



**DEVELOPMENT PERMIT NO. DP000851**

**WAKESIAH DEVELOPMENTS LTD**  
Name of Owner(s) of Land (Permittee)

**326 WAKESIAH AVENUE**  
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 1, NANAIMO DISTRICT, PLAN 28419**

**PID No. 002-317-231**

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 Renderings of East Elevations**  
**Schedule E Accessory Building**  
**Schedule F Accessory Building Finish**  
**Schedule G Floor Plan of Accessory Building**  
**Schedule H Landscape Plan**  
**Schedule I Site Servicing & Grading 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.
5. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:  
Part 6.6.3 – Accessory Uses – Building and Structures
- *Required Rear Yard for an Accessory Building*  
The required rear yard setback for an accessory building is 3.0 m. The proposed setback is 0 m, a variance of 3.0 m.

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

Schedule A

- *Required On-site Parking*  
The required on-site parking is 59 parking spaces. 39 parking spaces are supplied on-site, a variance of 20 parking spaces.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 28TH DAY OF OCTOBER, 2013.

  
\_\_\_\_\_  
D/ Corporate Officer  
Kristin King

  
\_\_\_\_\_  
Date

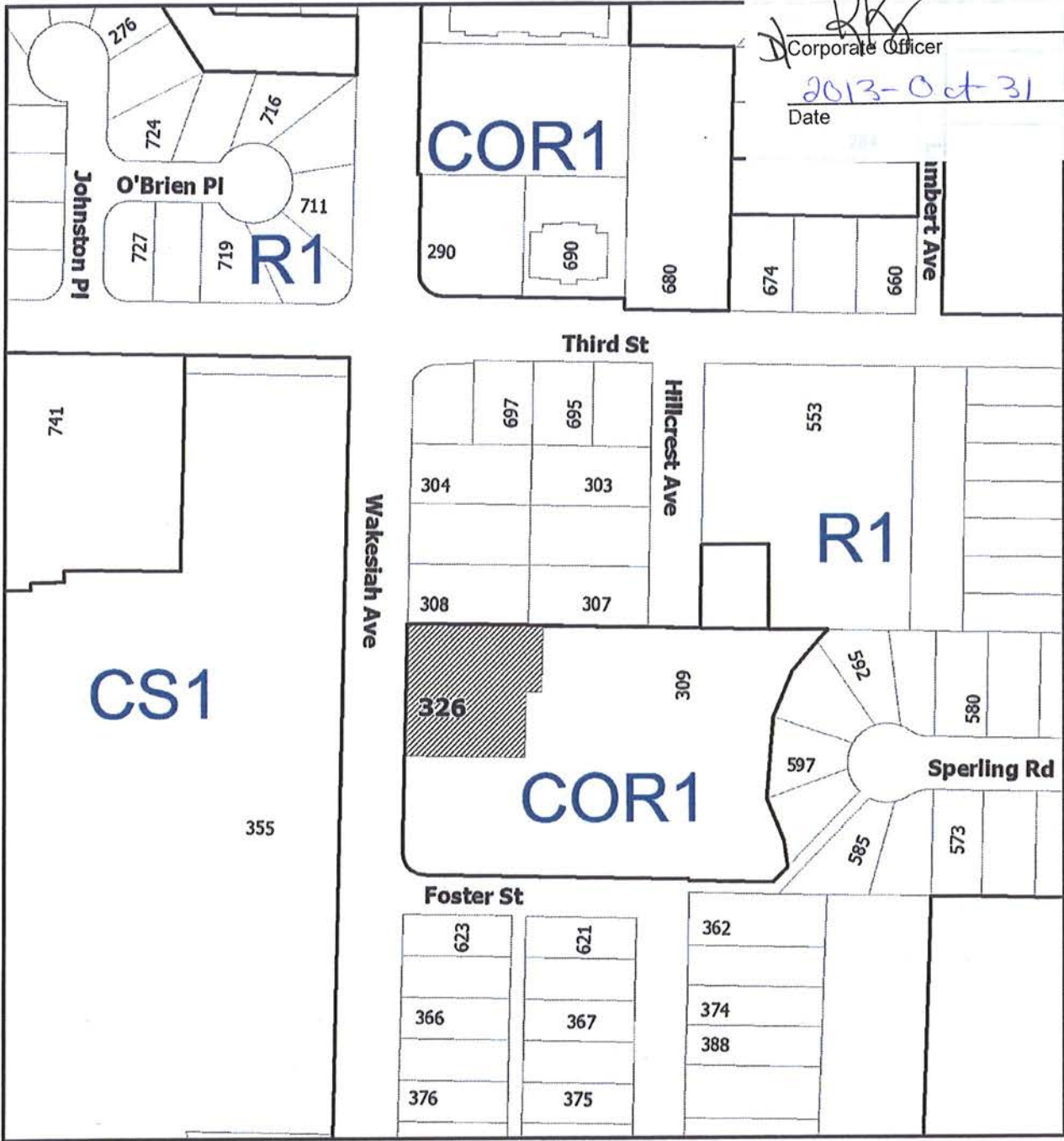
GN/lb

Prospero attachment: DP000851

This is Schedule A referred to in the Development Permit

### SCHEDULE A

*[Signature]*  
Corporate Officer  
Date 2013-Oct-31



DEVELOPMENT PERMIT NO. DP000851



## LOCATION PLAN

Civic: 326 Wakesiah Avenue  
Lot 1, Section 1, Nanaimo District,  
Plan 28419

 **Subject Properties**

**LEGEND:**

- - - Property Line - New
- - - Property Line - Previous
- - - Landscape Setback
- - - Yard Setback



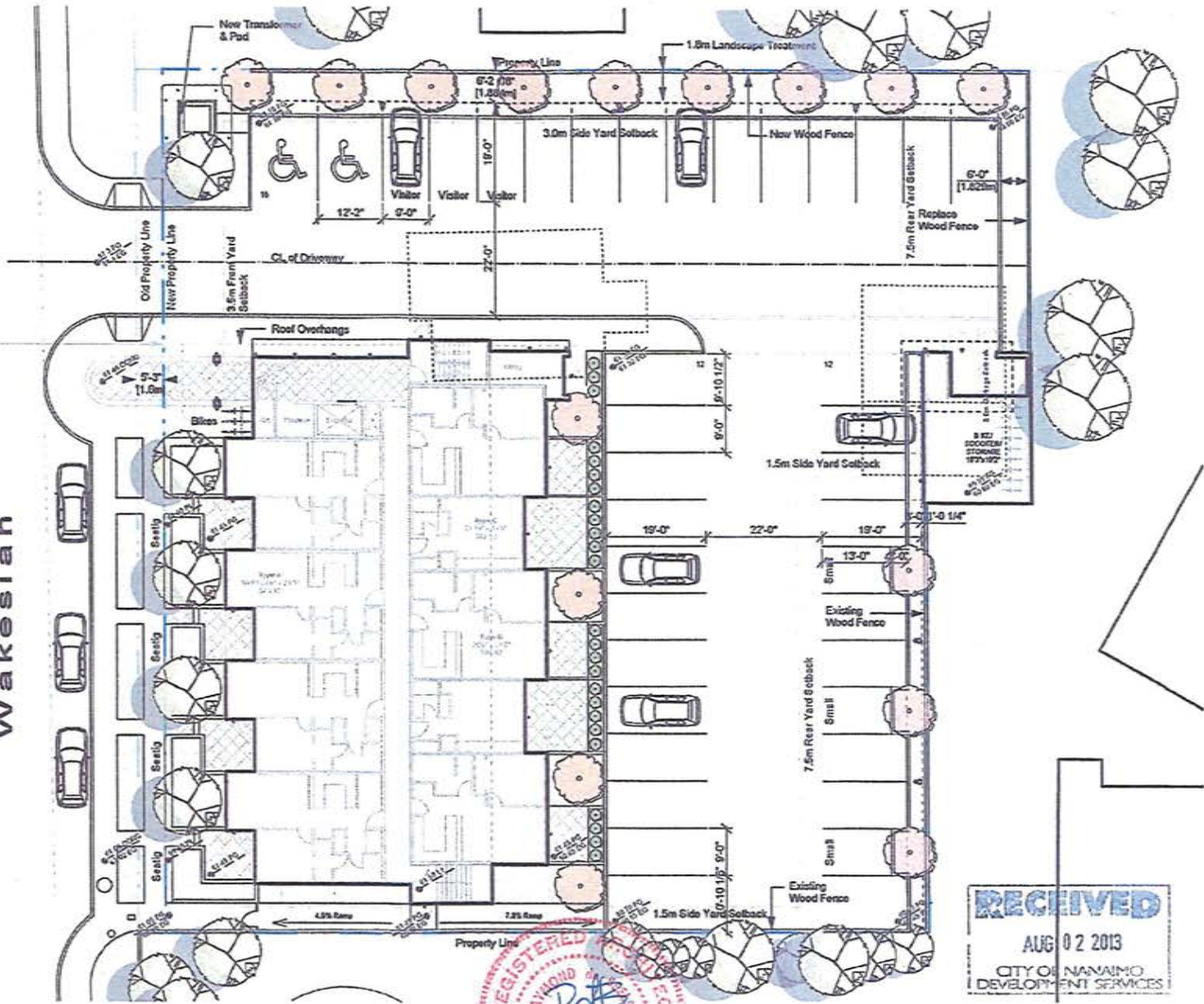
0 5 10 15 20 25 FT

This is Schedule B referred to in the Development Permit.

*[Signature]*  
Corporate Officer

2013-Oct-31  
Date

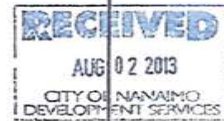
Wakesiah



BOKO Developments



326 Wakesiah Ave., Nanaimo, B.C.



SITE PLAN July 19, 2013

A1.1

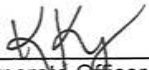
DP051

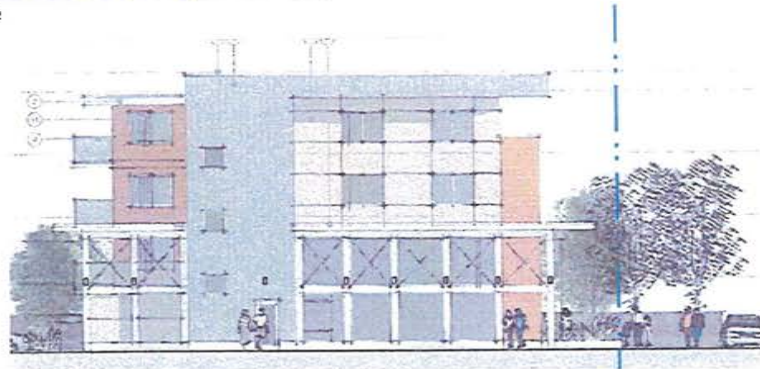


This is Schedule C referred to in the Development Permit.

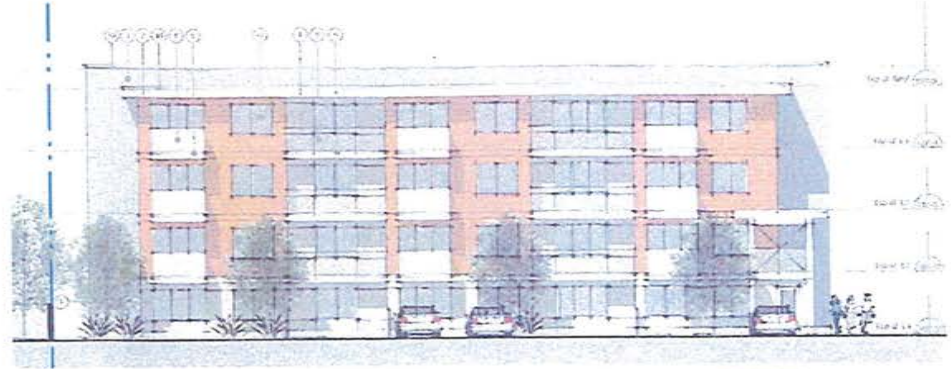
Development Permit No. DP000851  
326 Wakesiah Avenue

**Schedule C  
BUILDING  
ELEVATIONS**

D/   
Corporate Officer  
2013-Oct-31  
Date

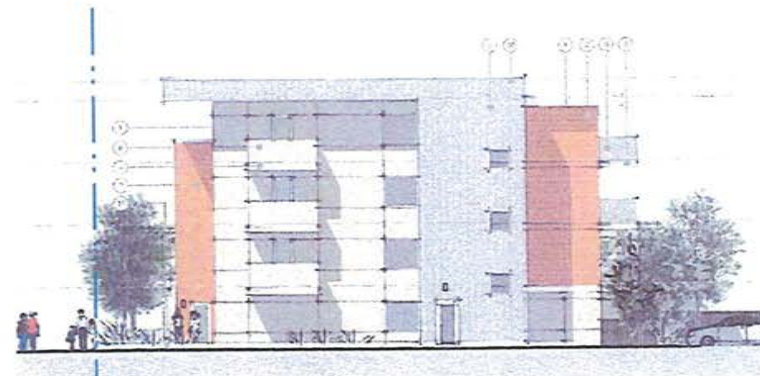


South Elevation



East Elevation

- #Elevation Legend**
- 1. Floor Slab
  - 2. Window
  - 3. Wall
  - 4. Door
  - 5. Roof
  - 6. Tree
  - 7. Car
  - 8. Person
  - 9. Light Pole
  - 10. Sign
  - 11. Utility Pole
  - 12. Street
  - 13. Sidewalk
  - 14. Plant
  - 15. Fence
  - 16. Mailbox
  - 17. Fire Hydrant
  - 18. Street Light
  - 19. Traffic Light
  - 20. Street Sign
  - 21. Street Name
  - 22. Street Number

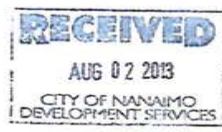


West Elevation



East Elevation

BOKO Developments



**326 Wakesiah Ave., Nanaimo, B.C.**



**ELEVATIONS & SECTION** July 19, 2013 **A3.1**

*2/ASST*

This is Schedule D referred to in the Development Permit.

Development Permit No. DP000851  
326 Wakesiah Avenue

Schedule D  
RENDERINGS OF EAST  
ELEVATIONS

  
Corporate Officer

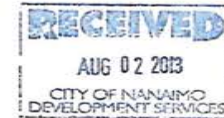
13-Oct-31  
Date



BOKO Developments



326 Wakesiah Ave. Nanaimo, B.C.



July 19, 2013 **A3.2**  
*POST*



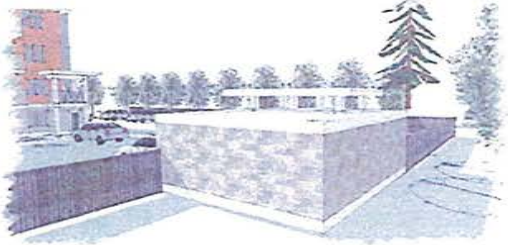
This is Schedule E referred to in the Development Permit.

Development Permit No. DP000851  
326 Wakesiah Avenue

Schedule E  
ACCESSORY BUILDING

  
Corporate Officer

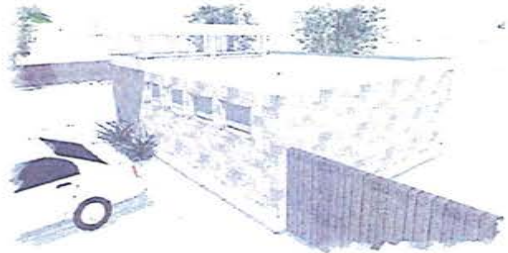
2013-Oct-31  
Date



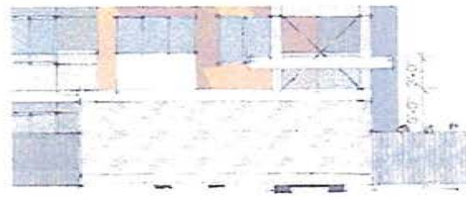
South East View



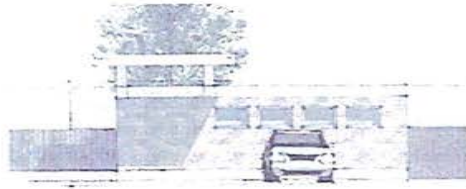
North West View



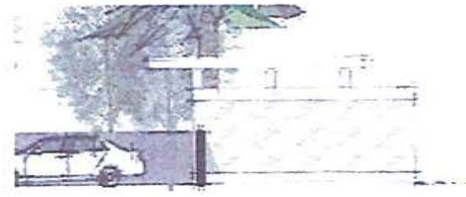
South West View



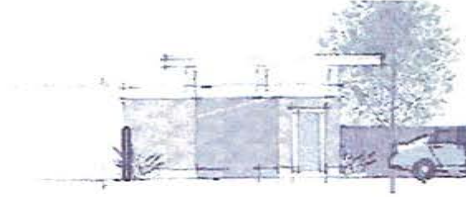
East Elevation



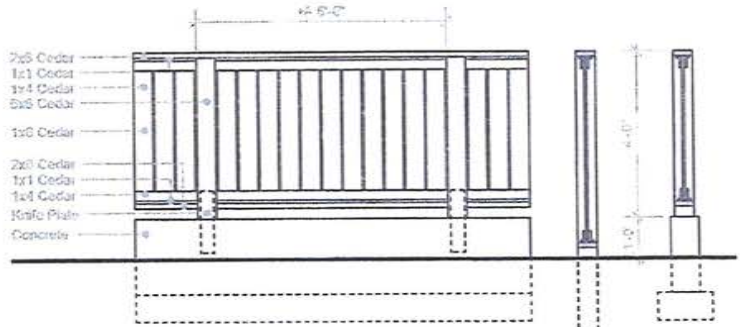
West Elevation



South Elevation



North Elevation

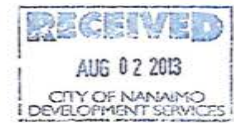


New Fence Details

BOKO Developments



326 Wakesiah Ave., Nanaimo, B.C.



July 19, 2013

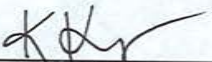
A3.3  
2PST



Development Permit No. DP00851  
326 Wakesiah Avenue

Schedule F  
**ACCESSORY BUILDING  
FINISH**

This is Schedule F referred to in the  
Development Permit.

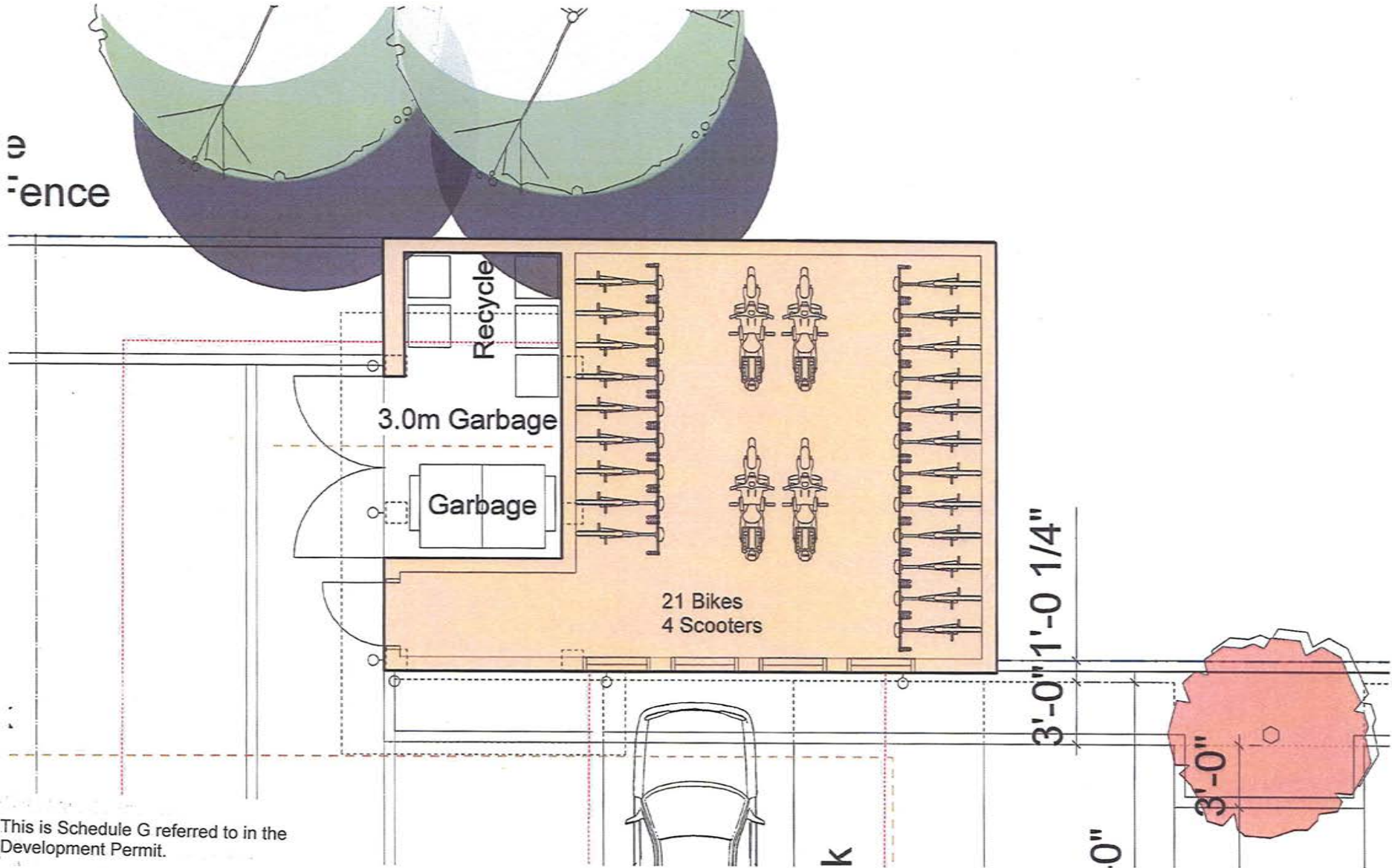
  
D Corporate Officer

2013-0ct-31  
Date

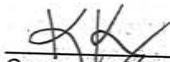


Development Permit No. DP000851  
326 Wakesiah Avenue

Schedule G  
FLOOR PLAN OF  
ACCESSORY BUILDING



This is Schedule G referred to in the  
Development Permit.

  
Corporate Officer

2013-0ct-31  
Date

*KH*  
Corporate Officer  
2013-07-31  
Date

Copyrighted Plans, Designs and Drawings  
No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying and recording, or by any information storage or retrieval system, without the prior written permission of the author.

Revisions		
Date	Drawn	By



#1 Arizona saguaro - 10' high @ 1/2" scale



#2 Red-leafed tree - 10' high @ 1/2" scale



#3 Red-leafed tree - 10' high @ 1/2" scale



#4 Red-leafed tree - 10' high @ 1/2" scale



#5 Flowering plant - 10' high @ 1/2" scale



#6 Flowering plant - 10' high @ 1/2" scale



#7 Flowering plant - 10' high @ 1/2" scale



#8 Flowering plant - 10' high @ 1/2" scale



#9 Flowering plant - 10' high @ 1/2" scale



#10 Flowering plant - 10' high @ 1/2" scale



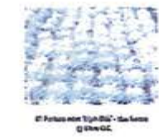
#11 Flowering plant - 10' high @ 1/2" scale



#12 Flowering plant - 10' high @ 1/2" scale



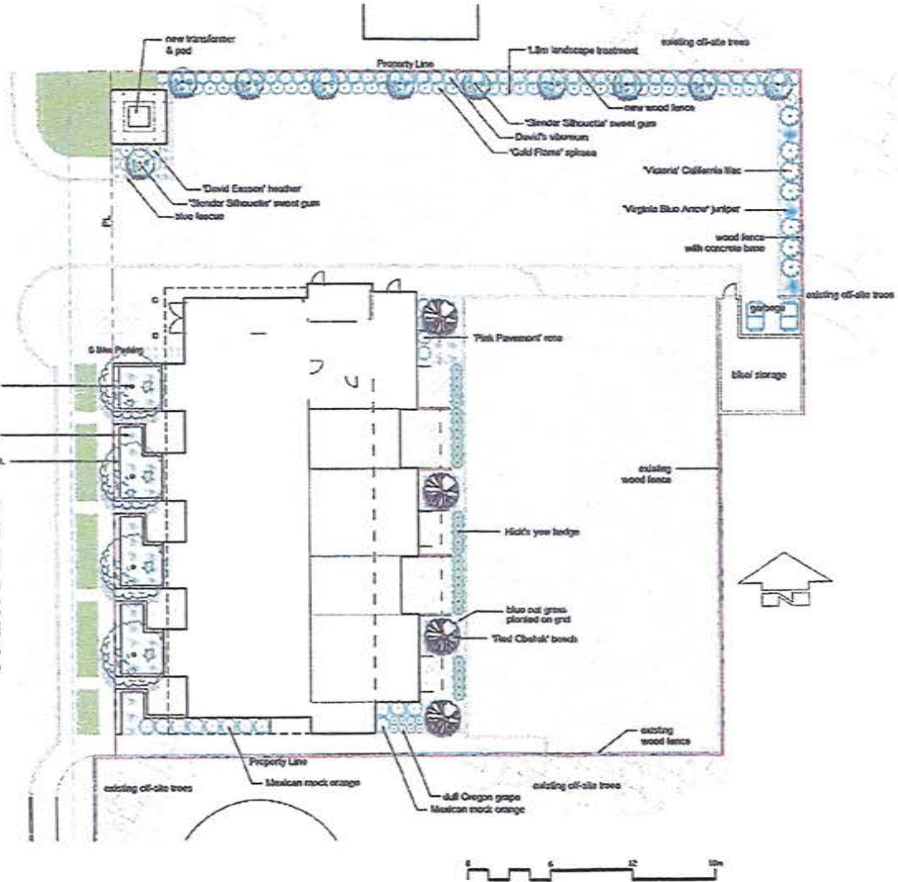
#13 Flowering plant - 10' high @ 1/2" scale



#14 Flowering plant - 10' high @ 1/2" scale



#15 Flowering plant - 10' high @ 1/2" scale

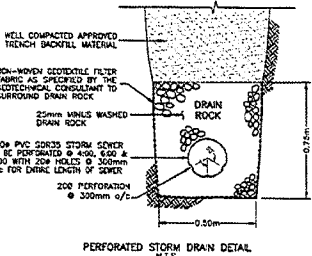
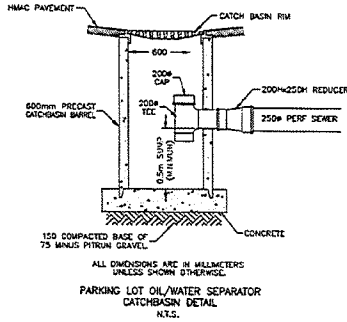


326 Wakesiah Ave  
Development Permit Application  
Landscape Plan

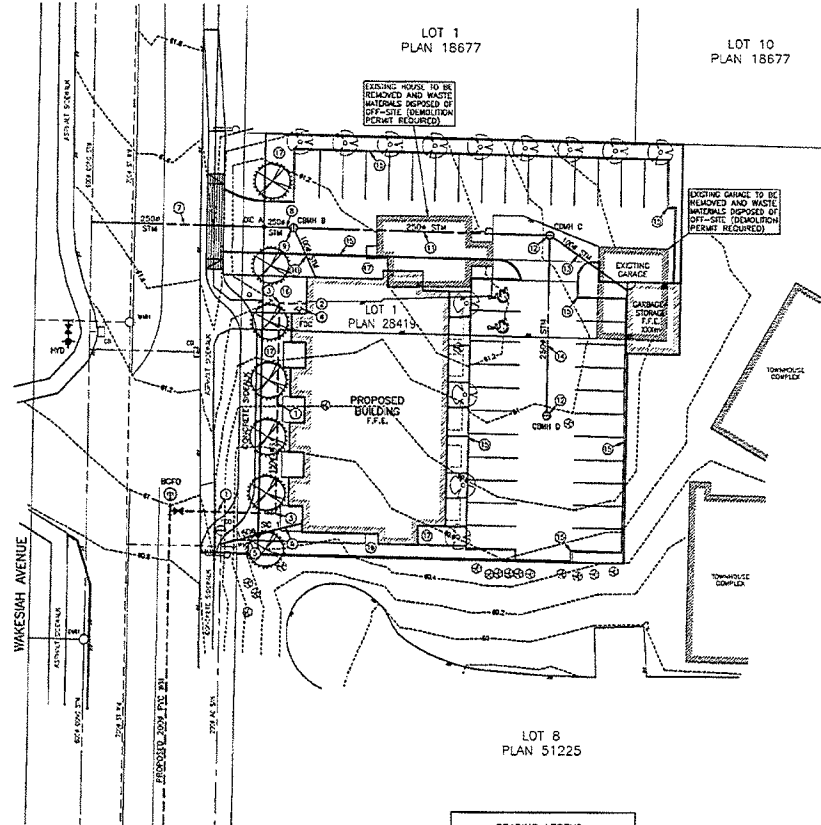
RECEIVED  
AUG 07 2013  
CITY OF NANAIMO  
DEVELOPMENT SERVICES

JPI CONSULTING INC.  
2155/13  
Date: 2/15/13  
Drawn: JPI Checked: JPI  
Scale: 1:100  
Sheet: L1 of 1

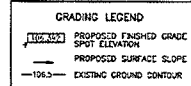
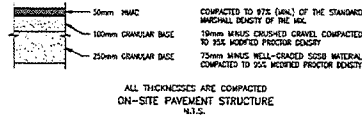
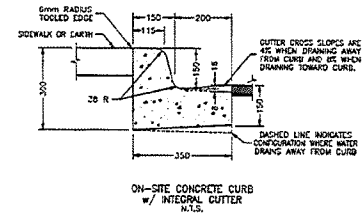




- NOTES:
- SEE DRAWING L706-04-01 FOR GENERAL NOTES.
  - THE LOCATIONS OF EXISTING SERVICES ARE SHOWN APPROXIMATELY AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK. EXISTING & PROPOSED SERVICES MAY REQUIRE ADJUSTMENT IN CASE A CONFLICT OCCURS. THE ENGINEER SHALL BE NOTIFIED OF ANY CONFLICT.



- 150mm PVC DR 18 COMBINED FIRE/DOMESTIC WATER SERVICE MINIMUM 1.2m COVER
- WATER METER INSIDE BUILDING (CITY OWNED) - SEE DRAWING No. L706-04-04 FOR DETAIL
- 150mm RIB RCP BOND 1/4" MECHANICAL JOINT RESTRAINTS
- SHARED FIRE DEPARTMENT CONNECTION (25m to FIRE HYDRANT) SEE DRAWING L706-04-04 FOR DETAIL.
- 100mm PVC DR 20 SANITARY SEWER SERVICE BY CITY OF MANAWAO FORCED AT THE DEVELOPER'S COST 1/4" INSPECTION ASSEMBLY AS PER CITY OF MANAWAO STANDARD DRAWING NO. 5-5.
- 150mm PVC SDR 35 SANITARY SEWER SERVICE @ 2.0% INVERT AT BUILDING 200m.
- 250mm PVC SDR 35 STORM SEWER SERVICE BY CITY OF MANAWAO FORCED AT THE DEVELOPER'S COST 1/4" INSPECTION ASSEMBLY AS PER CITY OF MANAWAO STANDARD DRAWING NO. 51-18
- 3.3m-250mm PVC SDR 35 STORM SEWER @ 0.5%
- 1050mm MANHOLE 1/4" WATERBUSH OPEN.
- 6.4m-100mm PVC SDR 26 STORM SEWER SERVICE @ 2.0% INVERT AT BUILDING 200m
- PERFORATED 30.3m-250mm PVC SDR 35 STORM SEWER @ 0.5% SEE DRAWING L706-04-03 TYPICAL SECTION.
- Ø1/WATER SEPARATING CATCHBASIN/MANHOLE (SEE DETAIL)
- 15.2m-100mm PVC SDR 26 STORM SEWER SERVICE @ 2.0% INVERT AT BUILDING 200m
- PERFORATED 21.5m-250mm PVC SDR 35 Ø3 LEAD @ 0.5% SEE DRAWING L706-04-03 TYPICAL SECTION.
- NON-MOVABLE HEADLIGHING CONCRETE CURB (SEE DETAIL)
- CONCRETE SIDEWALK SEE LANDSCAPE DRAWINGS FOR DETAILS
- SEE LANDSCAPE DRAWINGS FOR GRADING AND FINISHING DETAILS.



FOR CONTINUATION  
SEE DRAWING No.  
L706-04-01



ENG000/DP000851/BP

REV. NO.	DATE	BY	REVISION DESCRIPTION	CHK	LEGEND	DATE LEGAL DESCRIPTION	ENGINEER'S SEAL	DESIGN	SAL	CLIENT NAME	DRAWING TITLE												
1					<table border="1"> <tr> <th>SYMBOL</th> <th>DESCRIPTION</th> </tr> <tr> <td>(1)</td> <td>PROPOSED FINISHED GRADE SPOT ELEVATION</td> </tr> <tr> <td>(2)</td> <td>PROPOSED SURFACE SLOPE</td> </tr> <tr> <td>(3)</td> <td>EXISTING GROUND CONTOUR</td> </tr> </table>	SYMBOL	DESCRIPTION	(1)	PROPOSED FINISHED GRADE SPOT ELEVATION	(2)	PROPOSED SURFACE SLOPE	(3)	EXISTING GROUND CONTOUR	<p>LOT 1, SECTION 1, RANGE 5, MANAWAO DISTRICT, PLAN 28419</p> <p>BENCHMARK DESCRIPTION ELEVATIONS ARE GEODETIC AND ARE REFERRED TO MONUMENT No. 77H5239 LOCATED AT THE INTERSECTION OF 3RD STREET AND WAKESIAH AVENUE. ELEVATION 58.161m</p>	<p>DESIGN: SAL</p> <p>DRAWN: DP</p> <p>CHECKED: DP</p> <p>PLD DATE: 09-17-13</p> <p>PRINT DATE:</p> <p>HORIZONTAL SCALE: 1:250</p> <p>VERTICAL SCALE:</p>	<p>CLIENT NAME: WAKESIAH DEVELOPMENTS LTD.</p> <p>PROJECT NAME: 326 WAKESIAH AVENUE</p>	<p>SITE SERVICING AND GRADING PLAN</p> <p>NEWCASTLE ENGINEERING LTD.</p>						
SYMBOL	DESCRIPTION																						
(1)	PROPOSED FINISHED GRADE SPOT ELEVATION																						
(2)	PROPOSED SURFACE SLOPE																						
(3)	EXISTING GROUND CONTOUR																						
<table border="1"> <tr> <th>PROJECT FILE #</th> <th>CLIENT NO.</th> <th>PROJECT NO.</th> <th>DRAWING NO.</th> <th>REVISION NO.</th> <th>SHEET PLAN REF. NO.</th> </tr> <tr> <td>L</td> <td>706</td> <td>04</td> <td>03</td> <td>00</td> <td></td> </tr> </table>												PROJECT FILE #	CLIENT NO.	PROJECT NO.	DRAWING NO.	REVISION NO.	SHEET PLAN REF. NO.	L	706	04	03	00	
PROJECT FILE #	CLIENT NO.	PROJECT NO.	DRAWING NO.	REVISION NO.	SHEET PLAN REF. NO.																		
L	706	04	03	00																			

This is Schedule I referred to in the Development Permit.

Corporate Officer

2013-04-31

Date