



**DEVELOPMENT PERMIT NO. DP000829**

**KENNETH P. RIDDELL**  
Name of Owner(s) of Land (Permittee)

**2021 NORTHFIELD 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:

**LOT A, SECTION 17, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP24654**

**PID No. 028-961-501**

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 Elevations (Row House & Garage)**  
**Schedule E Northfield Road & Lane Scape**

- 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:

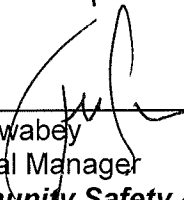
Section 17 – Fig. B

*Minimum Landscape Treatment Level 2d*

The outer two lots require a Minimum Landscape Treatment Level 2d which necessitates a 1.8 m planting width next to an R1 zone. The planting width is reduced to 1.5 m, a variance of 0.3 m.

REVIEWED AND APPROVED ON

\_\_\_\_\_ *April 8, 2013*  
Date

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

GN/lb

Prospero attachment: DP000829

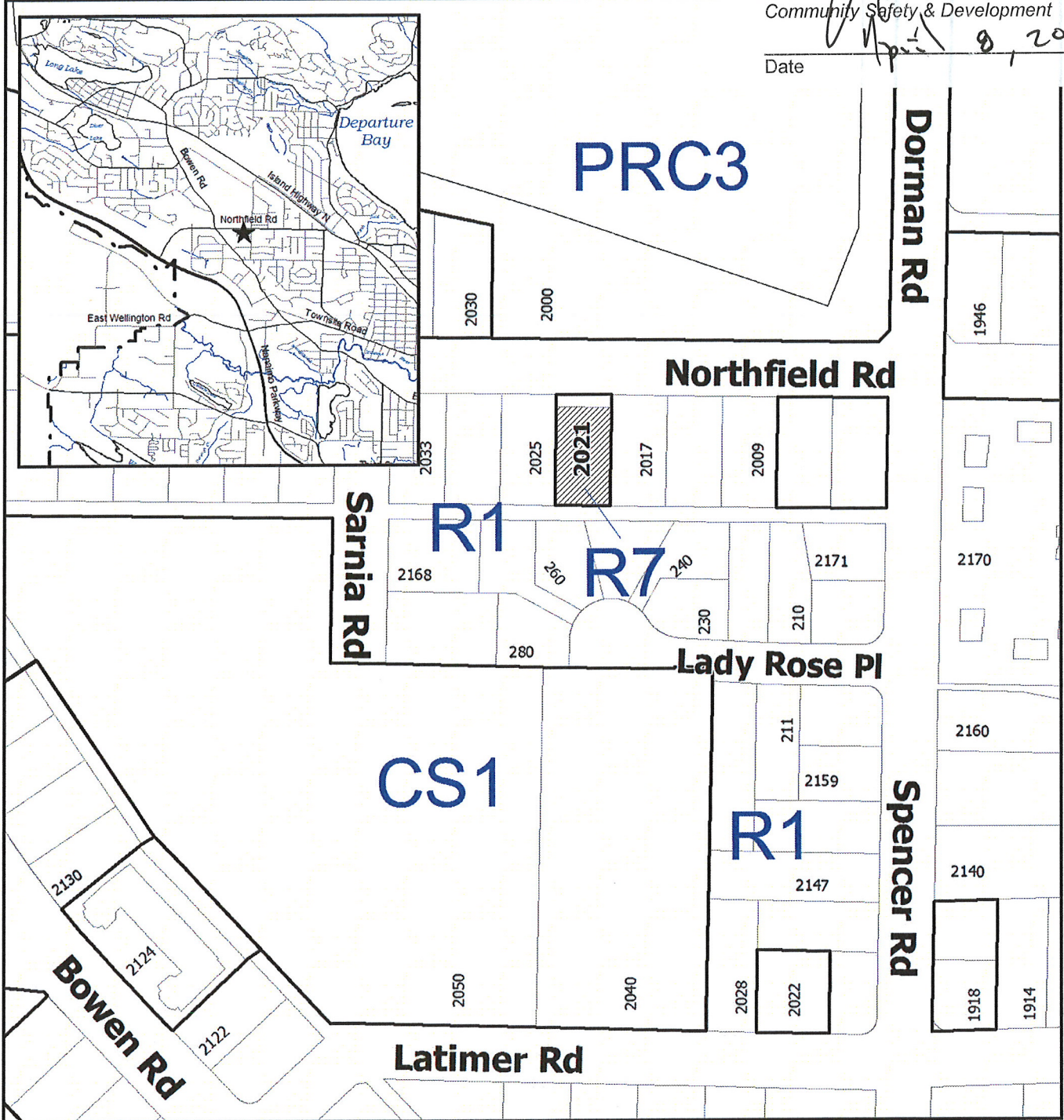
This is Schedule A referred to in the Development Permit.

### SCHEDULE A

General Manager  
Community Safety & Development

Date

8, 2013




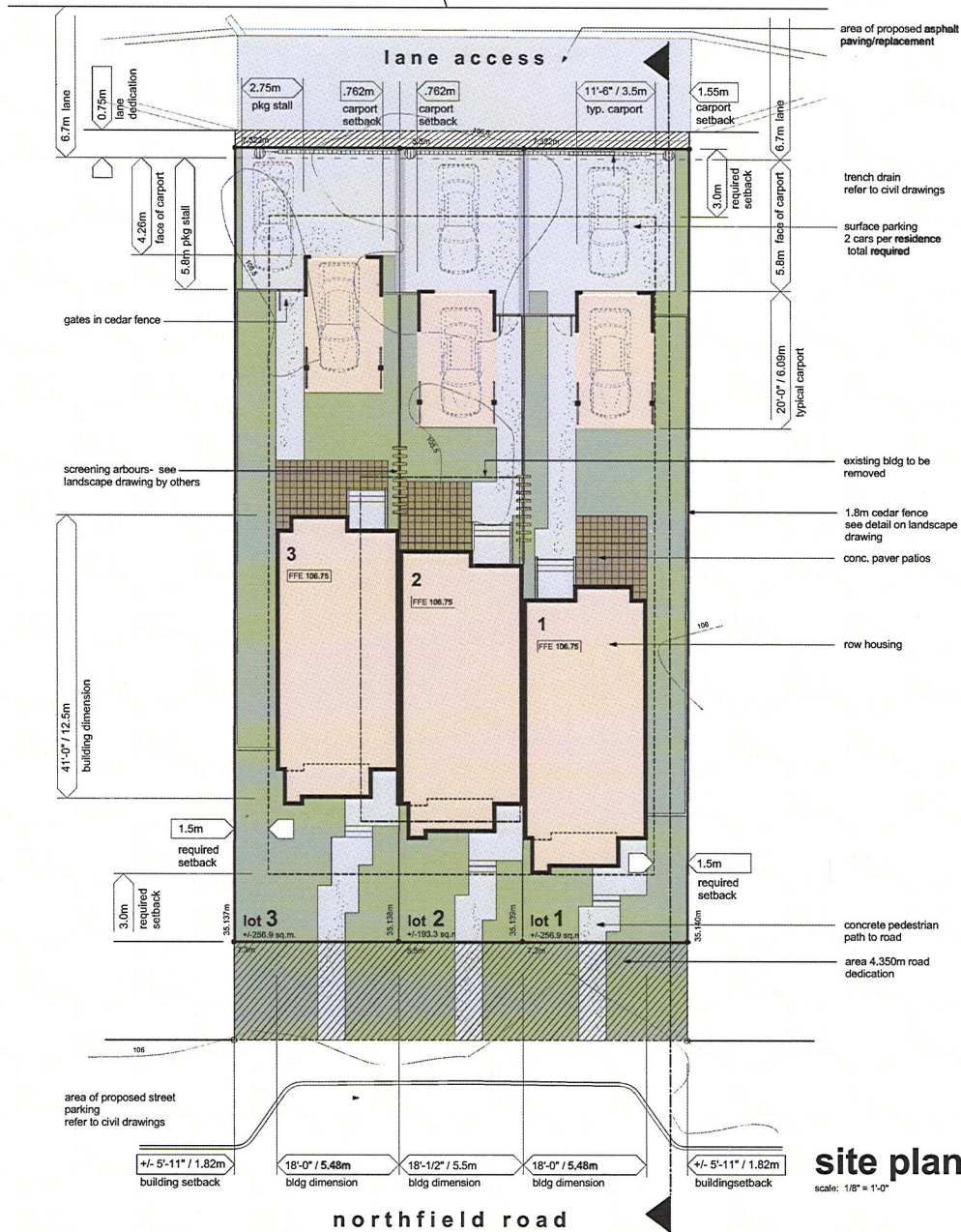
DEVELOPMENT PERMIT NO. DP000829

## LOCATION PLAN

Civic: 2021 Northfield Road  
Lot A, Section 17, Range 7,  
Mountain District, Plan EPP24654

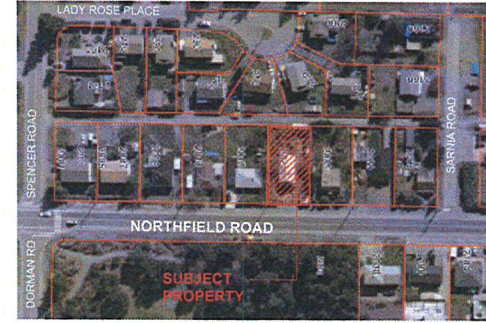


 **Subject Property**



Development Permit No. DP000829  
2021 Northfield Road

Schedule B  
SITE PLAN



aerial photo  
not to scale

PROJECT DATA:

LEGAL DESCRIPTION:  
LOT 12, BLOCK 3, RANGE 7, MOUNTAIN DISTRICT, PLAN 525

CIVIC ADDRESS:  
2021 NORTHFIELD ROAD

LOT AREA:  
LOT 1: +/-256.9 SQ.M.  
LOT 2: +/-193.3 SQ.M.  
LOT 3: +/-256.9 SQ.M.

ZONING:  
R7 - ROW HOUSE RESIDENTIAL

PROPOSED LAND USE:  
SINGLE FAMILY RESIDENTIAL

FLOOR AREAS:  
LOT 1: MAIN FLOOR 703 SQ.FT. / 65.31 SQ.M.  
UPPER FLOOR 590 SQ.FT. / 53.88 SQ.M.  
TOTAL 1293 SQ.FT. / 119.19 SQ.M.  
CARPORT 230 SQ.FT. / 21.36 SQ.M.  
LOT 2: MAIN FLOOR 707 SQ.FT. / 65.88 SQ.M.  
UPPER FLOOR 598 SQ.FT. / 53.88 SQ.M.  
TOTAL 1287 SQ.FT. / 119.56 SQ.M.  
CARPORT 230 SQ.FT. / 21.36 SQ.M.  
LOT 3: MAIN FLOOR 703 SQ.FT. / 65.31 SQ.M.  
UPPER FLOOR 590 SQ.FT. / 53.88 SQ.M.  
TOTAL 1293 SQ.FT. / 119.19 SQ.M.  
CARPORT 230 SQ.FT. / 21.36 SQ.M.

LOT COVERAGE (INCLUDING CARPORTS - MAX 70%  
LOT 1: 86.07 SQ.M. / 256.9 SQ.M. = 33.74%  
LOT 2: 87.84 SQ.M. / 193.3 SQ.M. = 45.02%  
LOT 3: 86.87 SQ.M. / 256.9 SQ.M. = 33.74%

F.A.R.: MAX 1 DWELLING UNIT PER 150 SQ.M.

PARKING REQUIRED:  
2 CARS PER RESIDENCE = 6 CARS

PARKING PROVIDED:  
LOT 1: 2 CARS  
LOT 2: 2 CARS  
LOT 3: 2 CARS  
TOTAL 6 CARS

**DELINEA**  
ARCHITECTS & PLANNERS LTD.  
4378 ORRMAN ROAD, LADYSMITH BC, V9G 1G2  
phone/fax: 250.245.2094  
email: delinea@delinea.net

proposed row housing  
2021 Northfield Road  
Nanaimo, B.C.

client: Kenco Enterprises

DRAWING TITLE:  
site plan

SCALE:  
as noted

DRAWN BY:  
C.M.

NUMBER:  
d1251.06.12


ISSUED:  
issued for Dev. Permit 15 Jan 2013  
revised & resubmitted to CON 18 Mar 2013  
revised & resubmitted to CON 28 Mar 2013

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEY  
DIMENSIONS, LOCATION OF BUILDING, SITE LOCATION  
OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO  
BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE,  
CURRENT EDITION AND ALL LOCAL BUILDING BYLAW.  
COPYRIGHT RESERVED. THESE PLANS ARE THE PROPERTY  
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PAGE NO.

site plan   
scale: 1/8" = 1'-0"

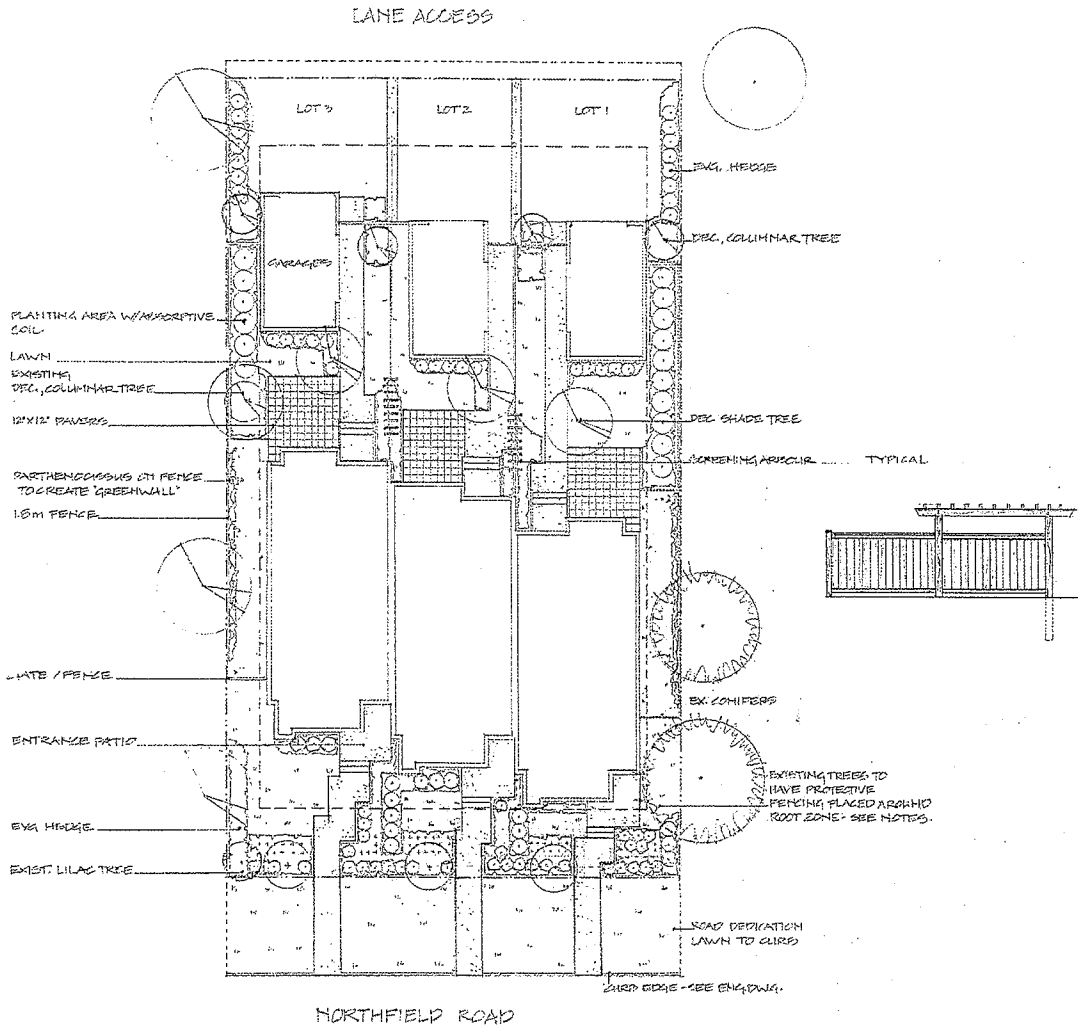
This is Schedule C referred to in the  
Development Permit.

  
General Manager  
Community Safety & Development  
APR. 8, 2013  
Date

PR1

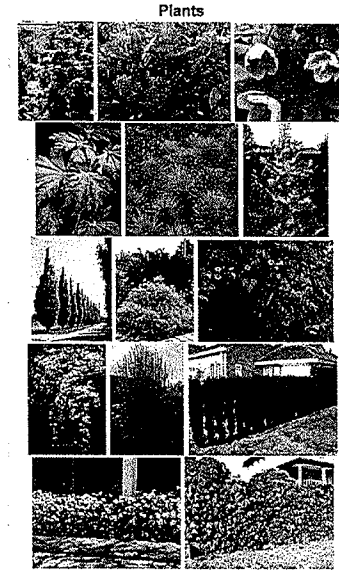


2021 Northfield Road  
Nanaimo BC



Qty	Sym	Botanical Name	Common Name	Sp.	Size
<b>Trees</b>					
3	P	<i>Prunus Amanogawa</i>	Flowering Cherry	2m OC	1.6 cm cal
3	Hv	<i>Hyanemelis verticillata</i>	Witch Hazel	3 m OC	1.5cm cal
3	P	<i>Picea smaroka</i>	Serbian Spruce	5 m OC	2 m
4	Cr	<i>Quercus robur 'pedunculata'</i>	Columnar English Oak	4 m OC	6 cm cal
<b>Shrubs &amp; ground covers &amp; vines</b>					
35	a	<i>Aucostrophos luyersiana</i>	Kumikinnick	300mm	110cm
3	c	<i>Chamaerops acutifolia 'Karl Foester'</i>	Feather Reed Grass	450mm	#1
2	ca	<i>Chamaerops arundinacea</i>	Evergreen Camelia	450mm	#1
4	rh	<i>Chamaecyparis obtusa</i>	Golden Hinoki Falsecypress	1 m	#7 OC
3	cp	<i>Chamaecyparis platifera 'Fallora Golden Mist'</i>	Goldkrook Falsecypress	1m OC	#3
3	ct	<i>Choisya ternata</i>	Mexican Orange Blossom	900mm	#1
25	f	<i>Festuca glauca 'Elijah Blue'</i>	Blue Fescue Grass	300mm	#1
15	h	<i>Hieracium spp.</i>	Hieracium spp.	450mm	#1
24	mn	<i>Machonia nervosa</i>	Dull Oregon Grape	450mm	#1
3	nd	<i>Nandina domestica 'Gulf Stream'</i>	Dwarf Heavenly Bamboo	450mm	#1
2	p	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	Ns	#2
3	pm	<i>Physalidium maritimum</i>	Swamp Fern	450mm	#1
16	ru	<i>Rudbeckia hirta</i>	Black-eyed Susan	450mm	#1
11	sk	<i>Skimmia japonica</i>	Skimmia		
7	sb	<i>Spiraea bumelida 'Gold Mound'</i>	Spiraea	600 mm	#2
15	to	<i>Thuja occidentalis 'Pyramidalis'</i>	Arbovitae	600 mm	#2
17	ts	<i>Taxus baccata</i>	English Yew	1 m OC	#3
2	tr	<i>Trientalis radicans</i>	Trumpet Vine	Ns	#2

**NOTES:**  
Lawn areas to be sod lawn, shade tolerant variety.  
All planted areas shall be irrigated by automatic irrigation system.  
All work to BCLMA, City of Nanaimo, and IABC industry standards.  
Tree protection: All existing trees on site that are to remain shall have root zones protected at all times of construction. Safety fencing shall be erected in sensitive areas prior to work commencing.  
Absorbent silt: Silt in and adjacent to rain gutters shall be tested and approved prior to placement.



This is Schedule C referred to in the Development Permit.

General Manager  
Community Safety & Development  
Date April 8, 2013

01-PLAN	DESIGN SUBMISSION	01-PLAN
02-05-13	Change to planting areas, rain garden, 1 zone selection and protection.	
02-06-13	Submitted for IAP	
03-14-13	For review	
03-26-13	Submitted to site board	
05-15-13	Not reviewed	
05-15-13	Not reviewed	

**Keltie Chamberlain, AIA, USA, CDT, BCMA**  
Landscape Design & Consulting  
2160 Robt Hood Drive, Nanaimo BC V9T 1P1  
Phone: (250) 872-0430 Fax: (250) 754-0810  
keltie@keltiedesign.com www.keltiedesign.com

Project  
**2021 Northfield Road**  
Nanaimo, BC

Sheet Title  
**Landscape Concept Plan**

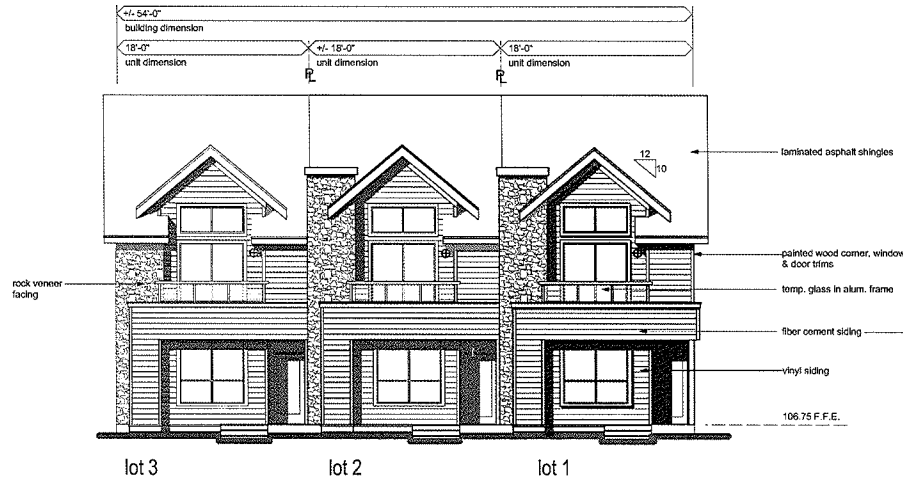
Legal Description  
Lot 15, Block 2, Range 7, Measura District, Plan 528

Date: December 2012  
Scale: 1/8" = 1'0"

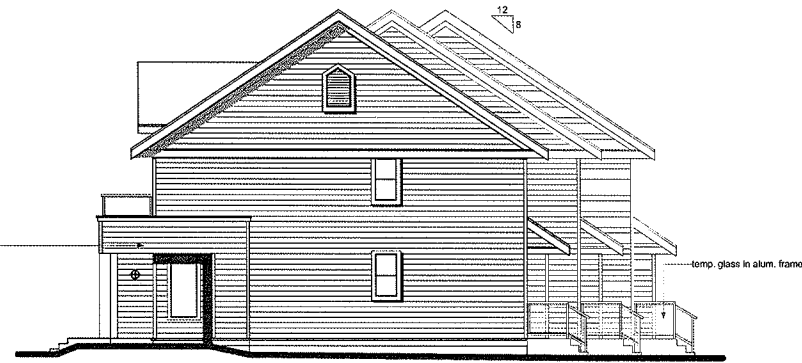
Drawn By: K.C.  
Checked By: K.C.  
Title: L1

Development Permit No. DP000829  
 2021 Northfield Road  
 Schedule D  
 ELEVATIONS:  
 (Row House & Garage)

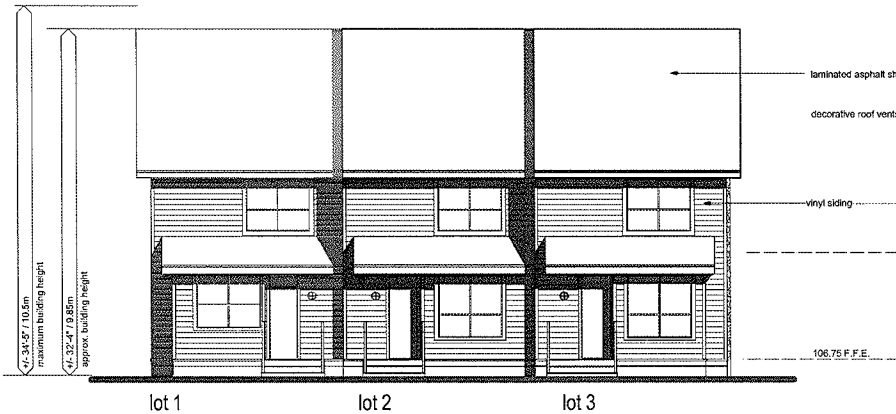
**DELINIA**  
 ARCHITECTURE  
 4378 O'BRIAN ROAD LADYSMITH BC V9S 1G2  
 phone/fax: 250.245.2954  
 email: delin@delin2.net



lot 3 lot 2 lot 1  
**north elevation - northfield road**  
 scale: 3/16" = 1'-0"



**west elevation**  
 scale: 3/16" = 1'-0"



lot 1 lot 2 lot 3  
**south elevation - lane**  
 scale: 3/16" = 1'-0"



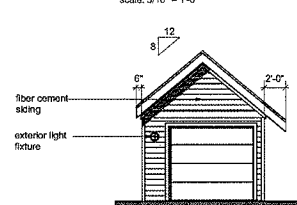
**east elevation**  
 scale: 3/16" = 1'-0"

**COLOUR SCHEDULE**

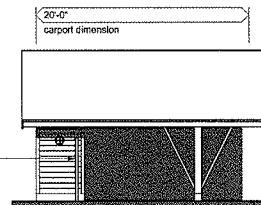
VINYL SIDING	3" PROFILE	WICKER
FIBER CEMENT SIDING	6" EXPOSURE	SELEY STEARSMILL
ASPHALT SHINGLES	STORM GREY	
TRIMS / FASCIAS / BASE TRIMS	GENERAL PAINT	DUCK DOWN CL 2531W
ENTRY DOORS / GARAGE DOORS	GENERAL PAINT	RED ROCK COULEE CH07
WINDOW FRAMES	BLACK	
ALUMINUM RAILINGS	BLACK	
LIGHT FIXTURE FRAMES	BLACK	

DRAWING TITLE:  
 exterior elevations  
 SCALE:  
 as noted  
 DRAWN BY:  
 C.M.  
 NUMBER:  
 d1251.05.12  
 ISSUED:  
 Issued for Dev. Permit 15 Jan 2013  
 revised & resubmitted to CON 18 Mar 2013

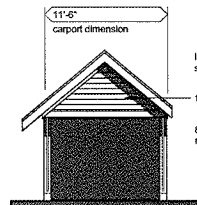
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 Nanaimo, B.C.  
 client: Kenco Enterprises



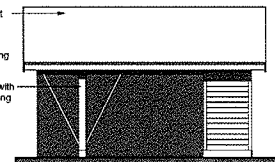
**south elevation - lane side**  
 lot 1 carport shown  
 scale: 3/16" = 1'-0"



**east elevation**



**north elevation**



**west elevation**

This is Schedule D referred to in the Development Permit.

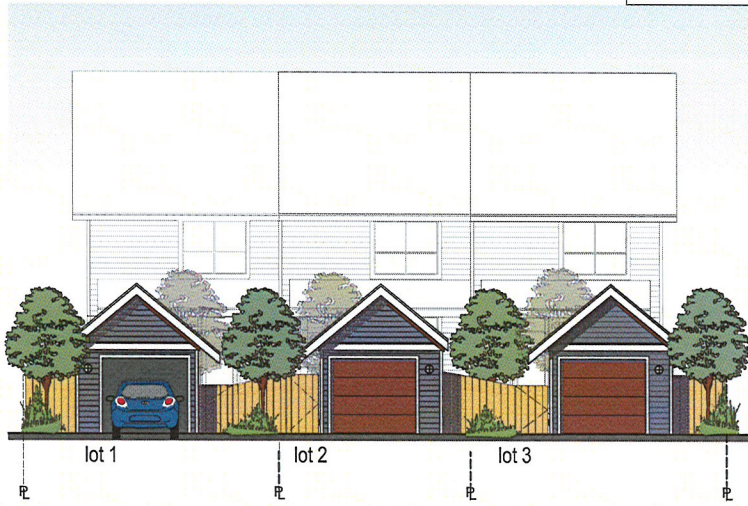
General Manager  
 Community Safety & Development  
 April 8, 2013  
 Date

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2021 Northfield Road

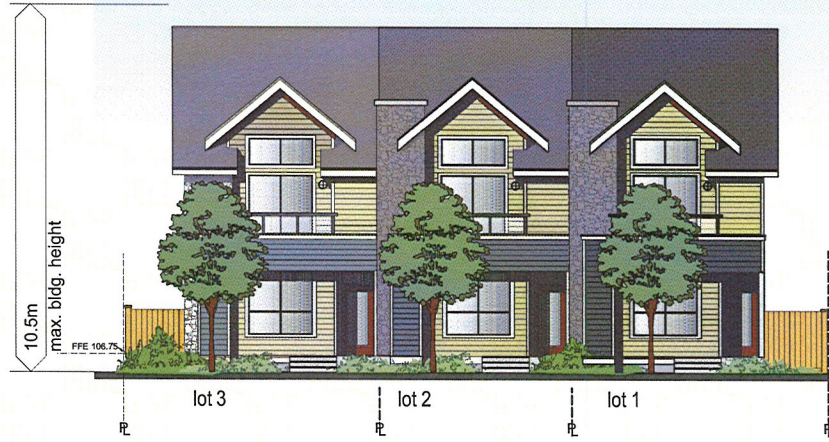
Schedule E  
NORTHFIELD ROAD &  
LANE SCAPE



4378 OBRIAN ROAD LADYSMITH BC V9G 1G2  
phone/fax: 250.245.3594  
email: delinea@delinea.net



lane elevation  
scale: 3/16" = 1'-0"



northfield road streetscape  
scale: 3/16" = 1'-0"

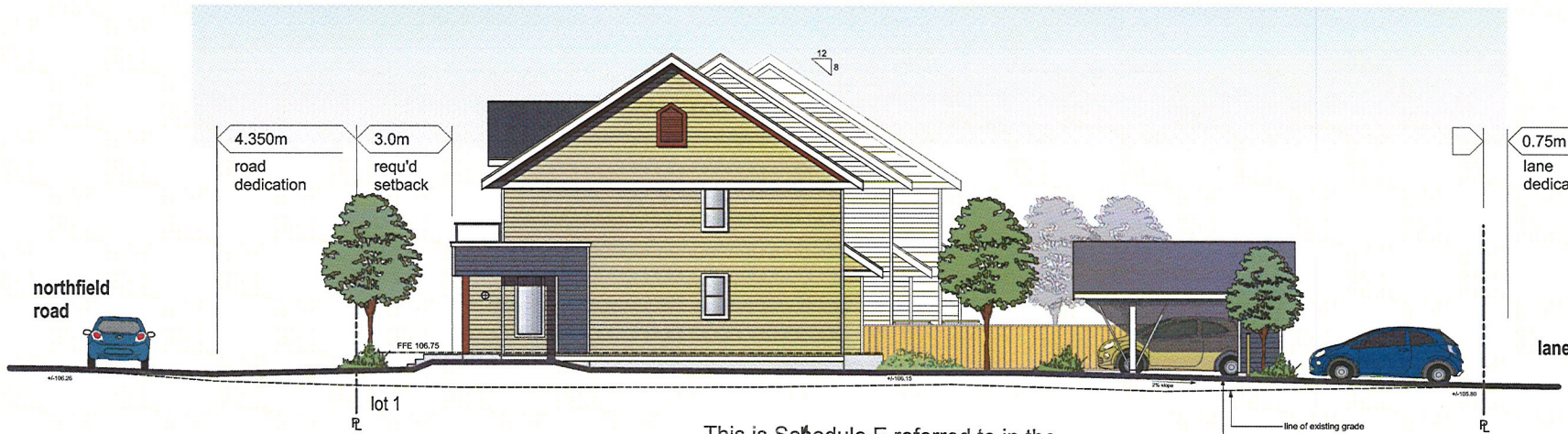
proposed row housing  
2021 Northfield Road  
Nanaimo, B.C.

client: Kenco Enterprises

DRAWING TITLE:

streetscapes  
site section

SCALE:  
as noted  
DRAWN BY:  
C.M.  
NUMBER:  
d1251.06.12  
ISSUED:  
issued for Dev. Permit 15 Jan 2013  
revised & resubmitted to CON 18 Mar 2013



site section  
scale: 3/16" = 1'-0"

This is Schedule E referred to in the  
Development Permit.

*[Signature]*  
General Manager  
Community Safety & Development  
April 8, 2013  
Date

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEY  
DIMENSIONS, LOCATION OF BUILDING, AND THE LOCATION  
OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO  
BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE,  
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PR4