



DEVELOPMENT PERMIT NO. DP000835

SATGUR DEVELOPMENT INC
Name of Owner(s) of Land (Permittee)

4063 OLD SLOPE PLACE
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 1, SECTION 5, WELLINGTON DISTRICT, PLAN 3521 EXCEPT PARTS IN PLANS VIP58455 AND VIP61502

PID No. 006-203-418

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 Building Elevations
Schedule D Landscape Plan & Details
Schedule E Building Renderings
Schedule F Road Covenant Area
Schedule G Building / Site Cross Section

- 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 13.4.1 – Siting of Buildings

- *Required Front Yard*

The required front yard setback is 4.5m. The building is sited 1.5m from the property line, however the winged pillar detail (a major architectural feature of the building) abuts the property line. The building is sited at 0m, a variance of 4.5m.

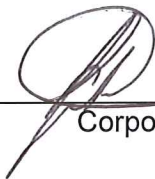
6. The City of Nanaimo "DEVELOPMENT PARKING REGULATIONS BYLAW 2005 NO. 7013" is varied as follows:

Parking Bylaw – Schedule A

- *Required On-Site Parking*

The required on-site parking is 24 parking spaces. There are 23 parking spaces provided on-site, a variance of 1 parking space.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 5TH DAY OF OCTOBER, 2015.



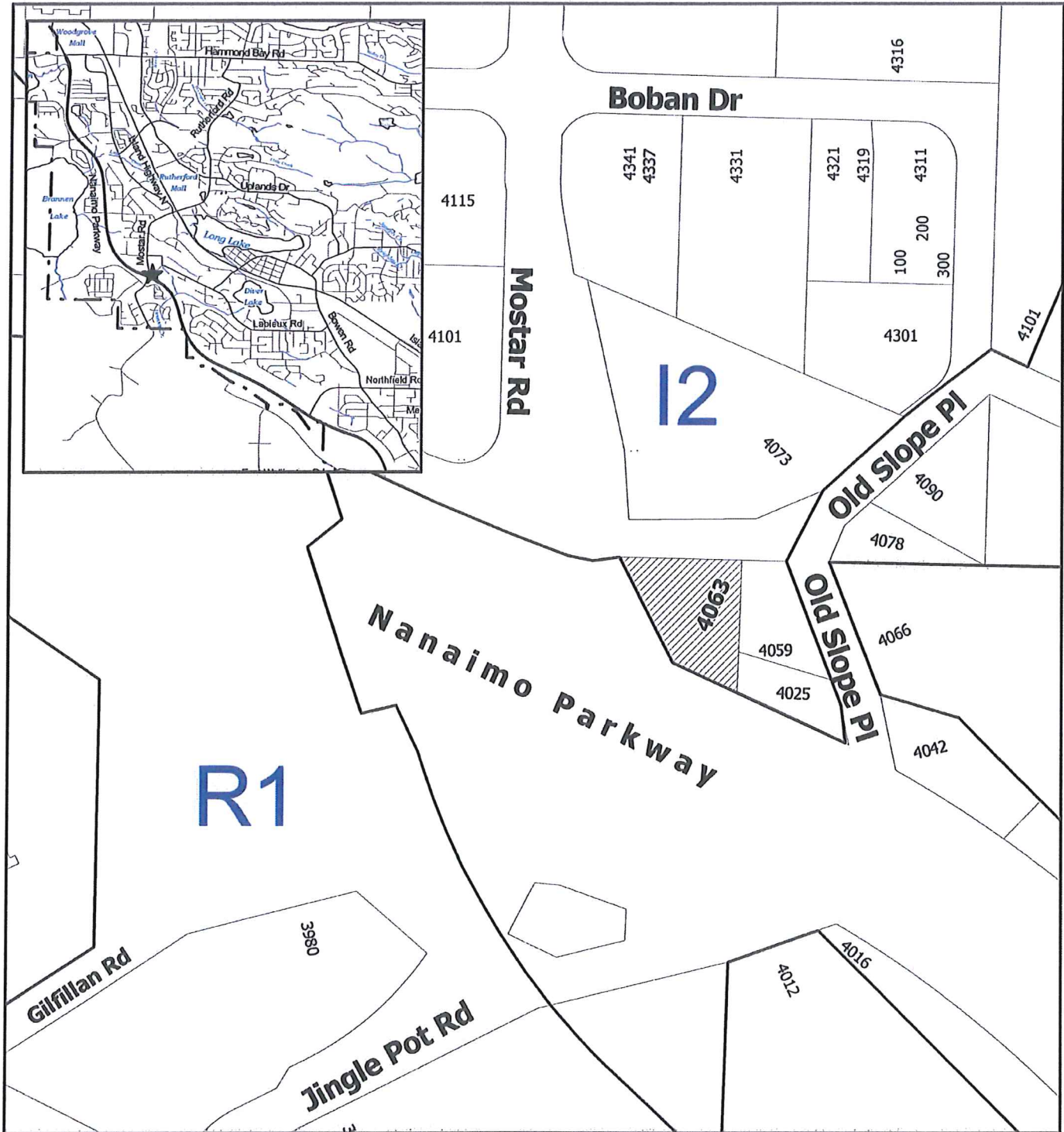
Corporate Officer

Oct 7/15

Date

GN/in
Prospero attachment: DP000835

SCHEDULE A



DEVELOPMENT PERMIT NO. DP000835

LOCATION PLAN

Civic: 4063 Old Slope Place
Lot 1, Section 5, Wellington District, Plan 3521
except parts in Plans VIP58455 and VIP61502

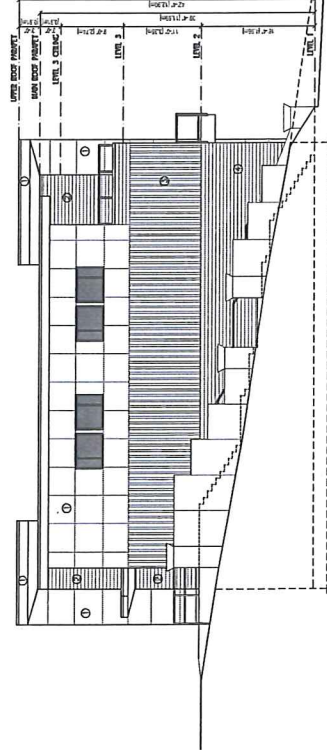


 **Subject Property**

Development Permit DP000835
 4063 Old Slope Place
Schedule C
BUILDING ELEVATIONS

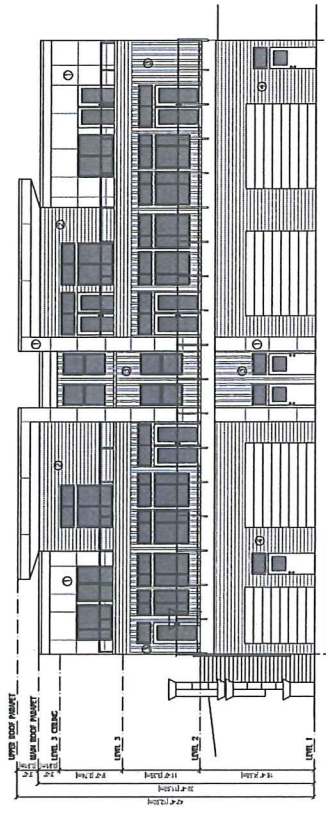


NORTH ELEVATION
 SCALE: 1/8"=1'-0"

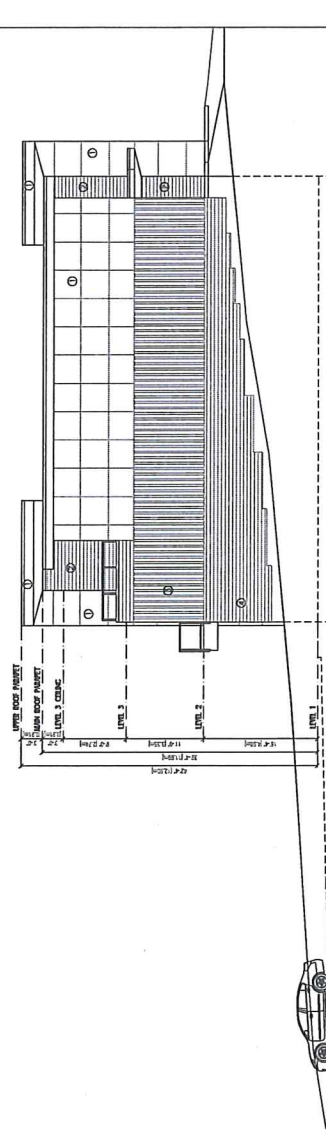


WEST ELEVATION
 SCALE: 1/8"=1'-0"

- LEGEND**
- ① CEMENT FIBRE PANELS
 - ② HORIZONTAL TAG CEDAR SIDING
 - ③ VERTICAL METAL SIDING
 - ④ HORIZONTAL CEMENT FIBRE BOARD SIDING



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



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

Received September 1st, 2015

ARCHITECT ian a. namath 500 W. 10th Street Vancouver, BC V6C 3K7 TEL: 604.271.1422 FAX: 604.271.1411	PROJECT LIGHT INDUSTRIAL DEVELOPMENT 4063 OLD SLOPE PLACE, VANUARD, BC	SHEET TITLE BUILDING ELEVATIONS		DATE AUG 28, 2015	DRAWING NO. A4.0 R4
		SCALE AS SHOWN	DRAWN EF	CHECKED	

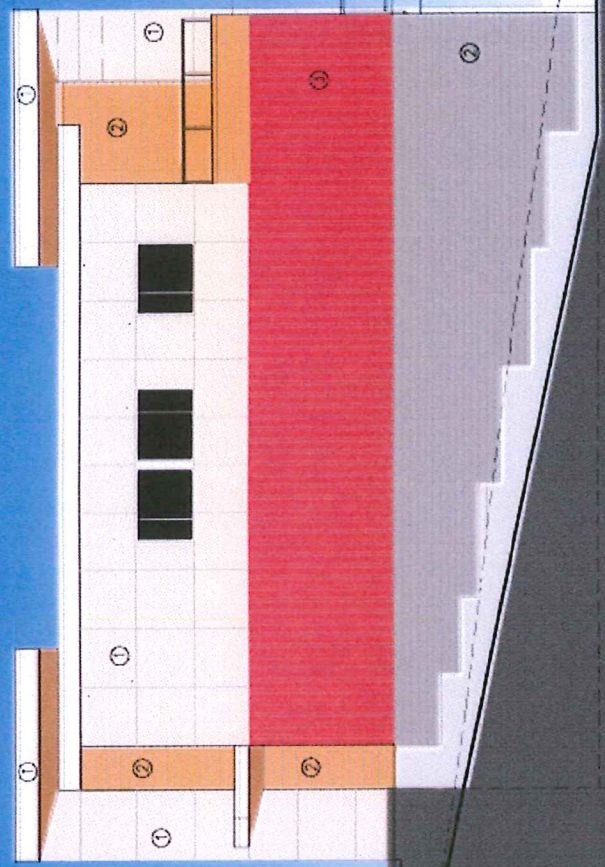
Development Permit DP000835 Schedule E
4063 Old Slope Place
1/3
BUILDING RENDERINGS



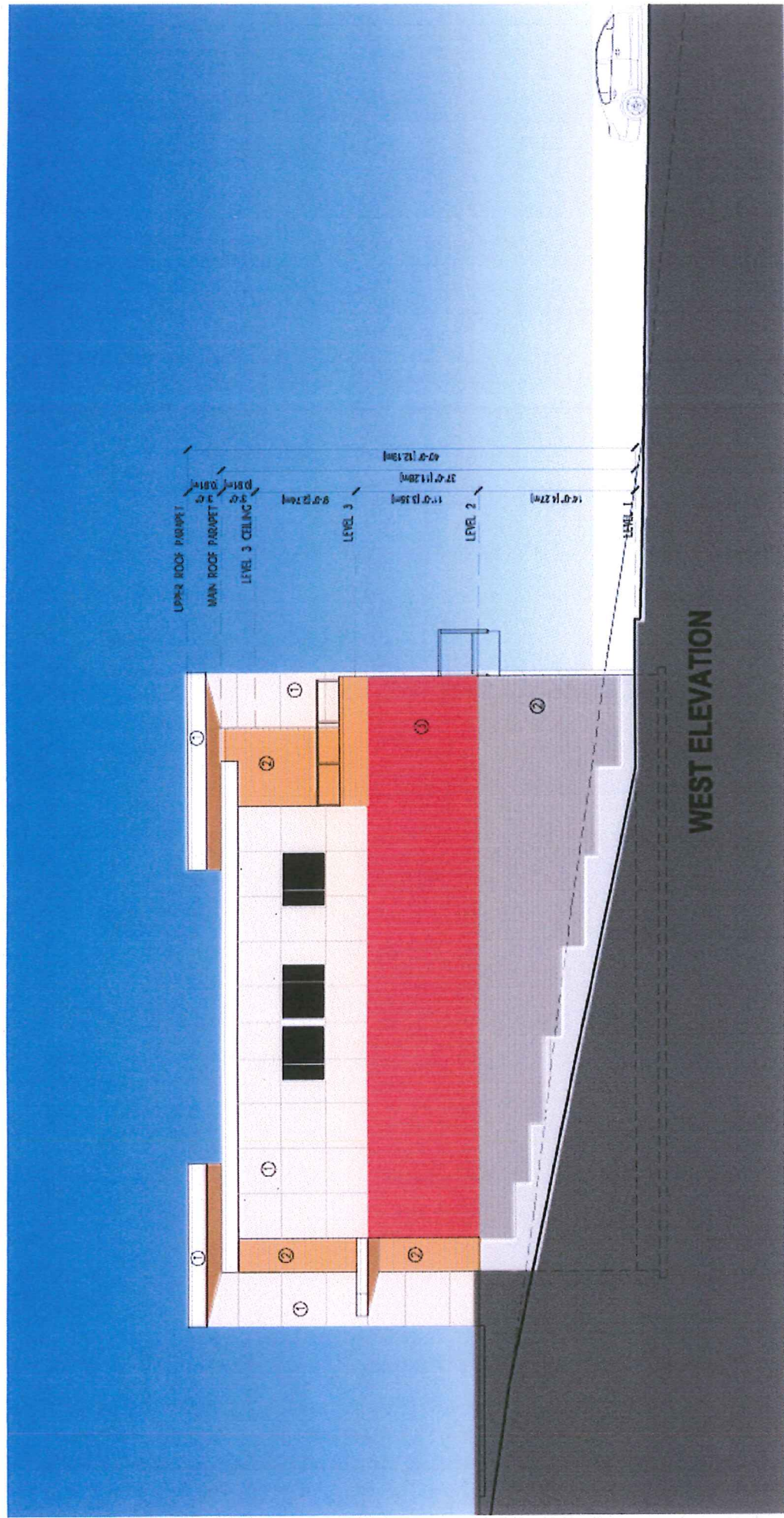




UPPER ROOF PARAPET 3'-0"
MAIN ROOF PARAPET 3'-0"
LEVEL 3 CEILING 9'-0" (2.74m)
LEVEL 2 11'-0" (3.35m)
LEVEL 1 14'-0" (4.27m)
40'-0" (12.19m)
37'-0" (11.28m)

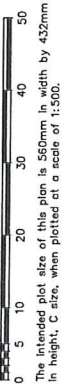


WEST ELEVATION



REFERENCE PLAN OF PART OF LOT 1, SECTION 5, WELLINGTON DISTRICT,
 PLAN 3521 EXCEPT PARTS IN PLANS VIP58455 AND VIP61502
 FOR COVENANT PURPOSES PURSUANT TO SECTION 99(1)(E) LAND TITLE ACT

BCGS 92F.030



The intended plot size of this plan is 560mm in width by 432mm in height. C size, when plotted at a scale of 1:500.

LEGEND

- denotes Central Monument found
- denotes Standard Iron Post found
- denotes Non-Standard Post found
- denotes Standard Iron Post placed
- denotes Standard Capped Post found

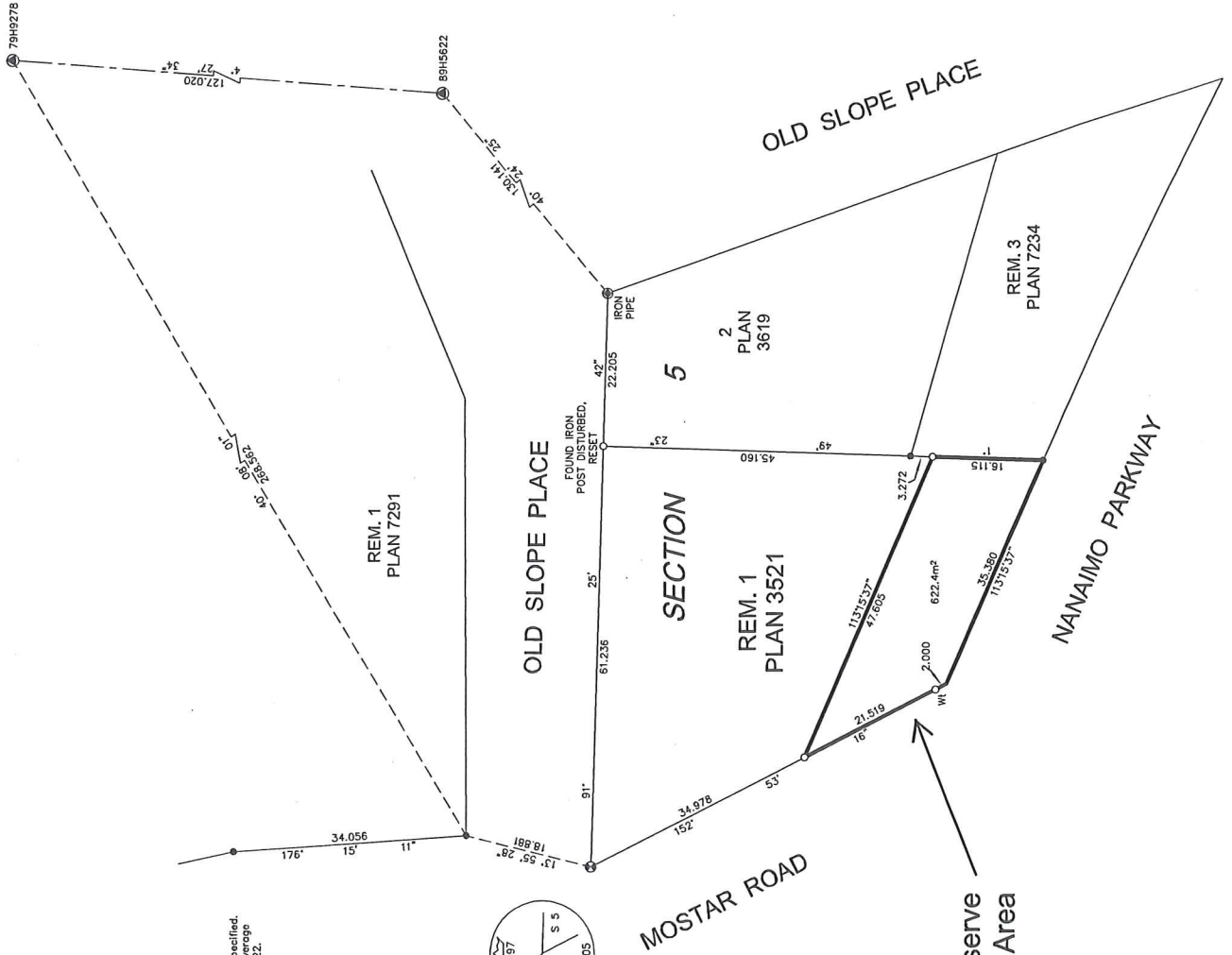
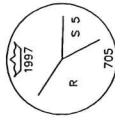
All distances are in metres.

Integrated Survey Area No. 20, Nanaimo, NAD83 (CSRS)

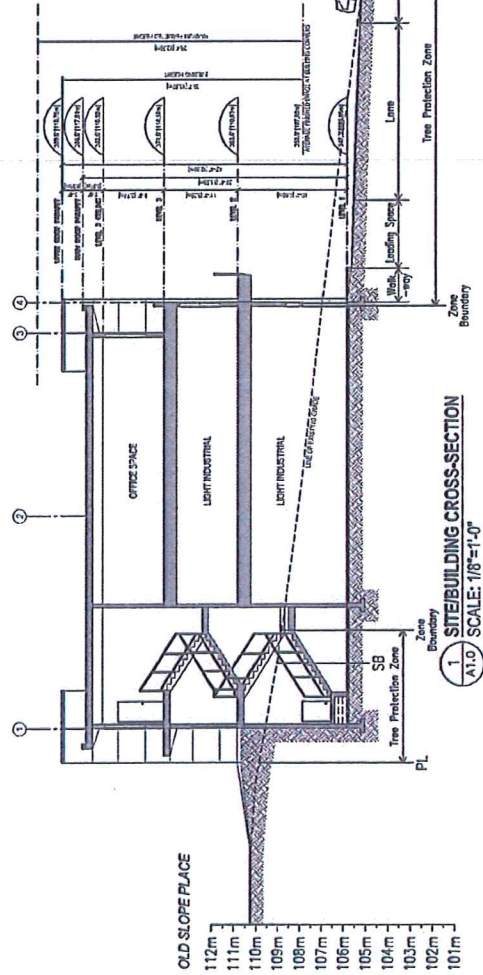
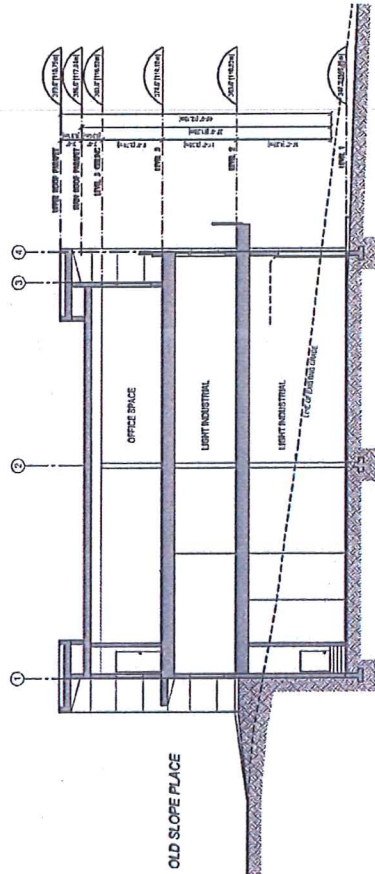
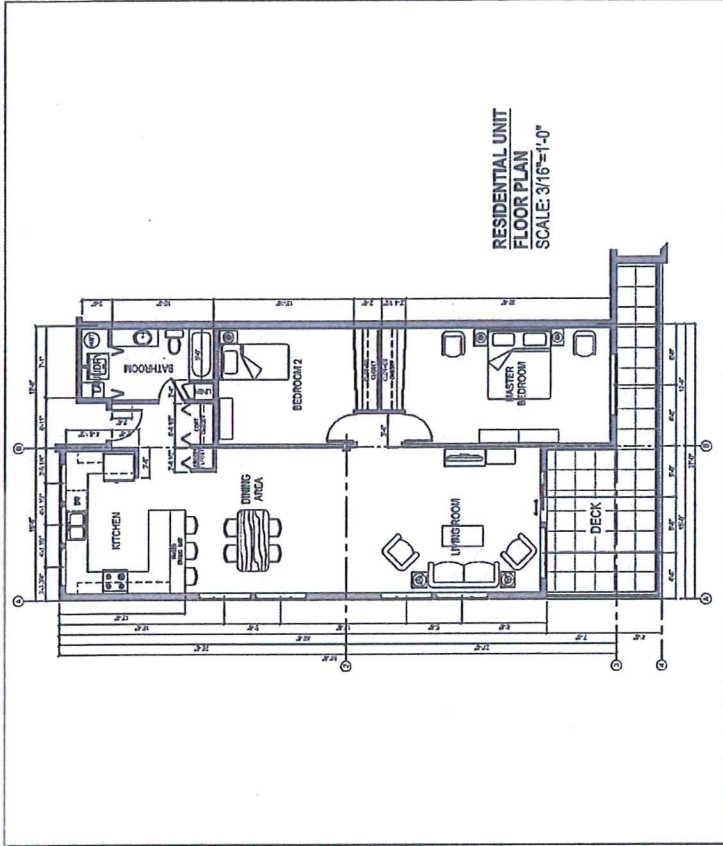
Grid bearings are derived from observations between geodetic control monuments 89H5622 and 79H9276.

This plan shows horizontal ground-level distances unless otherwise specified. To compare grid distances, multiply ground-level distances by the average combined factor of 0.9998595 which has been derived from 89H5622.

Note: This plan shows one or more witness posts which are not set on the true corner(s).



Schedule G
Development Permit DP000835
4063 Old Slope Place
BUILDING / SITE CROSS SECTION



Received September 1st, 2015

PROJECT	4063 OLD SLOPE PLACE 4063 OLD SLOPE PLACE, NANAIMO, BC	SHEET TITLE	SITE BUILDING SECTIONS
CLIENT	Ian & Patricia 4063 Old Slope Place, Nanaimo, BC	SCALE	A3.0 R4
DATE	AUG 28, 2015 CHECKED	DATE	
DESIGNER	AS BROWN ENGINEER	DATE	
DRAWN BY	EC	DATE	