



DEVELOPMENT PERMIT NO. DP000821

GREGG PROPERTIES CO. LTD.
Name of Owner(s) of Land (Permittee)

1935 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 A (BEING A CONSOLIDATION OF LOTS 6 AND 7, SEE CA2453716), SECTION 15, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP17398

PID No. 028-808-193

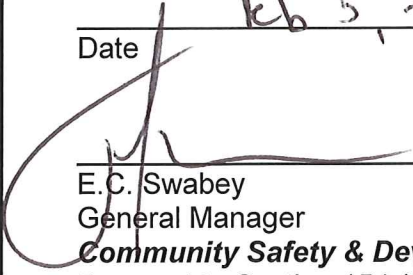
3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

Schedule A Location Plan
Schedule B Site Plan
Schedule C Landscape Plan
Schedule D Landscape Details
Schedule E Landscape Elements
Schedule F Building Elevations
Schedule G Tree Management 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.

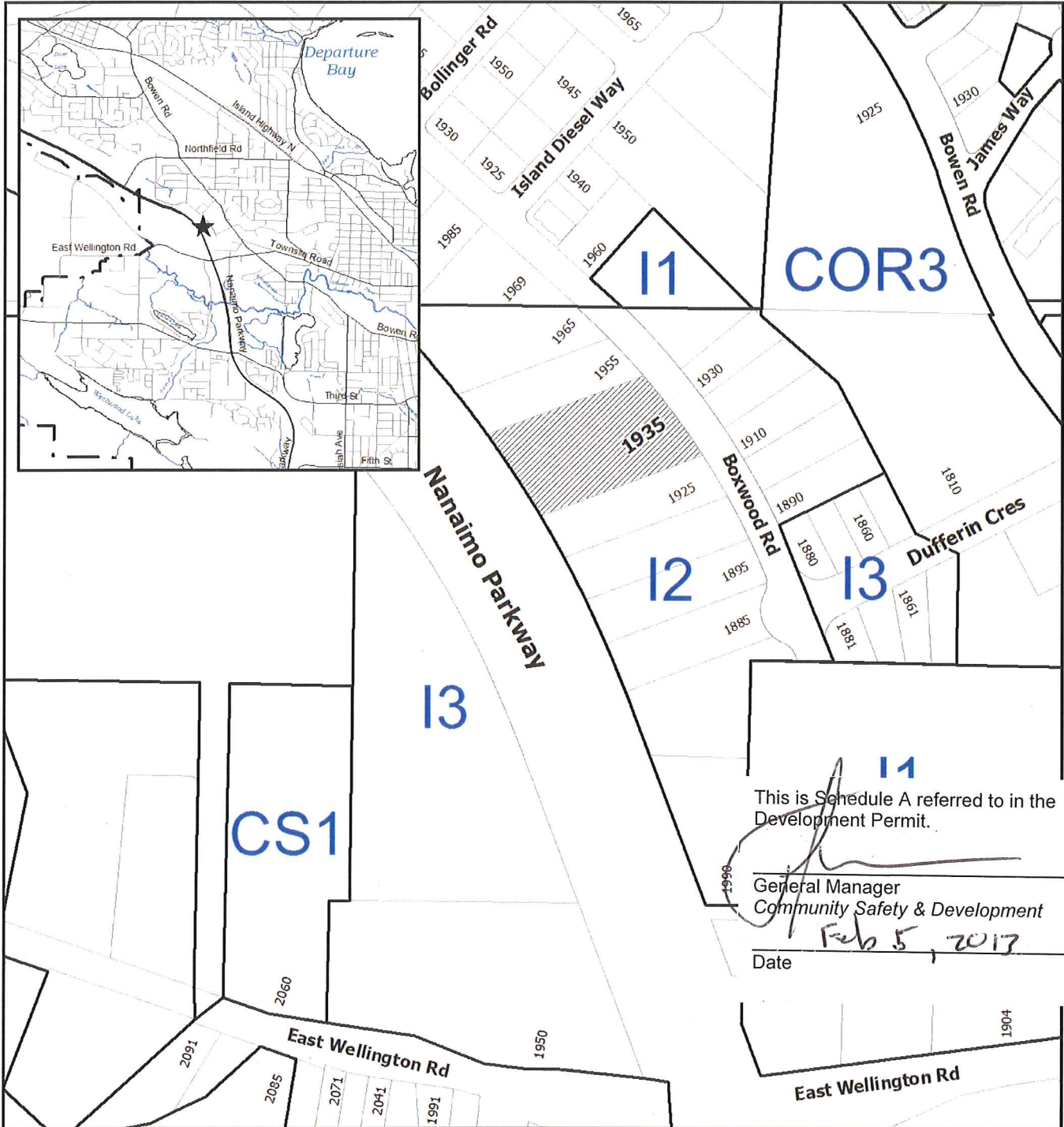
REVIEWED AND APPROVED ON

Date Feb 5, 2013


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

GN/b
Prospero attachment: DP000821 – 1935 Boxwood Road

SCHEDULE A



This is Schedule A referred to in the Development Permit.

General Manager
Community Safety & Development

Date Feb 5, 2013

DEVELOPMENT PERMIT NO. DP000821

LOCATION PLAN

Civic: 1935 Boxwood Road
Parcel A (Being a Consolidation of
Lots 6 and 7, see CA2453716)
Section 15, Range 7, Mountain District,
Plan EPP17398

 **Subject Property**



Development Permit No. DP000821 Schedule B
1935 Boxwood Road SITE PLAN

LEGAL DESCRIPTION
 PARCEL A
 (Being a Consolidation of Lots 6 AND 7
 AND CA243216)
 SECTION 13, RANGE 7,
 MOUNTAIN DISTRICT,
 PLAN EPP7758

CHIEF ADDRESS:
 1935 BOXWOOD ROAD
 NANAIMO, B.C.

SITE PLAN LEGEND:

- CB CATCH BASIN
- FH FIRE HYDRANT
- FP FLAG POLE
- LP LIGHT POLE
- SDO SANITARY SEWER CLEANOUT
- WTP HYDRO AND TELEPHONE POLE
- +— EXISTING ELEVATION
- CHAIN LINK FENCE
- ▨ EXISTING SITE ACCESS
- CONCRETE SLAB
- CONCRETE SIDEWALK
- LANDSCAPED AREA

CITY OF NANAIMO - LAND USE BYLAW

LEGAL DESCRIPTION:
 PARCEL A
 (Being a Consolidation of Lots 6 AND 7
 AND CA243216)
 SECTION 13, RANGE 7,
 MOUNTAIN DISTRICT,
 PLAN EPP7758

CHIEF ADDRESS:
 1935 BOXWOOD ROAD
 NANAIMO, BC

ZONING INFORMATION:
 L2 - LIGHT INDUSTRIAL ZONE
 (Zoning Bylaw 2012 No. 4500 Part 13)
 MAX SITE COVERAGE = 40%
 FRONT SETBACK = 7.5m (24'-7")
 REAR SETBACK = 20m (65'-0")
 VEGETATION PROTECTION COVENANT)

SIDE SETBACK #1 = 6m (19'-8")
SIDE SETBACK #2 = 6m (19'-8")
LANDSCAPE BUFFER = 1.8m (6'-0")

SETBACKS:
 SITE AREA: LOT 6 - 3719.2 sq m
 LOT 7 - 3615.4 sq m
 TOTAL SITE AREA: 1.80 ACRES
 7370.7 sq m (79,340 sq ft)

BUILDING AREA: 28,333 sq ft
SITE COVERAGE: 35%
MAX BUILDING HEIGHT: 12.0m (39'-4")

PARKING (per the 2009 BC BUILDING CODE):
 LOADING REQUIRED: 13 STALLS
 (10 LOADING AREA PROVIDED)
 CUSTOMER PARKING: 6 INTERIOR LOADING BAYS
 3 LOADING DOCK

STALLS REQUIRED: 13 STALLS
 (1 STALL/200 SQ M)
STALL PROVIDED: 32 STALLS



Copyright Reserved

Consultants

Legend

Revision	By	Date	Description

Issued

--	--	--	--

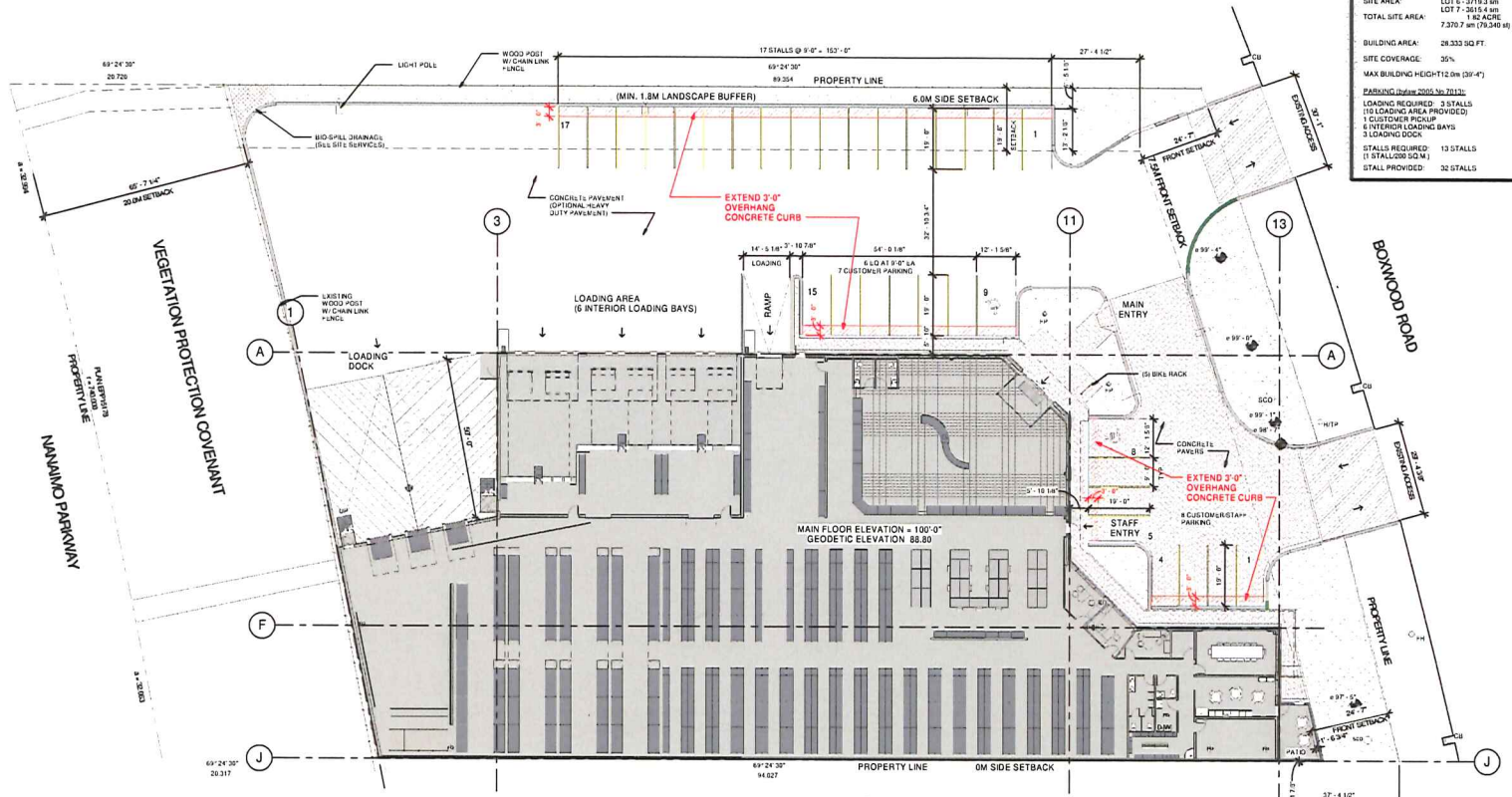
Permit Seal

Client/Project: GREGG DISTRIBUTORS LTD.

 NANAIMO, B.C. Canada

Title: **SITE PLAN**

Project No.	Scale
144104178	As indicated
Drawing No.	Sheet
DP-A5	Revision



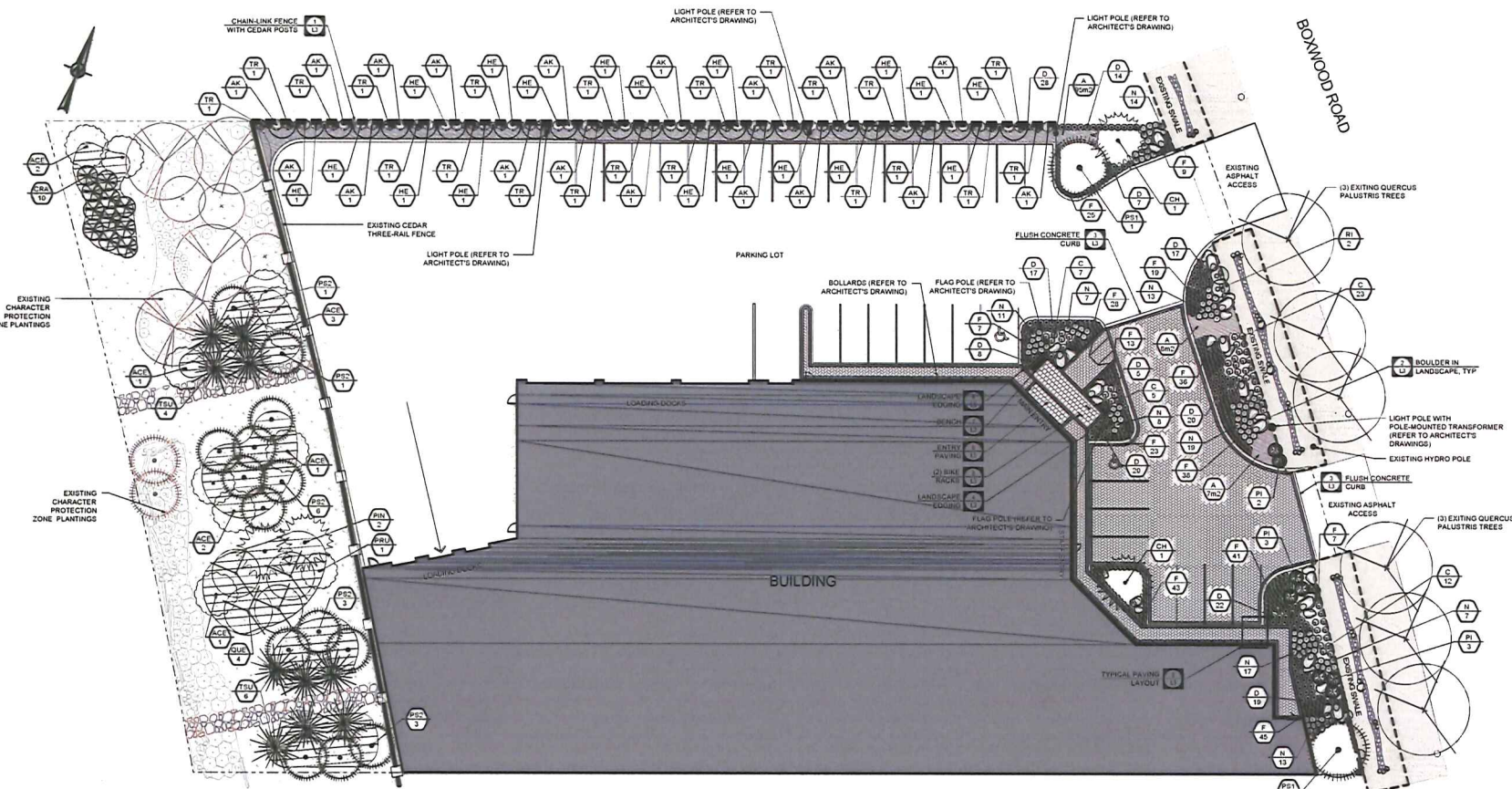
SITE PLAN
 1/8" = 1'-0"

This is Schedule B referred to in the Development Permit.

General Manager
 Community Safety & Development

Date: *Feb 5, 2013*

11/12/2012 14:25:56
 C:\Users\jgibson\Documents\041178_Gregg\Nanaimo_Central\plan.rvt



Stantec
 Copyright Reserved
 The Contractor shall verify and be responsible for all dimensions. SD
 NOT ASSURE THE DRAWING - any errors or omissions shall be reported to
 the Designer without delay.
 The Designer is not responsible for all design and drawings on the property of
 Stantec. Reproduction or use for any purpose other than that
 authorized by Stantec is forbidden.
 HB Lannac + Golder
 320 - 256 Wallace St.
 Nanaimo BC Canada
 V9T 5S3
 Tel: 250.754.5651
 Fax: 250.754.1990

- Legend**
- BENCH
 - BIKE RACK
 - LANDSCAPE BOULDERS
 - LANDSCAPE EDGING
 - PLANT KEY
 - SPECIES CODE, REFER TO PLANT LIST
 - PLANT QUANTITY
 - TREES REFER TO DETAIL 9L4
 - SHRUBS AND PERENNIALS REFER TO DETAIL 10L4
 - CHARACTER PROTECTION ZONE SUPPLEMENTAL PLANTING AREA. REFER TO THE PLANT LEGEND AND NOTES FOR INFORMATION.
 - CONCRETE PAVERS AT BUILDING ENTRY
 - CONCRETE PAVERS, TYP.

ISSUED FOR BUILDING PERMIT	SC	07	13.12.17
REVISED FOR PERMITS	SC	07	13.12.18
BY BUILT FOR 10% REVIEW	SC	07	13.11.20
ISSUED	By	Appd.	13.11.20
File Name: 0138_Landscaping.dwg	SC	07	13.11.20
	Des.	Chk.	Dep.

Permit-Goal
 Client/Project
GREGG DISTRIBUTORS LTD.
Greco
 NANAIMO, B.C.

PLANTING & LAYOUT PLAN

Project No. 12-1441-0158 Scale 1:200 metric
 Drawing No. Sheet Revision
 L - 1 1 of 4 03

LAYOUT & PLANTING PLAN NOTES

GROWING MEDIUM NOTES:

- GROWING MEDIUM MUST MEET THE PHYSICAL AND CHEMICAL PRIORITIES DEFINED IN THE MMCD PLATINUM EDITION, SECTION 32.91.21.
- BEFORE INSTALLATION OF GROWING MEDIUM, SUBMIT 4 LITRE SAMPLE OF SCREENED TOPSOIL PROPOSED FOR USE AS BASIS FOR GROWING MEDIUM TO PACIFIC SOIL ANALYSIS (IRCHMND, B.C.).
- INDICATE TO SOIL LAB THAT PURPOSE OF ANALYSIS AND AMENDMENT RECOMMENDATIONS IS FOR SHRUB BEDS.
- AMENDMENT RECOMMENDATIONS BY THE SOILS LAB SHALL BE THE BASIS FOR ACCEPTANCE OF THE GROWING MEDIUM. RETAIN EVIDENCE OF ALL AMENDMENTS ADDED TO TOPSOIL.
- INFORM LANDSCAPE ARCHITECT OF NAME OF SUPPLIER AND LOCATION OF GROWING MEDIUM STOCKPILE FOR INSPECTION PRIOR TO TRANSPORT TO SITE.
- AT SUBSTANTIAL COMPLETION, THE LANDSCAPE ARCHITECT WILL COLLECT A SAMPLE OF INSTALLED GROWING MEDIUM AND WILL SUBMIT SAMPLE TO PACIFIC SOIL ANALYSIS (IRCHMND, B.C.) FOR ANALYSIS TO CONFIRM THAT INSTALLED SOILS MEET THE PROJECT REQUIREMENTS.
- REFER TO SPECIFICATIONS FOR GROWING MEDIUM DEPTH INFORMATION.
- REFER TO SPECIFICATIONS FOR MULCH INFORMATION.

PLANTING NOTES:

- CHECK FOR LOCATIONS OF WATER LINES AND ANY OTHER UG SERVICES
- TRANSPORT AND HANDLING OF PLANT MATERIALS TO BONTA/BSC/LA LANE
- ENSURE AVAILABILITY AND SOURCE OF PLANT LIST MATERIALS AT LEAST ANTICIPATED PLANTING TIME
- INSPECT ALL ASSEMBLED PLANT MATERIAL AT THE NURSERY PRIOR TO SD
- NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, FORM WILL BE ACCEPTED
- ALL CALIPRE-STOCK TREES SHALL BE 6&B IN WIRE BASKETS. BAG-GROWN ACCEPTED.

LAYOUT NOTES:

- REFER TO THE MMCD PLATINUM EDITION, SECTION 32.14.01 FOR UNIT PAVER SPECIFICATIONS.
- ALL UNIT PAVING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. MANUFACTURER'S SPECIFICATIONS WILL BE PRIORITIZED OVER MMCD SPECIFICATIONS.

CHARACTER PROTECTION ZONE NOTES:

- NO DAMAGE SHALL BE CAUSED TO EXISTING NATIVE VEGETATION OR FENCING IN THE CHARACTER PROTECTION ZONE DURING CONSTRUCTION. IF DAMAGE IS CAUSED, RESTITUTION WILL BE REQUIRED AT THE COST OF THE RESPONSIBLE PARTY. RESTITUTION INCLUDES GRADING TO PREPARE FOR PLANTING, GROWING MEDIUM INSTALLATION, PLANTING AS PER THE REQUIREMENTS FOR NATIVE TREE PLANTING, AND ESTABLISHMENT MAINTENANCE.
- PRIOR TO PLANTING, ALL PROPOSED SUPPLEMENTAL SCREEN AREAS PLUS A ONE METRE PERIMETER WITHIN THE CHARACTER PROTECTION ZONE ARE TO BE CLEARED OF SCOTCH BROOM, HIMALAYAN BLACKBERRY, ENGLISH HAWTHORNE AND OTHER INVASIVE PLANTS AS PER THE GUIDELINES PROVIDED IN THE CITY OF NANAIMO "CONTROLLING INVASIVE PLANTS" INFORMATION AND PROCESS PACKAGE, LOCATED ON THE CITY OF NANAIMO WEBSITE.
- NO ACCESS INTO THE CHARACTER PROTECTION ZONE IS PERMITTED EXCEPT WHEN CLEARING INVASIVE PLANTS AND PLANTING THE SUPPLEMENTAL SCREEN AREAS.
- IN THE SUPPLEMENTAL SCREEN AREAS, THE SPECIFIED TREES ARE TO BE PLANTED IN A NATURAL FASHION AVOIDING EXISTING VEGETATION. PLANTING TO BE COORDINATED IN THE FIELD WITH THE PROJECT LANDSCAPE ARCHITECT.

This is Schedule C referred to in the Development Permit.

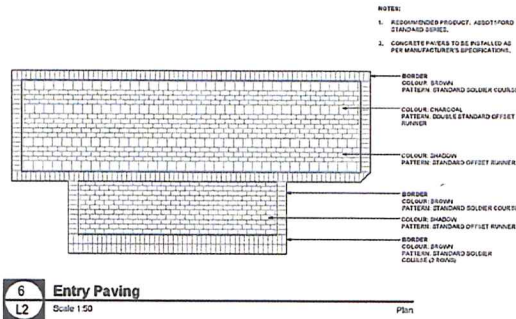
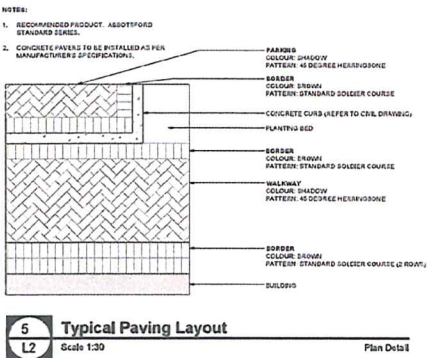
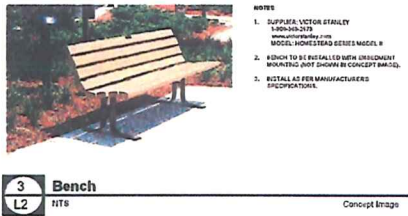
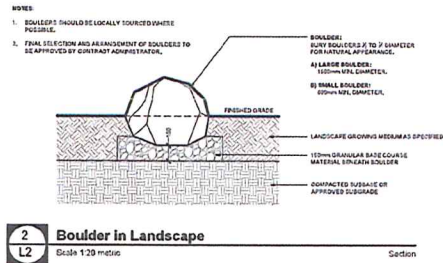
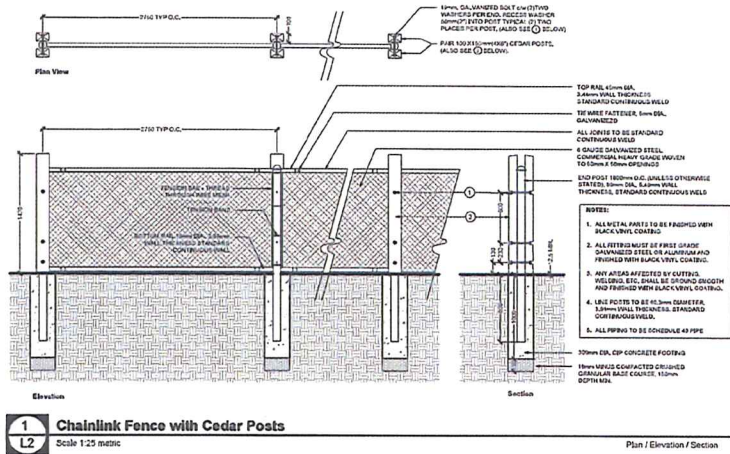
General Manager
 Community Safety & Development
 Feb, 5, 2013.
 Date

BOXWOOD PLANT LIST

CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
TREES					
CH	CHAMAECYPARIS NODIKATENSIS 'PENDULA'	WEeping NOOTKA CYPRESS	3m HT	SEE PLAN	2
PS1	PSEUDOTSUGA MENDZERA	DOUGLAS FIR	3m HT	SEE PLAN	2
SHRUBS					
PI	PINUS MUGO	MUGO PINE	#5 POT	SEE PLAN	8
RE	RIBES SANGUINEUM 'KING EDWARD VII'	RED FLOWERING CURRENT	#9 POT	SEE PLAN	2
GROUNDCOVER AND PERENNIALS					
A	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINKY KNOCK	#1 POT	45cm O.C.	522
AK	AKEMIA QUINATA	CHOCOLATE VINE	#1 POT	SEE PLAN	18
HE	CLEMATIS ARMANII	EVERGREEN CLEMATIS	#1 POT	SEE PLAN	18
AD	DIENCKHOFFIA FEARSORPUS 'GOLDEN HAZE'	GOLDEN RING PURPLE MAUI GRASS	#1 POT	100cm O.C.	327
F	FESTUCA GLAUCA 'ELIHAM BLUE'	ELIHAM BLUE FESCUE	4" POT	30cm O.C.	334
N	ANDROPOGON SCOPARIUS 'PRAIRIE BLUES'	PRAIRIE BLUES LITTLE BLUESTEM	#1 POT	50cm O.C.	109
TR	TRACHELOSPERMUM JASMINOIDES	CONFEDERATE JASMINE	#1 POT	SEE PLAN	21
CHARACTER PROTECTION ZONE					
ACE	ACER BACOPHYLLUM	BIG LEAF MAPLE	40m Cal	SEE PLAN	10
ORA	ORNITHOGALUS / ORNITHOGALUS COLUMBIANA	BLACK / COLUMBIAN HAWTHORN	#9 Pot	SEE PLAN	10
PN	PNUS CONTORTA VAR. CONTORTA	SHORE PINE	1.5m HT	SEE PLAN	2
PRU	PRUNUS VIRGINIANA	CHOCOE CHERRY	40m Cal	SEE PLAN	1
PS2	PSEUDOTSUGA MENDZERA	DOUGLAS FIR	1.5m HT	SEE PLAN	14
QUE	QUERCUS ALBA	WHITE OAK	40m Cal	SEE PLAN	4
TSU	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	1.5m HT	SEE PLAN	10

Development Permit No. DP000821 Schedule C
 1935 Boxwood Road LANDSCAPE PLAN

Development Permit No. DP000821 Schedule D 1935 Boxwood Road LANDSCAPE DETAILS



Stantec
Stantec Architecture Ltd.
10160 - 112 Street
Edmonton AB Canada
T5C 2L6
Tel: 780.917.7600
Fax: 780.917.6500
www.stantec.com

Copyright Reserved
The Developer shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Designer is not responsible and does not warrant the quantity of material. Procurement of materials for any purpose other than that authorized by permit is prohibited.

Legend

This is Schedule D referred to in the Development Permit.

[Signature]
General Manager
Community Safety & Development
Feb 5, 2013
Date

By	Check	Date

Client/Project: GREGG DISTRIBUTORS LTD.
Gregg
NANAIMO, B.C.
Title: DETAILS

Project No.	Scale
12-1441-0158	1:200 metric

Drawing No.	Sheet	Revision
L-2	2 of 3	01

Development Permit No. DP000821 Schedule E
1935 Boxwood Road LANDSCAPE ELEMENTS



Copyright Reserved
 The Contractor shall verify and be responsible for all dimensions, DO NOT SCALE the drawings - any errors or omissions shall be reported as typographic errors.
 The Copyright in all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Legend

This is Schedule E referred to in the Development Permit.

General Manager
 Community Safety & Development

Date

Feb 5, 2013

GREEN FEATURES

Native planting supplements within buffer



Unit paver parking stalls



Bike rack



Recycled plastic bench



PLANTING FEATURES

Ornamental Grasses



Calamagrostis acutiflora 'Karl Foerster'



Andropogon scoparius 'Prairie Blues'



Festuca glauca 'Elijah Blue'



Deschampsia cespitosa 'Goldchange'

PLANTING FEATURES

Native plant material to match existing swale on Boxwood Rd.



Existing swale



Arctostaphylos uva-ursi



Pinus mugo var. mugo



Ribes sanguineum 'King Edward VII'

Conifer Trees & Landscape Boulders



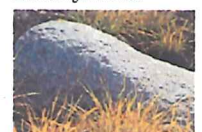
Chamaecyparis nootkatensis 'Pendula'



Pseudotsuga menziesii



Boulders sourced from site where possible



Vine-covered chain link fence



Concept drawing of chain link fence with cedar posts and vines



Akebia quinata



Trachelospermum jasminoides



Hedera colchica 'sulphur heart'

DATE FOR REVIEW	BY	APP'D	12/11/20
ISSUED	BY	APP'D	11/04/20
FILE NAME: 1922010001000-Plan-01.dwg	DATE	SCALE	12/11/20
PROJECT	DATE	SCALE	11/04/20

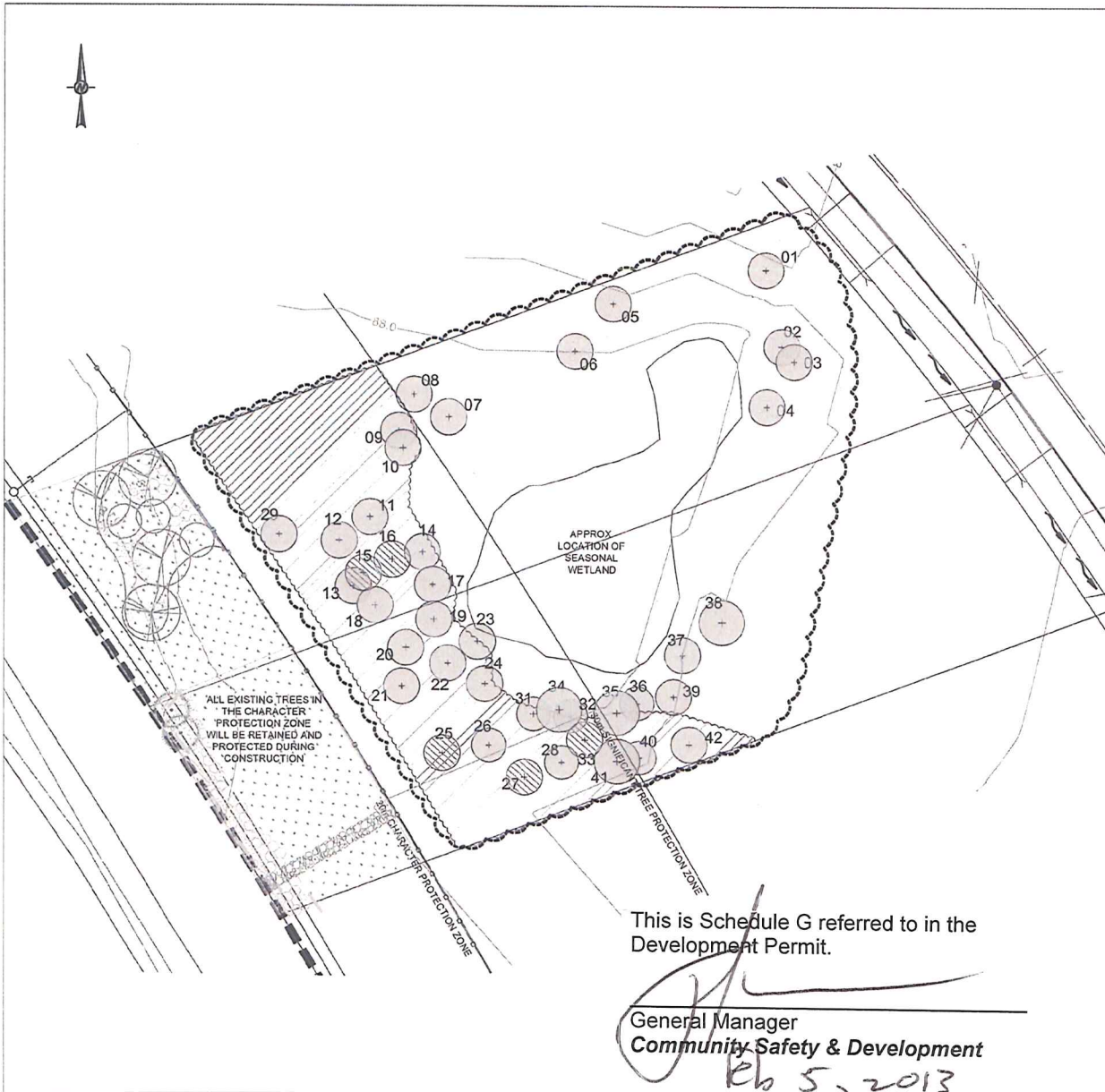
Client/Project: GREGG DISTRIBUTORS LTD.

Gregg
 NANAIMO, B.C.

Title: **LANDSCAPE DESIGN ELEMENTS**

Project No.	Scale	
12-1441-0153	1:200 metric	
Drawing No.	Sheet	Revision
L-3	3 of 3	01

Development Permit No. DP000821 Schedule G
 1935 Boxwood Road TREE MANAGEMENT PLAN



This is Schedule G referred to in the Development Permit.

General Manager
 Community Safety & Development

Date

Tree Inventory & Removals						
Number	Species	Dimension (DBH)	Quantity	Significant	Removed	Replacement Species
1	Douglas Fir	100cm	1	✓	✓	Douglas Fir
2	Shore Pine	140cm	1	✓	✓	Shore Pine
3	Douglas Fir	250cm	1	✓	✓	Douglas Fir
4	Douglas Fir	double stem 188 & 190cm	1	✓	✓	Douglas Fir
5	Douglas Fir	200cm	1	✓	✓	Douglas Fir
6	Douglas Fir	150cm	1	✓	✓	Douglas Fir
7	Douglas Fir	double stem 128 & 100cm	1	✓	✓	Douglas Fir
8	Douglas Fir	120cm	1	✓	✓	Douglas Fir
9	Garry Oak	75cm	1	✓	✓	White Oak
10	Garry Oak	45cm	1	✓	✓	White Oak
11	Cherry	80cm	1	✓	✓	Choke Cherry
12	Douglas Fir	double stem 142 & 80cm	1	✓	✓	Douglas Fir
13	Arbutus	120cm	1	✓	✓	Douglas Fir / Big Leaf Maple
14	Arbutus	145cm	1	✓	✓	Douglas Fir / Big Leaf Maple
15	Douglas Fir	85cm	1	✓	✓	
16	Douglas Fir	80cm	1	✓	✓	
17	Arbutus	95cm	1	✓	✓	Douglas Fir / Big Leaf Maple
18	Shore Pine	80cm	1	✓	✓	Shore Pine
19	Douglas Fir	55cm	1	✓	✓	
20	Arbutus	double stem 80 & 35cm	1	✓	✓	Douglas Fir / Big Leaf Maple
21	Douglas Fir	100cm	1	✓	✓	Douglas Fir
22	Arbutus	double stem 78 & 50cm	1	✓	✓	Douglas Fir / Big Leaf Maple
23	Douglas Fir	115cm	1	✓	✓	Douglas Fir
24	Douglas Fir	215cm	1	✓	✓	Douglas Fir
25	Arbutus	45cm	1	✓	✓	
26	Arbutus	double stem 106 & 75cm	1	✓	✓	Douglas Fir / Big Leaf Maple
27	Arbutus	60cm	1	✓	✓	
28	Arbutus	double stem 95 & 75cm	1	✓	✓	Douglas Fir / Big Leaf Maple
29	Garry Oak	35cm	1	✓	✓	White Oak
30	Arbutus	double stem 72 & 50cm	1	✓	✓	Douglas Fir / Big Leaf Maple
31	Arbutus	85cm	1	✓	✓	Douglas Fir / Big Leaf Maple
32	Arbutus	85cm	1	✓	✓	Douglas Fir / Big Leaf Maple
33	Arbutus	30cm	1	✓	✓	
34	Douglas Fir	150cm	1	✓	✓	Douglas Fir
35	Douglas Fir	210cm	1	✓	✓	Douglas Fir
36	Arbutus	75cm	1	✓	✓	Douglas Fir / Big Leaf Maple
37	Douglas Fir	70cm	1	✓	✓	Douglas Fir
38	Douglas Fir	190cm	1	✓	✓	Douglas Fir
39	Arbutus	85cm	1	✓	✓	Douglas Fir / Big Leaf Maple
40	Arbutus	80cm	1	✓	✓	Douglas Fir / Big Leaf Maple
41	Douglas Fir	250cm	1	✓	✓	Douglas Fir
42	Garry Oak	45cm	1	✓	✓	White Oak
43	Black Hawthorn	64cm	25 to 35	✓	✓	Black Hawthorn
44	Black Hawthorn	100cm	13	✓	✓	Black Hawthorn
45	Black Hawthorn	64cm	12 to 15	✓	✓	Black Hawthorn

REMOVALS AND REPLACEMENT NOTES:
 THERE ARE 53 TREES AS WELL AS EDGE THICKET VEGETATION (CONSISTING OF HOLLY, 5-10cm HAWTHORN, SCOTCH BROOM, OREGON GRAPE, SALAL) PROPOSED FOR REMOVAL.
 OF THE 53 TREES, 47 ARE IDENTIFIED AS SIGNIFICANT (LANDMARK) TREES AS OUTLINED IN THE TREE PROTECTION BYLAW. THERE ARE 47 REPLACEMENT TREES OF CORRESPONDING SPECIES PROPOSED REFER TO THE PROJECT PLANTING PLAN, SHEET L1, FOR MORE INFORMATION.

GENERAL NOTES:
 ALL TREES ON THIS PLAN WERE LOCATED BASED ON FIELD REVIEW. THE LOCATIONS SHOWN ARE APPROXIMATE AND NOT BASED ON LEGAL SURVEY.

Stantec Architecture Ltd.
 12140 - 112 Street
 Edmonton AB Canada
 T5C 2L5
 Tel. 780.917.2020
 Fax. 780.917.6000
 www.stantec.com

Stantec

Copyright Reserved
 The Contractor shall verify and be responsible for all dimensions, DO NOT mark the property - any errors or omissions shall be applied to the Contractor. The drawings are the property of Stantec, reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Legend

- (+ in circle) SIGNIFICANT (LANDMARK) TREES TO BE REMOVED - AS LISTED IN SCHEDULE 'C' OF THE CITY OF NANAIMO BYLAW NO. 4155. FOR REPLACEMENT PLANTING PLAN REFER TO SHEET L1.
- (circle with cross-hatch) TREES TO BE REMOVED
- (circle with diagonal lines) EXISTING EDGE THICKET AND UNDERSTORY COMPOSED OF HOLLY, HAWTHORN, SCOTCH BROOM, OREGON GRAPE, SALAL AND QUINCAS. REFER TO TREE INVENTORY AND REMOVAL TABLE NUMBER 45 FOR MORE INFORMATION.
- (dashed circle) TREE CLEARING ZONE AREA = 4525 sqm

Form: S-01
 Date: 12/11/20
 By: [Signature]
 File Name: DP000821_TREE MANAGEMENT.dwg
 Date: 12/11/20
 By: [Signature]

Client/Project: GREGG DISTRIBUTORS LTD.

 NANAIMO, B.C.
 Title: TREE MANAGEMENT PLAN

Project No. 12-1441-0158 Scale 1:250 metric
 Drawing No. Sheet 1 of 1 Revisor: [Signature]