



DEVELOPMENT PERMIT NO. DP000820

LOCKHAVEN HOLDINGS LTD.
Name of Owner(s) of Land (Permittee)

1920 BOXWOOD 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:

PARCEL B (BEING A CONSOLIDATION OF LOTS 3 AND 4, SEE CA2999952), SECTION 15, RANGES 7 AND 8, MOUNTAIN DISTRICT, PLAN EPP17398

PID No. 028-010-888

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 Building Elevations (Front and Side)
Schedule E Building Elevations (Rear and Side)

- 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 13.4.4

Required Front Yard to a Major Road

The required front yard setback is 7.5 m, the proposed setback is 7.1 m, a variance of 0.4 m.

REVIEWED AND APPROVED ON

MAR. 19, 2013

Date

E.C. Swabey
General Manager
Community Safety & Development

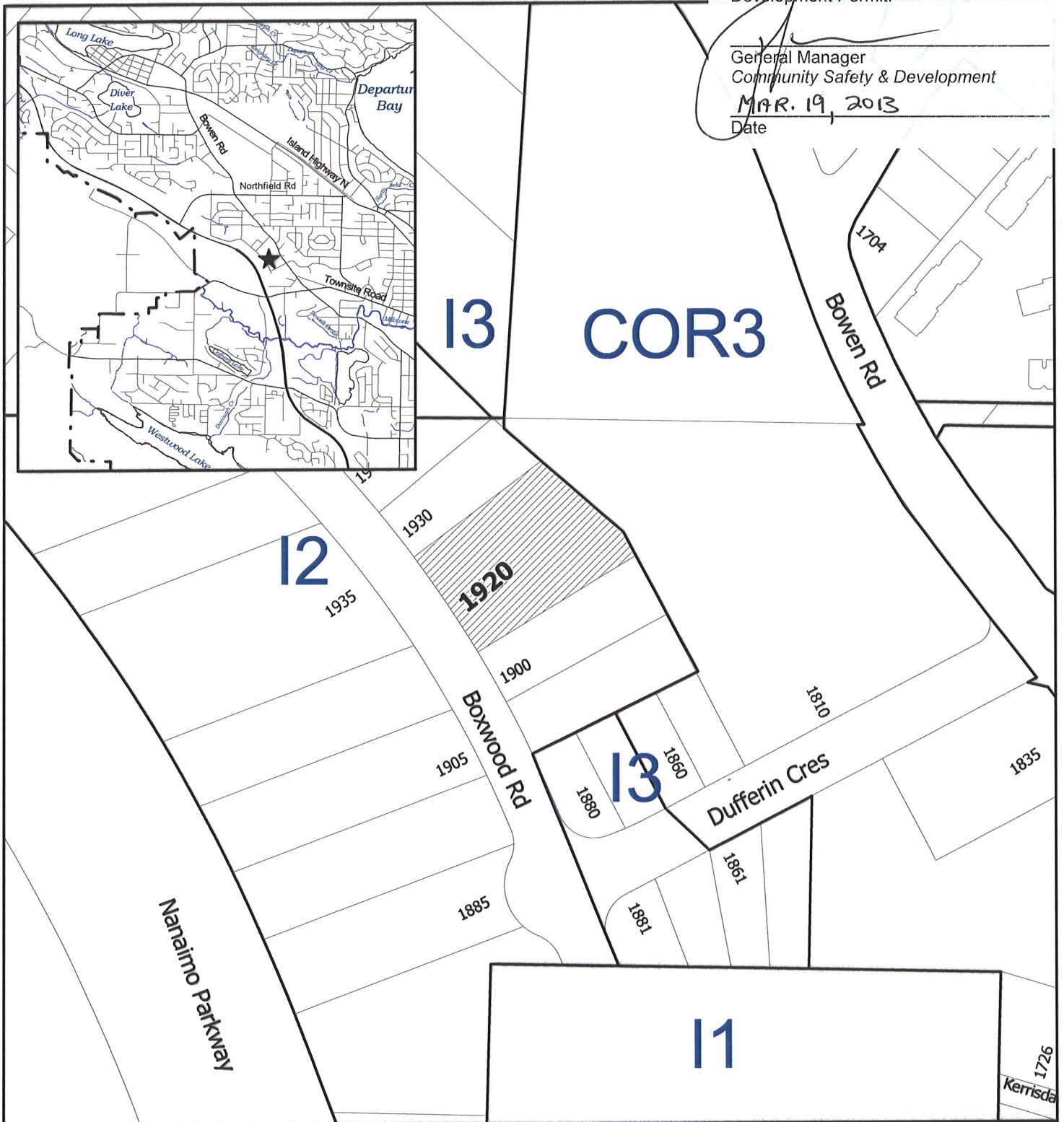
Pursuant to Section 154 (1)(b) of the Community Charter

GN/lb
Prospero attachment: DP000820

SCHEDULE A

This is Schedule A referred to in the Development Permit.

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



DEVELOPMENT PERMIT NO. DP000820

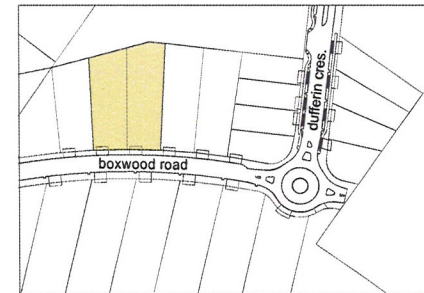
LOCATION PLAN

Civic: 1920 Boxwood Road
Parcel B. Section 15, Ranges 7 and 8,
Mountain District, Plan EPP17398



**Subject
Property**





PROJECT DATA:

LEGAL DESCRIPTION:
LOT 3 & 4, SECTION 15, RANGE 7,
MOUNTAIN DISTRICT, PLAN EPP17398

CIVIC ADDRESS:
1920 & 1910 BOXWOOD ROAD

LOT AREAS:

LOT 3	1934 1 SQ.M.
LOT 4	2125 9 SQ.M.
TOTAL	4060 0 SQ.M.

LAND USE:
MANUFACTURING/
SHOWROOM

ZONING:
I2 - LIGHT INDUSTRIAL

LOT COVERAGE (MAX 40%)
38.3%

BUILDING AREA:

MAIN FLOOR	1556 3 SQ.M.
UPPER FLOOR	181 6 SQ.M.
TOTAL	1737 9 SQ.M.

BUILDING HEIGHT (MAX 12M)
+/- 8M

PARKING:

REQUIRED	1 SPACE /100M ² = 17
PROVIDED	REG 16
	ACC 1
TOTAL	17

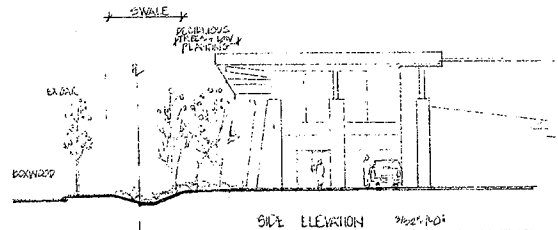
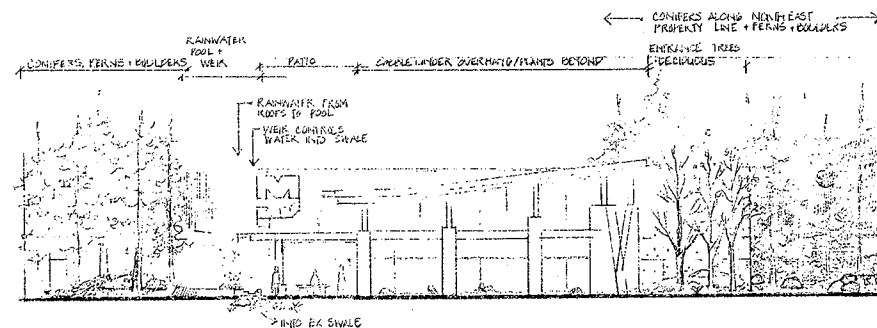
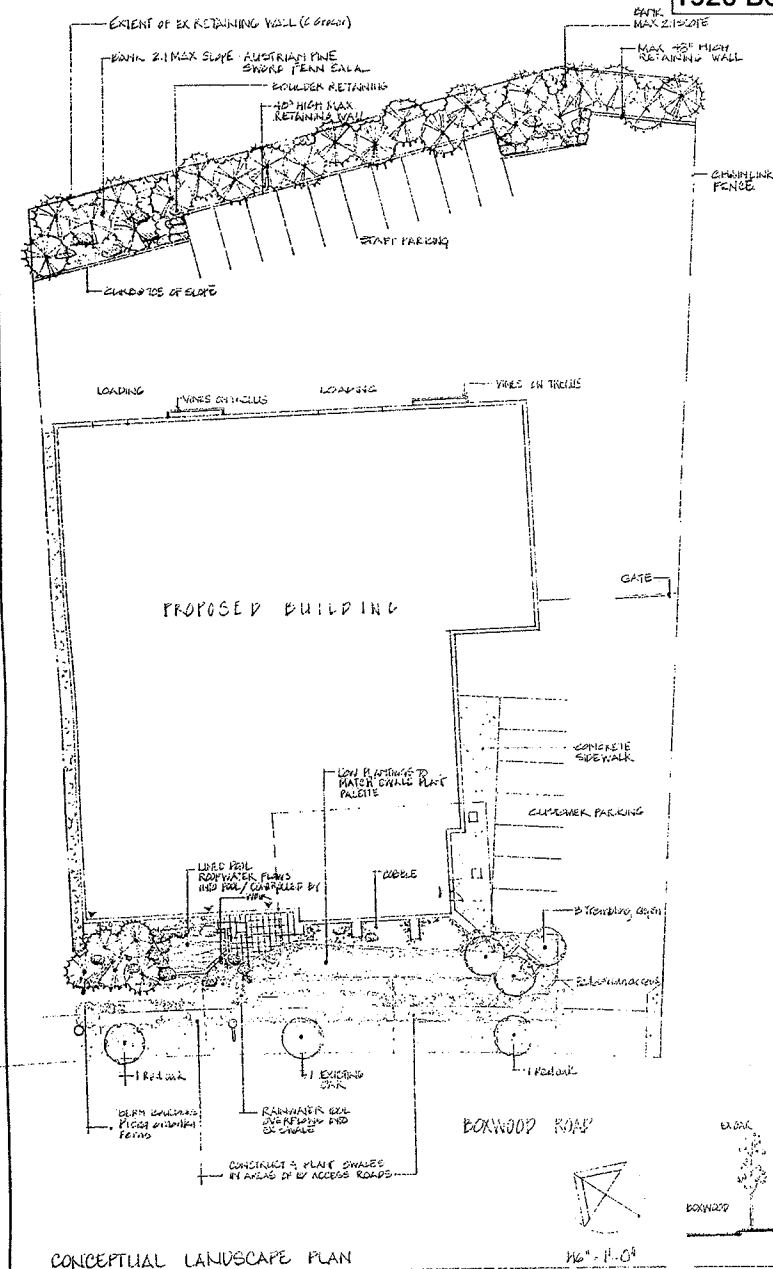
PR1

Schedule C ESCAPE PLAN

LANDSCAPE PLAN

Preliminary PLANT LIST

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing
		Deciduous Trees			
Pl		<i>Populus tremuloides</i>	Trembling Aspen	6 cm gal	
Qq		<i>Quercus rubrum</i>	Red Oak	6 cm cal	
		Coniferous Trees			
Pcb		<i>Picea canadensis</i>	Siberian Spruce	2 m ht	
Ph		<i>Pinus nigra</i>	Austrian Pine	2 m ht	
		Evergreen Shrubs			
Gs		<i>Gaultheria shallon</i>	Sisal	1 gal	8m o.c.
Ma		<i>Mahonia nervosa</i>	Dust Oregon Grape	1 gal	8m o.c.
Pm		<i>Pinus mugo</i> mugo	Dwarf Mugo Pine	1 gal	1m o.c.
Vp		<i>Vaccinium vitis-idaea</i>	European Huckleberry	1 gal	1m o.c.
Vd		<i>Viburnum dentatum</i>	David's viburnum	1 gal	1 m o.c.
		Deciduous Shrubs			
Cs		<i>Cornus stolonifera</i>	Red Twigged Dogwood	1 gal	1.2m o.c.
Rt		<i>Ribes sanguineum</i>	Red Flowering Currant	1 gal	1.2 m o.c.
		Ground covers			
Au		<i>Actinophloxus univialis</i>	Kinnikinnick	10 cm	45m o.c.
Fa		<i>Festuca pulscua</i>	Blue Fescue Grass	1 gal	6m o.c.
Ha		<i>Hemerocallis Silex</i> D'Oro	Daylily	1 gal	6m o.c.
Is		<i>Is. ensata</i>	Is. ensata	1 gal	8 o.c.
Pmtn		<i>Polyastrum nutans</i>	Sword Fern	#1	6m o.c.



This is Schedule C referred to in the Development Permit.

General Manager
Community Safety & Development

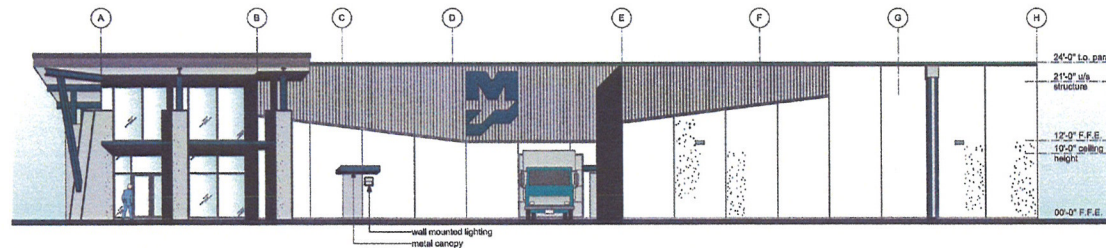
/MAR. 19 2013

Date _____

[illegible]



boxwood road elevation
scale: 3/32" = 1'-0"



side elevation
scale: 3/32" = 1'-0"

colour/ finish schedule	
vertical metal cladding	weathered zinc
painted concrete - main	slate grey (8305)
painted concrete - accent	great graphite (8302)
concrete columns	natural finish
tile	opening night (8301)
flashings	black
overhead doors	great graphite (8302)
metal posts, sunscreens, braces, & trellis	blazing sky (8270)
windows	anodized

This is Schedule D referred to in the Development Permit.

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

HEROLD
ENGINEERING LIMITED
Consulting Engineers

ISLAND WEST COAST
DEVELOPMENTS LTD.



proposed development
1910 & 1920 boxwood road
nanaimo b.c.

client: Island West Coast Developments Ltd.

DELINIA
DESIGN CONSULTANTS LTD.

4378 GRIMBY ROAD LADYMEATH BC V8S 1G2
phone/fax 250.243.3884
email delinea@delinea.net

DRAWING TITLE:

elevations

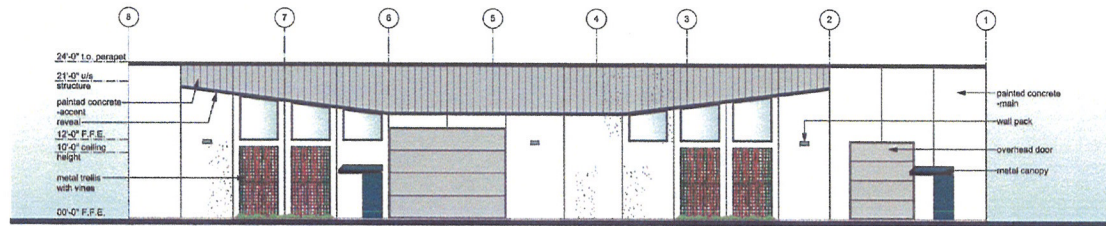
SCALE: AS NOTED
DRAWN BY: B.M.
NUMBER: 01203.18.12
ISSUED:
issued for review 20 JUNE 2012
issued for review 23 NOV 2012
issued for review 28 NOV 2012
issued for app 01 DEC 2012

DEC 04 2012

CONTRACTOR TO VERIFY ALL LINES, LEVELS, DIMENSIONS, MATERIALS, LOCATION OF BUILDING, DRIVE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, 2006 EDITION, AND ALL LOCAL ORDINANCES. CONTRACTOR TO MAINTAIN THESE PLANS AND THE IMPROPER OR ILLEGAL WORKING CONDITIONS SHALL BE PENALIZED. SIGNED FOR THE PROJECT BY THE ARCHITECT/ENGINEER/CONSULTANT ON 01 DEC 2012.

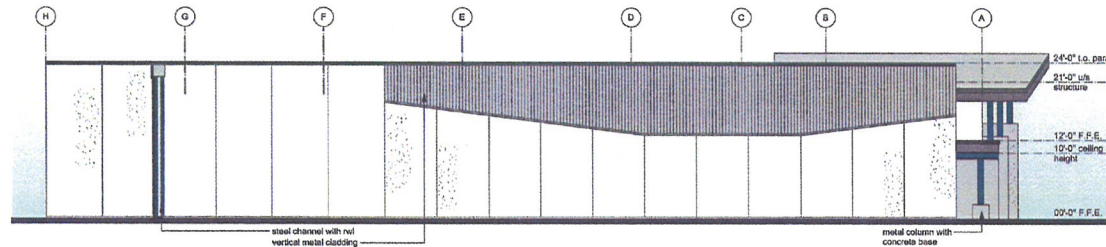
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rear elevation
scale: 3/32" = 1'-0"

This Elevation has exposure
to Country Grocers



side elevation
scale: 3/32" = 1'-0"

This is Schedule E referred to in the
Development Permit.

General Manager
Community Safety & Development

MAR. 19, 2013

Date

colour/ finish schedule	
vertical metal cladding	weathered zinc
painted concrete -main	stainic grey (8305)
painted concrete -accent	great graphite (8302)
concrete columns	natural finish
blinds	opening night (8301)
flashings	black
overhead doors	great graphite (8302)
metal posts, sunscreens, braces, & trellis	blazing sky (8270)
windows	anodized

DEC 04 2012

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SQUARES

AND DIMENSIONS PRIOR TO CONSTRUCTION. ALL WORK TO

BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE.

CONTRACTOR AND ALL LOCAL BUILDING DEPARTMENTS

COMPONENTS ASSIGNED THESE PLANS ARE THE PROPERTY

OF DELINIA ENGINEERING CONSULTANTS LTD. AND ARE TO BE

USED ONLY FOR THE PROJECT SHOWN. UNAUTHORIZED

REPRODUCTION OR USE IN ANY MANNER IS NOT

PERMITTED.

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DEC 04 2012

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DELINIA ENGINEERING CONSULTANTS LTD.