT PURPORT TO VERIFY THIS INFORMATION.
P2 IDENTIFIED PROPOSED FINISHED GRADE
B1 IDENTIFIED EXISTING LOT
C1 IDENTIFIED COMMON PROPERTY
L1P IDENTIFIED LIMITED COMMON PROPERTY
M1 IDENTIFIED MASS PLUMB ELEVATION

NO.	DATE	REVISION
01	10/18/12	PREP PLAN
02	10/18/12	REVISIONS TO PLAN
03	10/18/12	REVISIONS TO PLAN
04	10/18/12	REVISIONS TO PLAN

PROJECT: THE BLUFFS @ LINLEY POINT
CLIENT: LANONT HOMES INC.

DATE: OCT. 18/12
SCALE: 1:300
PLAN: 12087-3
SHEET: 1 OF 1

WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS
200 BAYVIEW ROAD SUITE 200, WILLOWDALE, ONTARIO M2H 1P7
PHONE: (416) 491-1111 FAX: (416) 491-1112

Development Permit No. DP000819
5768 Linley Valley Road

Schedule C
LANDSCAPE PLAN
(Buildings 1 - 3)

This is Schedule C referred to in the
Development Permit.

General Manager
Community Safety & Development

MAR. 19, 2013
Date

The Bluffs
at
LINLEY POINT
by Lamont Homes Inc

FRED BRONKS 1925-1985
Landscape Architect
1847 Macdonald Ave. Prince George BC V2Y 1R7
Tel: 250-261-1111 Fax: 250-261-1112

LANDSCAPE
CONCEPT
PLAN ~ WEST

Scale 1" = 8' - 3 December 2012

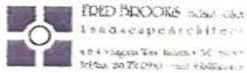
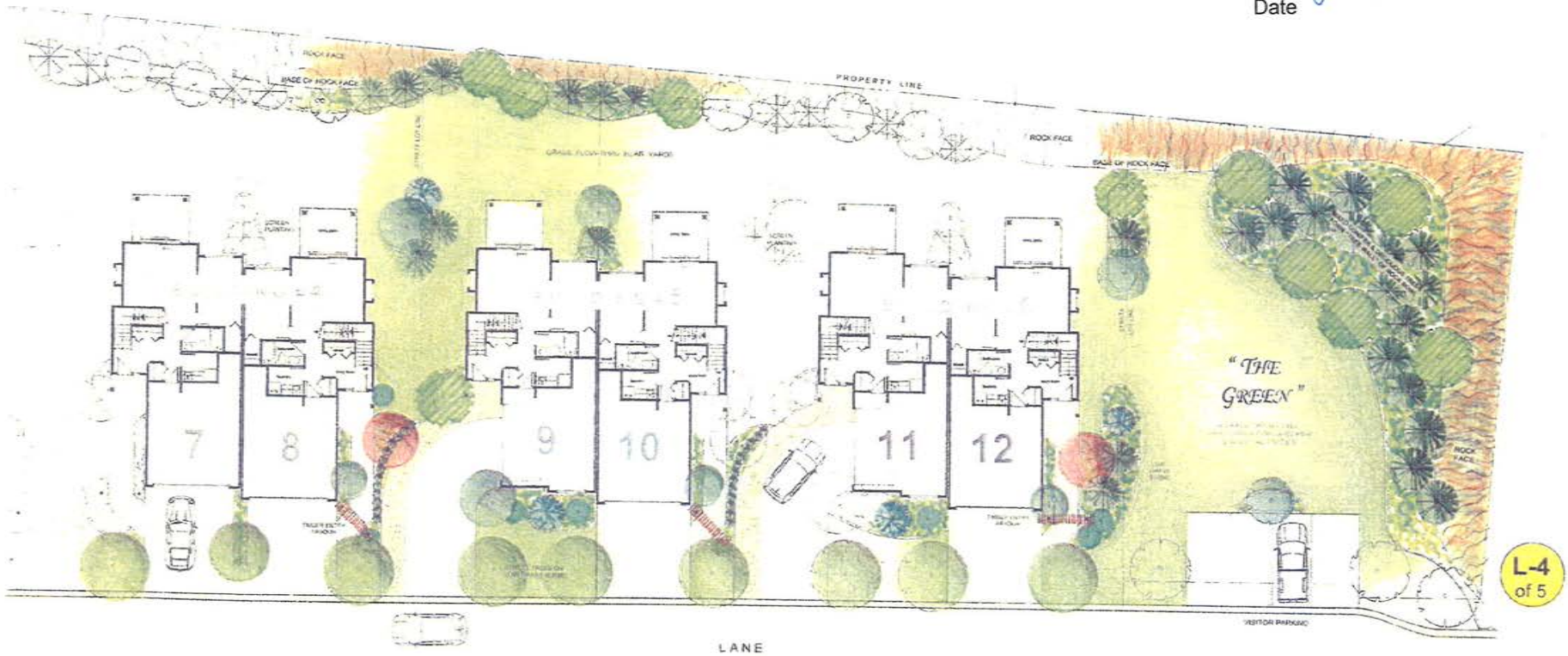


Development Permit No. DP000819
5768 Linley Valley Road

Schedule D
LANDSCAPE PLAN
(Buildings 4 - 6)

This is Schedule D referred to in the
Development Permit.

General Manager
Community Safety & Development
MAR. 19, 2013
Date



LANDSCAPE
CONCEPT
PLAN ~ EAST

Scale 1" = 8' - 3 December 2012



The Bluffs
at
LINLEY POINT

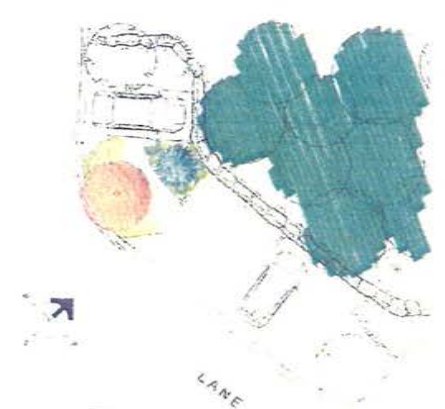
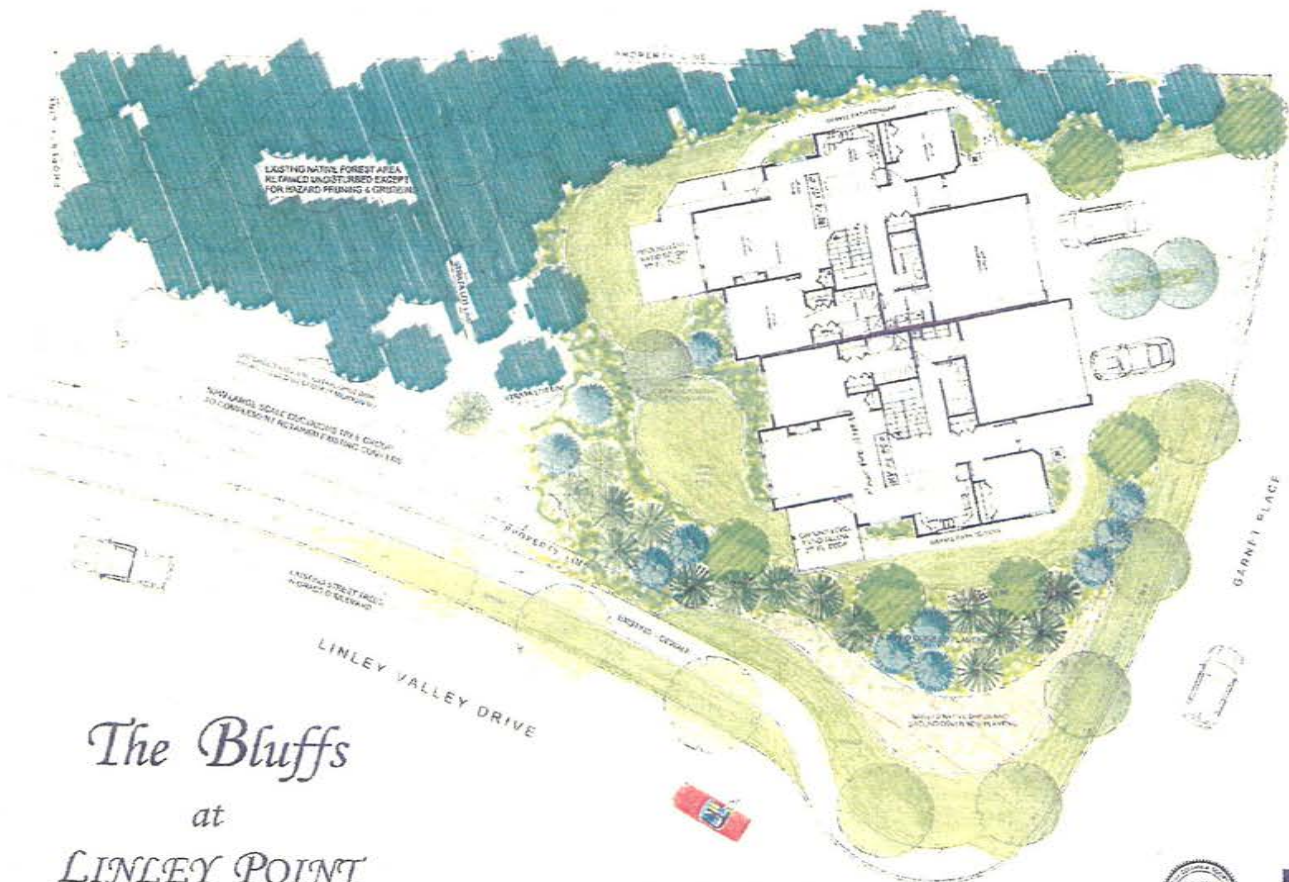
a Lamont Homes Inc

Development Permit No. DP000819
5768 Linley Valley Road

Schedule E
LANDSCAPE PLAN
(Building 7)

This is Schedule E referred to in the
Development Permit.

[Signature]
General Manager
Community Safety & Development
MAR. 19, 2013
Date



The Bluffs
at
LINLEY POINT
by Lamont Homes Inc

LANDSCAPE
CONCEPT
PLAN - GARNET

Scale 1" = 8' - 3 December 2012

Bar scale 1" = 8'



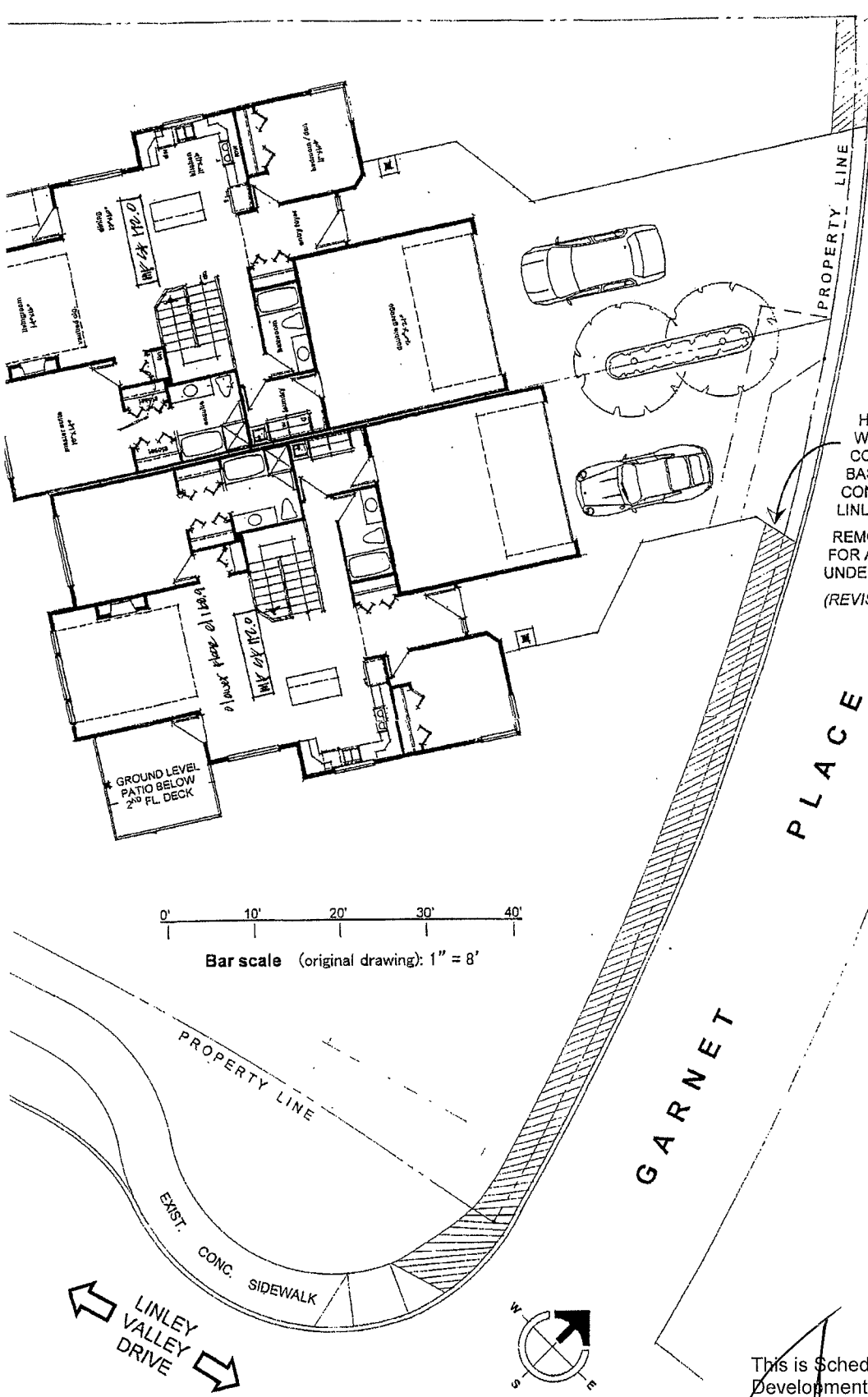
Development Permit No. DP000819

5768 Linley Valley Road

Schedule F

GARNET PLACE

PEDESTRIAN WALKWAY EDGE



GARNET PLACE

PROPERTY LINE

PLACE

GARNET

HATCHED AREA REPRESENTS 48" WIDE WALKWAY MADE OF 24" x 24" CONCRETE PAVERS ON APPROVED BASE, CONNECTING WITH EXISTING CONCRETE SIDEWALK ALONG LINLEY VALLEY DRIVE.

REMOVABLE PAVERS TO ALLOW FOR ACCESS TO FUTURE UNDERGROUND SERVICES.

(REVISED JANUARY 11, 2013)



Project: **Linley Point TOWNHOUSES**

Address: **Garnet Place at Linley Valley Drive**
NANAIMO, BRITISH COLUMBIA

Client: **Lamont Homes Inc.**

SCALE: **1/8" = 1'**

DWG DATE: **4 January 2013**

ISSUE DATE: **11 JANUARY 2013**

Drawing title: **GARNET PLACE PEDESTRIAN CONNECTIVITY**

Bar scale (original drawing): 1" = 8'

LINLEY VALLEY DRIVE



This is Schedule F referred to in the Development Permit.

General Manager
Community Safety & Development

Date: **March 19, 2013**

PLANT PALETTE SELECTION LIST

for "THE BLUFFS" at LINLEY POINT

Pg. 1/2

Dec. 3, 2012

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE per availability
+/-				
TREES - DECIDUOUS				
VM	4	Acer circinatum	Vine maple	2.0m; container
MAC	6	Acer macrophyllum	bigleaf maple	3.0m; container
JPN-G	3	Acer palmatum	Japanese maple (green)	3.0m; branched
JPN-R	3	Acer palmatum atropurpureum	Japanese maple (red)	3.0m; branched
STR	15	Acer Rubrum 'Red Sunset' (street)	Red Sunset Maple	6.0cm
JAQ	6	Betula jacquemontii (driveway dividers)	Himalayan Birch	5.0cm
DOG	5	Cornus nuttallii	Pacific dogwood	5.0cm
MAG	7	Magnolia sieboldii	Oyama magnolia	1.75 m
LIQ	4	Liquidambar stryaciflua	Sweetgum	6cm., 3.0m;
CHY	7	Prunus yedoensis 'akebono'	flowering cherry	5cm., 2.5m;
STX	3	Styrax japonica	Japanese snowdrop tree	5cm., 2.5m;

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TREES & SHRUBS - CONIFEROUS

MUGO	35	Pinus mugho 'Pumilio'	Dwarf mugho pine	# 2
FIR	75	Pseudotsuga menziesii (wagon-wheel)	douglas fir	1.5 m
PINE	22	Pinus nigra (pin-wheel)	Austrian Black Pine	1.5 m
SERB	7	Picea omorika 'Bruns'	Serbian Spruce	1.5 m

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SHRUBS - BROAD LEAF EVERGREEN

AZA-G	21	Azalea japonica	Japanese azalea	# 2
BERB	21	Berberis thunbergii	purple barberry	# 2
FLO	5	Cotoneaster salicifolia flocossa	willowleaf cotoneaster	# 5
NAN	12	Nandina domestica 'Plum Passion'	Burgundy Heavenly Bamboo	# 2
PIE-F	15	Pieris japonica 'forest flame'	Lily of the valley	# 2
PIE-W	9	Pieris japonica 'Snowdrift'	White Lily of the valley	# 2
ROSE	24	Rosa rugosa	pink rose	# 5
RHO-1	8	Rhododendron	(selection)	# 15
RHO-2	8	Rhododendron	(selection)	# 15
RHO-3	8	Rhododendron	(selection)	# 15
DAV	27	Viburnum davidii	David's viburnum	# 2

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This is Schedule G referred to in the Development Permit.

General Manager
Community Safety & Development

Date
March 19, 2013

SHRUBS - DECIDUOUS

KNAP	14	Azalea knaphill	deciduous azalea	# 2
.K	4	Enkianthus campanulatus	Enkianthus	# 2
CALI	14	Calycarpa bodinieri	purple beauty bush	# 2
ALBA	25	Cornus alba elegantissima	Varigated dogwood shrub	# 2
BURN	9	Euonymus alata compactus	dwarf burning bush	# 2
FORS	10	Forsythia intermedia 'lynnwood gold'	upright forsythia	# 2
VIB	7	Viburnum bodnantense dawn	Winter Viburnum	# 5
HYD	14	Hydrangea macrophyllum	Hydrangea, groupings	# 5

97

GROUNDCOVER

SAL	300	Gaultheria shallon	salal	10 cm pot
VINCA	150	Vinca minor	largeleaf periwinkle	10 cm pot
ARCT	200	Arctostaphylos uva ursi	kinninnick	10 cm pot

650

FERNS

FERN1	50	Polystichum munitum	Sword Fern	# 1
FERN2	25	Athyrium niponicum var. pictum	Japanese Painted Fern	# 1
FERN3	25	Blechnum spicant	Deer Fern	# 1

100

PERENNIALS

WIND	45	Anemone	windflower	# 1
IRIS	45	Iris germanica	flag iris	# 1
RUDB	45	Rudbeckia		# 1

135

VINES

CAMP	4	Campsis radicans 'Flava'	Yellow hummingbird vine	# 1
CLEM	4	Clematis paniculata	Autumn Clematis	# 1
PAR-W	100	Parthenocissus tricuspidata	Boston ivy (rock walls)	# 1
PAR-G	30	Parthenocissus quinifolia	Boston ivy (ground cover)	# 1

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GRASSES

FESC	15	Festuca ovina glauca	blue fescue	# 3
MISC	15	Miscanthus sinensis		# 3
FNTN	15	Pennisetum setaceum rubrum	purple fountain grass	# 3

45

Development Permit No. DP000819
5768 Linley Valley Road

Schedule H
LANEWAY ELEVATIONS
(Buildings 1 - 3)

This is Schedule H referred to in the
Development Permit.

General Manager
Community Safety & Development

MAR. 19, 2013
Date



front elevation

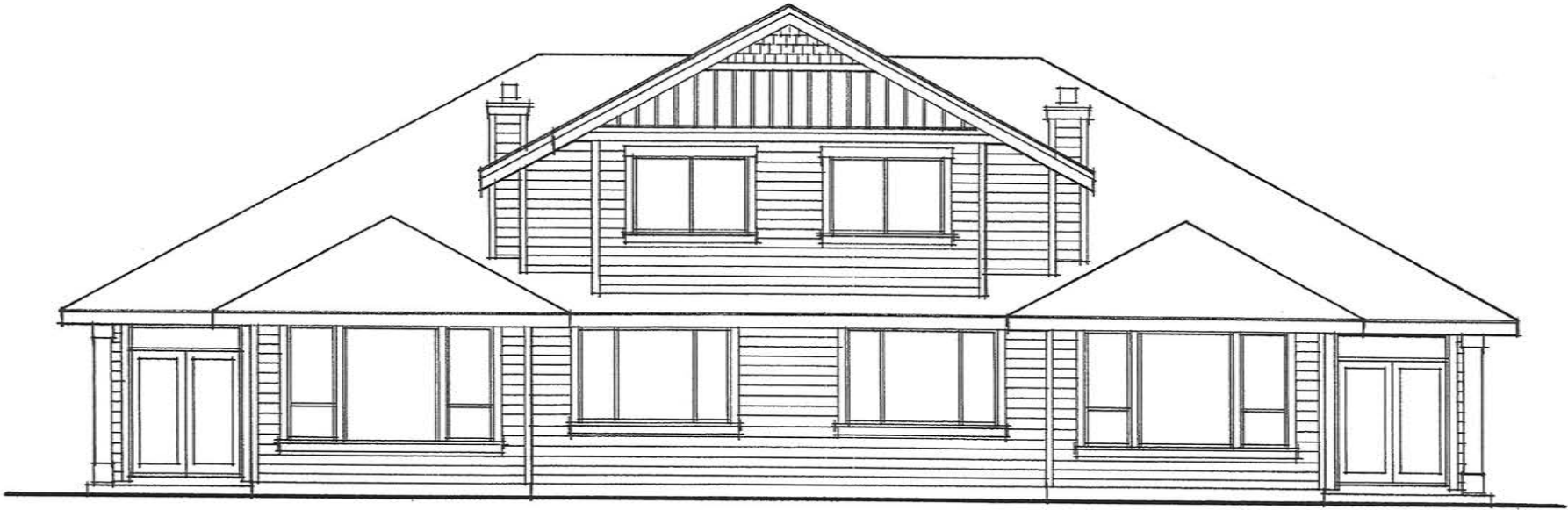
BUILDING 1-3
LINLEY POINT THE BLUFFS

Development Permit No. DP000819
5768 Linley Valley Road

Schedule I
REAR ELEVATION
(Buildings 1 - 3)

This is Schedule I referred to in the
Development Permit.

General Manager
Community Safety & Development
MAR. 19, 2013
Date



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

BUILDING 1-3
LINLEY POINT THE BLUFFS

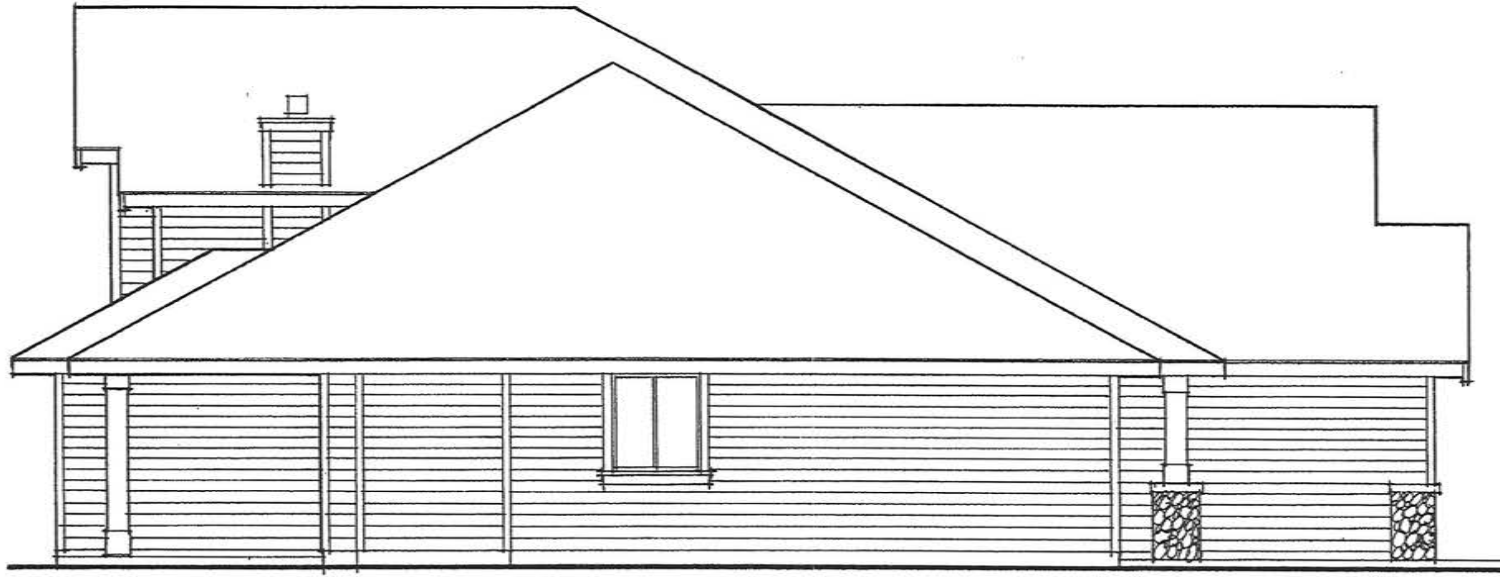
Development Permit No. DP000819
5768 Linley Valley Road

Schedule J
EAST BUILDING ELEVATION'
(Buildings 1 - 3

This is Schedule J referred to in the
Development Permit.

General Manager
Community Safety & Development

MAR. 19, 2013
Date



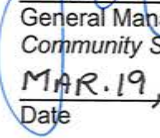
left elevation
SCALE: 1/4" = 1'-0"

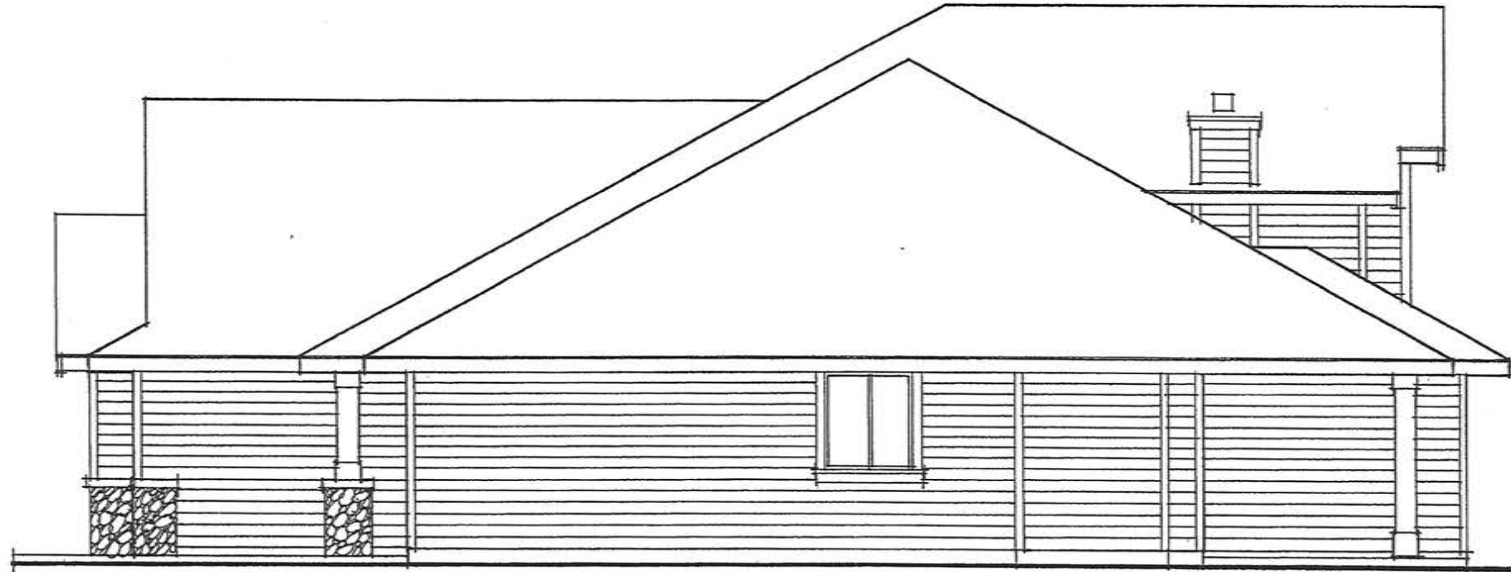
BUILDING 1-3
LINLEY POINT THE BLUFFS

Development Permit No. DP000819
5768 Linley Valley Road

Schedule K
WEST ELEVATION
(Buildings 1 - 3)

This is Schedule K referred to in the
Development Permit.


General Manager
Community Safety & Development
MAR. 19, 2013
Date



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

BUILDING 1-3
LINLEY POINT THE BLUFFS

Development Permit No. DP000819
5768 Linley Valley Road

Schedule L
LANEWAY ELEVATION
(Buildings 4 - 6)

This is Schedule L referred to in the
Development Permit.

General Manager
Community Safety & Development

MAR. 19, 2013

Date



front elevation

BUILDING 4-6
LINLEY POINT THE BLUFFS

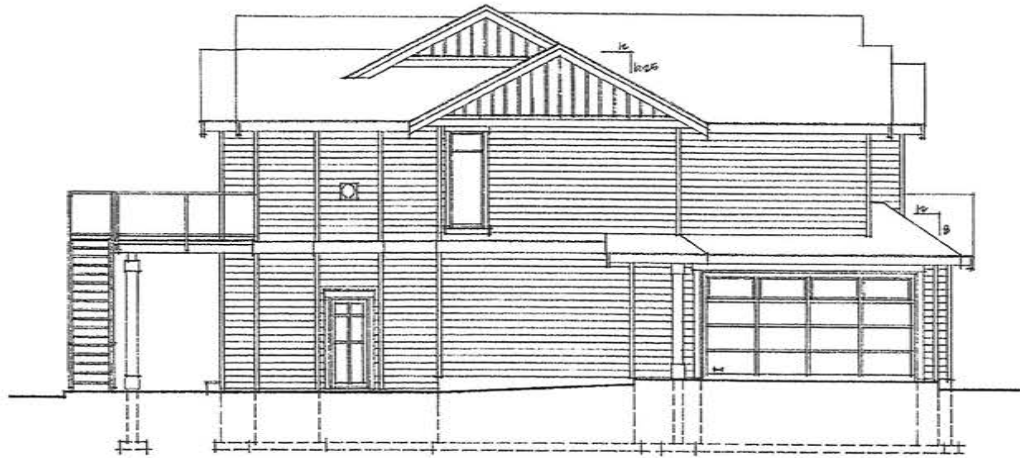
Development Permit No. DP000819
5768 Linley Valley Road

**Schedule M
ELEVATIONS
(Buildings 4 - 6)**

This is Schedule M referred to in the
Development Permit.

General Manager
Community Safety & Development

MAR. 19, 2013
Date



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



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

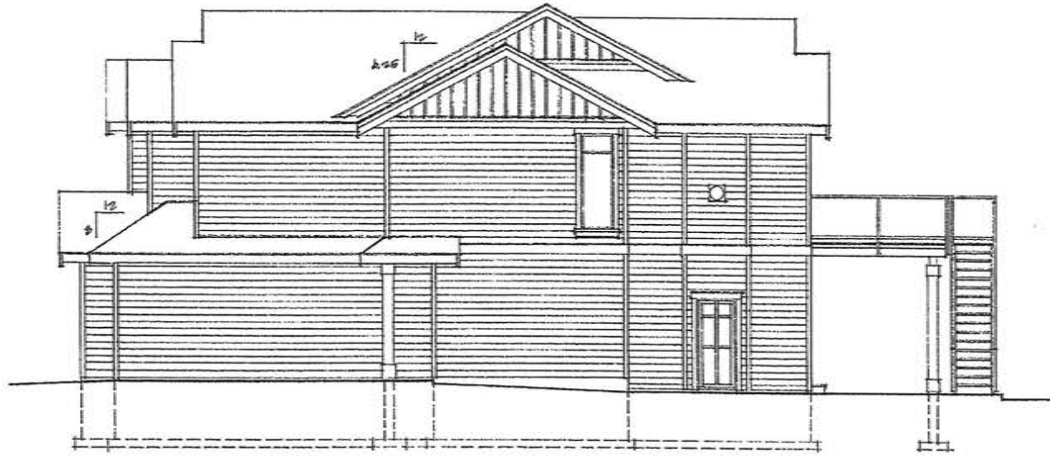
Development Permit No. DP000819
5768 Linley Valley Road

**Schedule N
ELEVATIONS
(Buildings 4 - 6)**

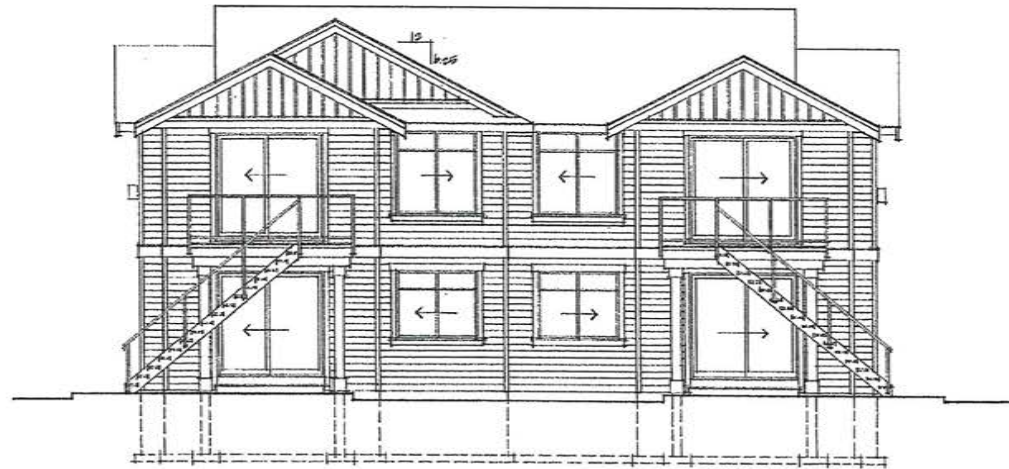
This is Schedule N referred to in the
Development Permit.

General Manager
Community Safety & Development

MAR. 19, 2013
Date



right elevation
made: 10/11/12



rear elevation
made: 10/11/12

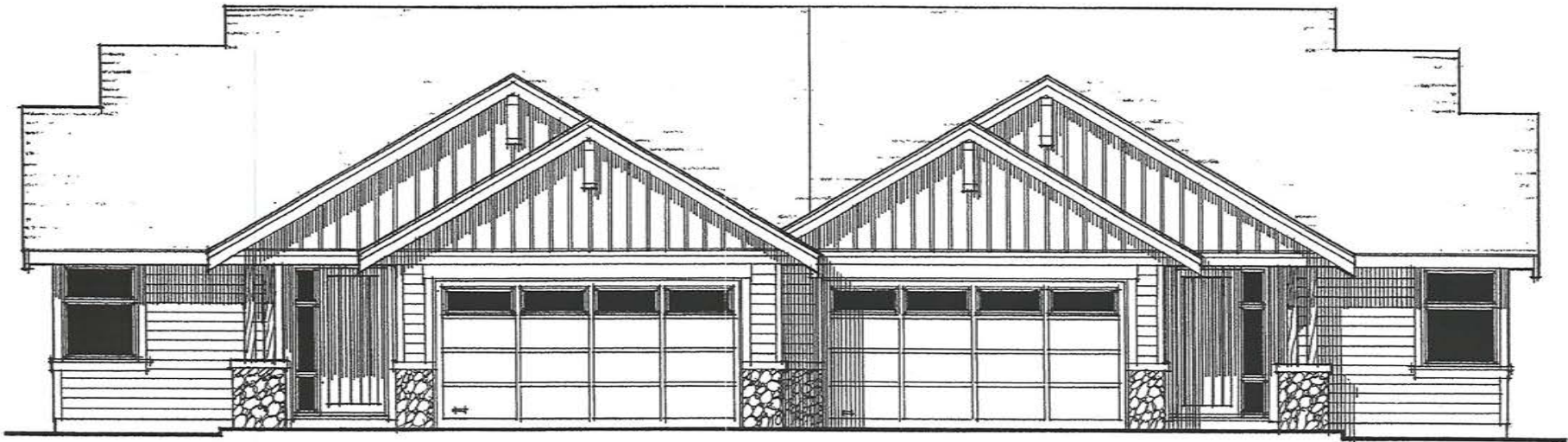
Development Permit No. DP000819
5768 Linley Valley Road

Schedule O
LANEWAY ELEVATION
(Building 7)

This is Schedule O referred to in the
Development Permit.


General Manager
Community Safety & Development

MAR. 19, 2013
Date



front elevation

BUILDING 7
LINLEY POINT THE BLUFFS

Development Permit No. DP000819
5768 Linley Valley Road

Schedule P
WEST ELEVATION
(Building 7)

This is Schedule P referred to in the
Development Permit.

General Manager
Community Safety & Development

MAR. 19, 2013
Date



rear elevation

SCALE: 1/8" = 1'-0"

BUILDING 7
LINLEY POINT THE BLUFFS

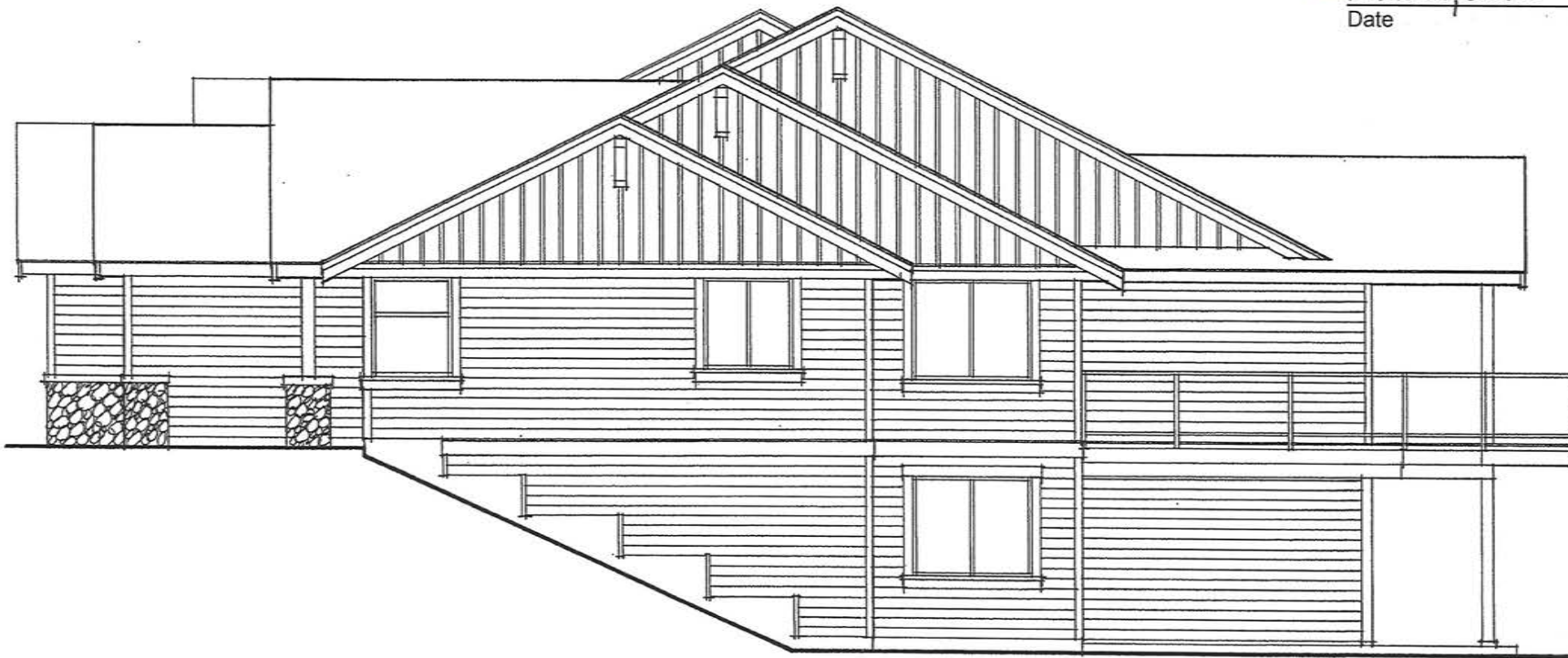
Development Permit No. DP000819
5768 Linley Valley Road

Schedule Q
NORTH ELEVATION
(Building 7)

This is Schedule Q referred to in the
Development Permit.

General Manager
Community Safety & Development

MAR.19, 2013
Date



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

BUILDING 7
LINLEY POINT THE BLUFFS

Development Permit No. DP000819
5768 Linley Valley Road

Schedule R
SOUTH ELEVATION
(Building 7)

This is Schedule R referred to in the
Development Permit.

General Manager
Community Safety & Development

MAR. 19, 2013
Date



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

BUILDING 7
LINLEY POINT THE BLUFFS