



DEVELOPMENT PERMIT NO. DP000857

CATALINA VENTURES 2000 LTD
Name of Owner(s) of Land (Permittee)

2230 MCGARRIGLE 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 (DD 394736I) OF LOT 5, BLOCK 14, SECTION 18, RANGE 8,
MOUNTAIN DISTRICT, PLAN 526, EXCEPT PART IN PLAN EPP15349**

PID No. 008-886-831

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 Site Drainage Plan
Schedule D Concept Landscape Plan
Schedule E New Building Elevations
Schedule F Existing Building Elevations

- 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 13.4.1 – Siting of Buildings

- *Required Side Yard Setback*
The required side yard setback is 3 m. The existing building is sited at 1.43 m; a variance of 1.57 m.
- *Required Rear Yard Setback*
The required rear yard setback is 4.5 m. The existing building is sited at 0 m; a variance of 4.5 m.

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



D/Corporate Officer
Kristin King



Date

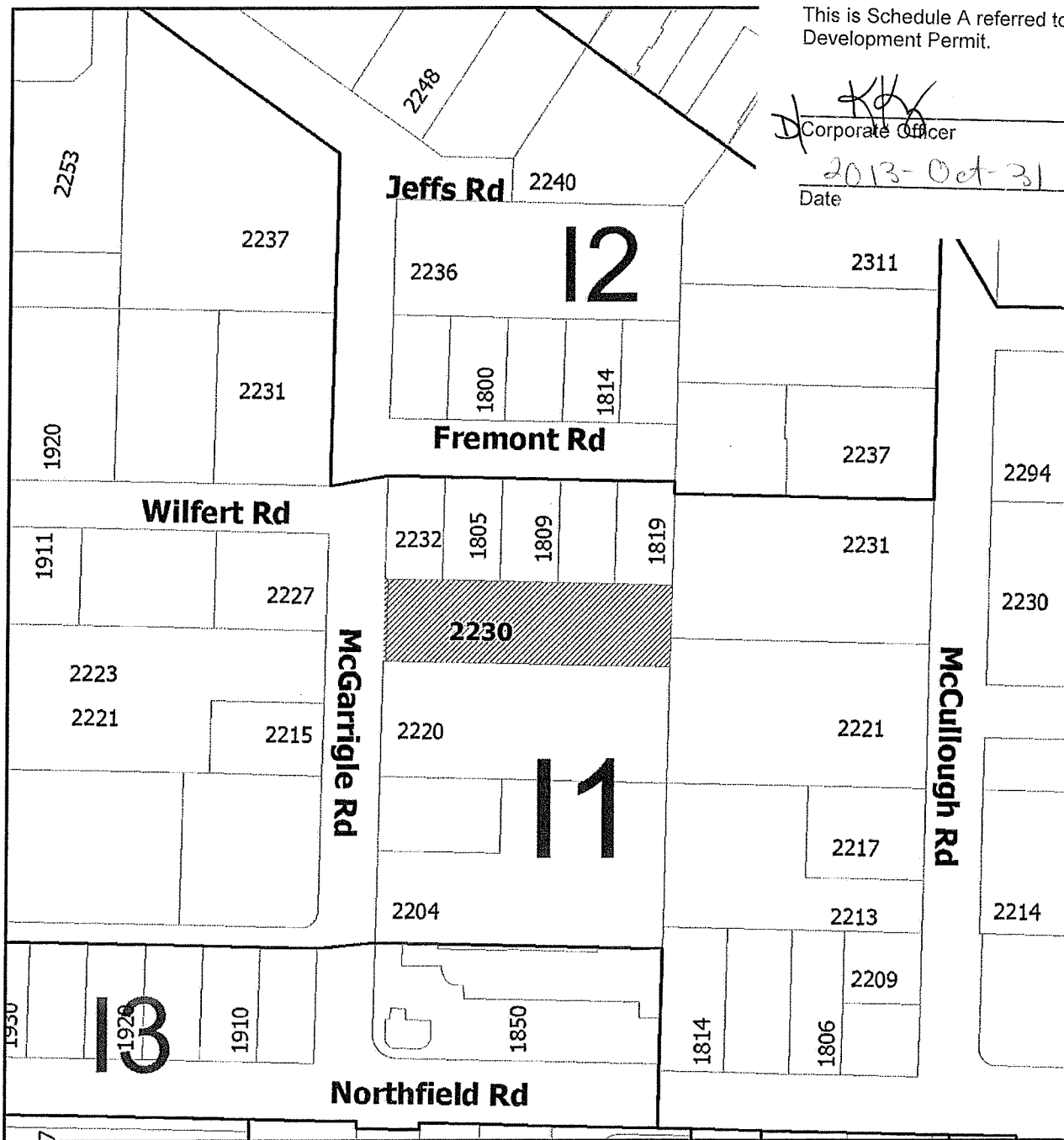
GN/lb

Prospero attachment: DP000857

SCHEDULE A

This is Schedule A referred to in the Development Permit.

[Signature]
Corporate Officer
Date 2013- Oct - 31



DEVELOPMENT PERMIT NO. DP000857

LOCATION PLAN

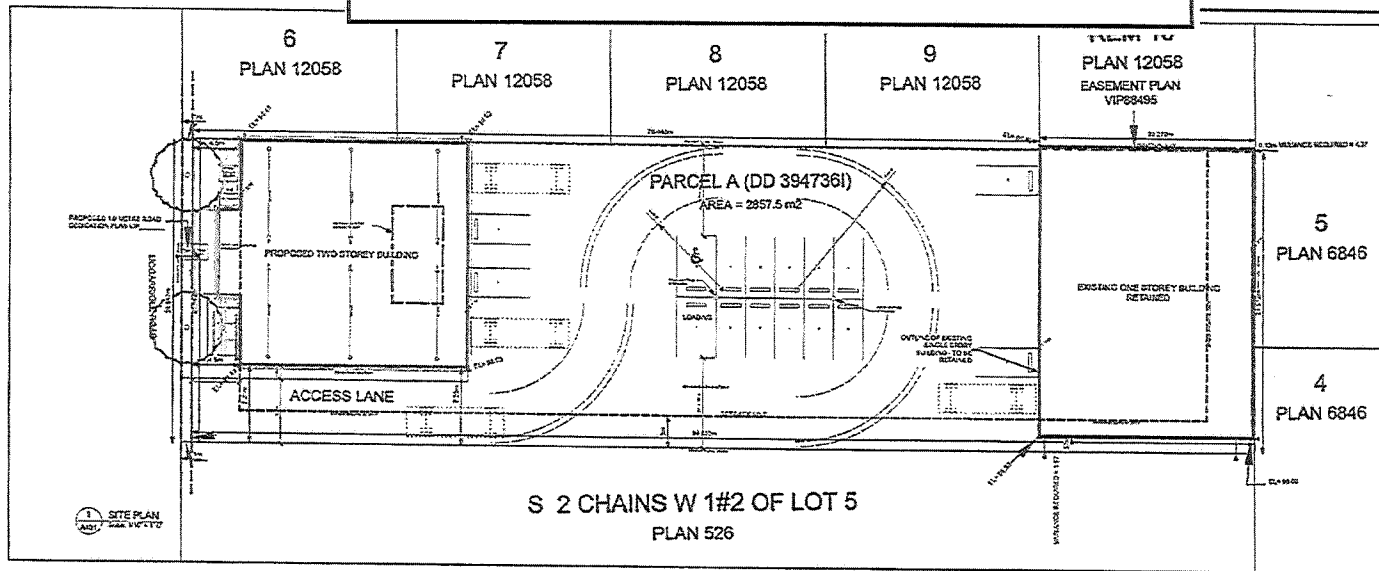
Civic: 2230 McGarrigle Road
Parcel A (DD 394736I) of Lot 5, Block 14,
Section 18, Range 8, Mountain District,
Plan 526, Except Part in Plan EPP15349



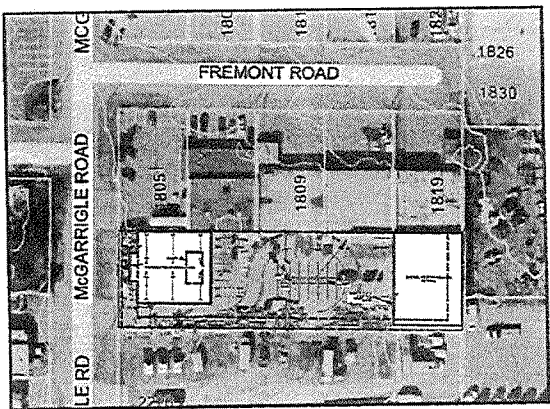
 **Subject Property**

Development Permit No. DP000857
2230 McGarrigle Road

Schedule B
Site Plan



1 SITE PLAN
AS1/1



2 LOCATION PLAN
AS1/1

DEVELOPMENT DATA

CLIENT ADDRESS: 2230 MCGARRIGLE ROAD, NAWAHO
LEGAL DESCRIPTION: PARCEL A (DD 3947361) OF LOT 8, BLOCK 1A, SECTION 11 RANGE 6, MOUNTAIN DISTRICT, PLAN 526

PROJECT DATA	PERMITTED	PROPOSED	PROPOSED %
2230/12	51	51	
SITE AREA	9700.000 m ²	2307.0 m ²	
SITE COVERAGE (P/D)	1143.00 m ²	1000.0 m ²	
- EXISTING		554.1 m ²	15.4 %
- PROPOSED		445.9 m ²	16.6 %
+ TOTAL COVERAGE		1000.0 m ²	32.0 %
SITE COVERAGE (P)	43.02 %		
	LIGHT INDUSTRIAL		

HEIGHTS OF STOREYS	
FLOOR AREA - 1 ST FLOOR - EXISTING & PROPOSED	554.1 m ²
FLOOR AREA - 2 ND FLOOR - EXISTING & PROPOSED	455.2 m ²
FLOOR AREA - TOTAL EXISTING & PROPOSED	1009.3 m ²
TOTAL FLOOR AREA	1454.5 m ²
FLOOR AREA RATIO (FAR)	0.533

BUILDING HEIGHT	PROPOSED
BUILDING HEIGHT (MAX) 12.00 m	6.28 m
SCREENING HEIGHT	6.56 m

PERMITTED	PROPOSED
1 PCA 600 m ²	16
GENERAL LOADING	7
TOTAL	16

SETBACKS	PROPOSED
- FRONT	7.27 m (4.5 m)
- SIDE (WEST)	0.00 m
- SIDE (EAST)	3.00 m
- REAR	2.28 m (1.83 m)
- ADJACENT	4.50 m

Re-issued for Development Permit 12 SEPT 2011
Issued for Development Permit 10 SEPT 2010

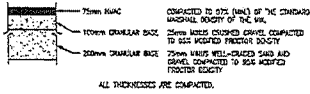


This is Schedule B referred to in the
Development Permit.

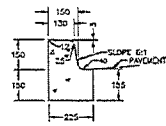
[Signature]
Corporate Officer

2013-Oct-31
Date

DATE	
DATE	AS SHOWN
DATE	
DATE	A101

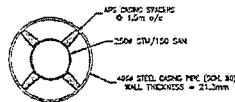
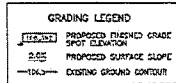


TYPICAL ON-SITE PAVEMENT STRUCTURE
N.C.S.

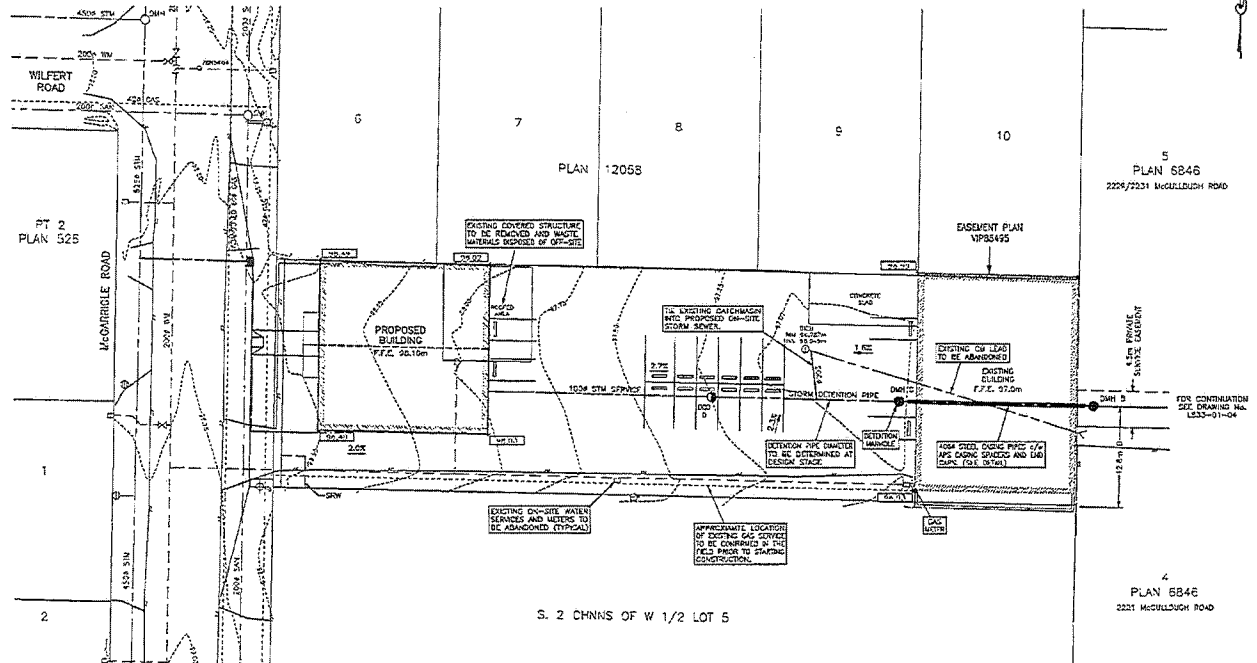


- NOTE:
1. DIMENSIONS SHOWN IN MILLIMETERS
 2. ALL CURBS TO BE NON-MOUNTABLE UNLESS OTHERWISE NOTED.
 3. BASE - 150mm GRANULAR 20mm UNIFORM GRADED DRAVEL COMPACTED TO 95% MODIFIED PROCTOR DENSITY
 4. SUB-BASE - 150mm 75mm UNIFORM WELLS-SORTED SAND AND GRAVEL COMPACTED TO 95% MODIFIED PROCTOR DENSITY

ON-SITE NON-MOUNTABLE CURB WITH INTEGRAL GUTTER
N.C.S.



CASING PIPE SPACER DETAIL
N.C.S.



- NOTES:
1. SEE DRAWING L233-01-01 FOR GENERAL NOTES.
 2. 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 WHERE A CONFLICT OCCURS. THE ENGINEER SHALL BE NOTIFIED OF ANY CONFLICT.



REV. NO.	DATE	BY	REVISION DESCRIPTION	CHKD

LEGEND		SITE LEGAL DESCRIPTION
---	WATERMAIN	PARCEL A (DD 3847361) OF LOT 5, BLOCK 14, SECTION 15, RANGE 8, PLAN 526
---	STORM SEWER	
---	GAS MAIN	
---	ELECTRICAL DUCT	
---	SEWER	
---	WATERMETER	
---	WATER METER	
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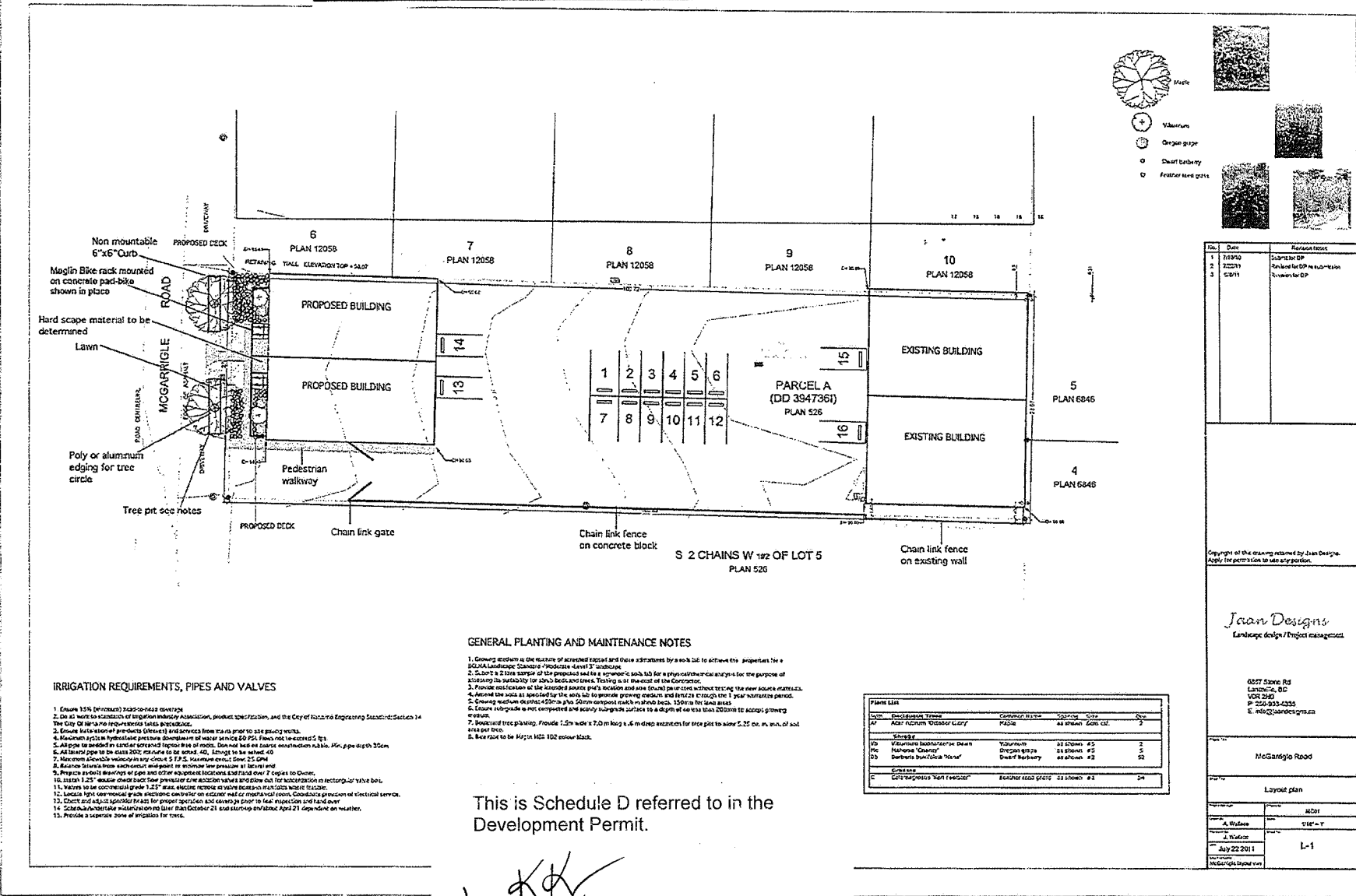
ENG000 /BP#

PRELIMINARY DRAINAGE MANAGEMENT AND GRADING PLAN

BLK#	242	PLOT#	02	REVISED BY	100	APPROVED BY	00	CITY PLAN FILE NO.	
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This is Schedule C referred to in the Development Permit.

[Signature]
Corporate Officer
2013-Oct-31
Date



IRRIGATION REQUIREMENTS, PIPES AND VALVES

1. Ensure 15% (minimum) 2009-2011 coverage
2. Do as work in accordance of irrigation industry association, product specifications, and the City of Richmond Engineering Department Section 14 of the City of Richmond requirements table provided.
3. Ensure that location of pipe (depth) and service line is as per the site plan.
4. Maximum pipe in hydraulic pressure downstream of water service 80 PSI. Flows not to exceed 2 ft/s.
5. All pipe to be installed in sand or gravel (minimum 18" of rock). Do not use concrete construction rubble. Min. pipe depth 30cm.
6. All lateral pipe to be class 2000 or better to be used. All, except to be used, 40.
7. Maximum allowable velocity in any class 2 S.P.S. maximum velocity 1.5m/s.
8. Reason 150cm from each corner and point in enclosure low pressure of lateral end.
9. Protect all 40cm risers of pipe and other equipment locations and road over 7 cm to 20cm.
10. Install 1.25" outside diameter flow preventer on each valve and provide for backflow prevention in rectangular valve box.
11. Valves to be concealed grade 1.25" max. using remote air valve locations in 10cm diameter hole.
12. Install light cover provided from enclosure on the outside of the valve box. Check the operation of electrical service.
13. Check and adjust sprinkler heads for proper operation and cover pipe to take inspection and lock over.
14. Schedule maintenance maintenance on no later than October 21 and cleanup on/after April 21 depending on weather.
15. Provide a separate zone of irrigation for trees.

GENERAL PLANTING AND MAINTENANCE NOTES

1. Growing medium is the mixture of screened topsoil and these substrates by a soil lab to achieve the properties for a SOIL Landscape Company (minimum level 2) substrate.
2. Submit a 2 litre sample of the proposed soil to a commercial lab for a physiochemical analysis for the purpose of assessing its suitability for site's landscape uses. Testing is at the cost of the Contractor.
3. Provide indication of the intended source plant location and size (round) provided without testing the new source materials.
4. Install the soil as specified for the work to provide growing medium and finish it through the 1 year maintenance period.
5. Growing medium depth is 450mm plus 20mm extra for each rainfall area. 150mm for lawn areas.
6. Ensure substrate is not compacted and evenly subgrade surface to a depth of no less than 200mm to accept growing medium.
7. Install tree planting. Provide 1.5m wide x 7.0m long x 4.6m deep section for tree pit to allow 5.25 cm. in. soil, of soil and top soil.
8. Use root to be Max 100 100 colour black.

Plant	Species	Quantity	Notes
1	Yucca	1	1.5m x 1.5m
2	Yucca	1	1.5m x 1.5m
3	Yucca	1	1.5m x 1.5m
4	Yucca	1	1.5m x 1.5m
5	Yucca	1	1.5m x 1.5m
6	Yucca	1	1.5m x 1.5m
7	Yucca	1	1.5m x 1.5m
8	Yucca	1	1.5m x 1.5m
9	Yucca	1	1.5m x 1.5m
10	Yucca	1	1.5m x 1.5m
11	Yucca	1	1.5m x 1.5m
12	Yucca	1	1.5m x 1.5m
13	Yucca	1	1.5m x 1.5m
14	Yucca	1	1.5m x 1.5m
15	Yucca	1	1.5m x 1.5m
16	Yucca	1	1.5m x 1.5m

This is Schedule D referred to in the Development Permit.

[Signature]
 Corporate Officer
 2013- Oct - 31
 Date

No.	Date	Revision notes
1	11/10/10	Submit DP
2	2/22/11	Revised for DP submission
3	5/2/11	Revised for DP

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Jean Designs
 Landscape design / Project management

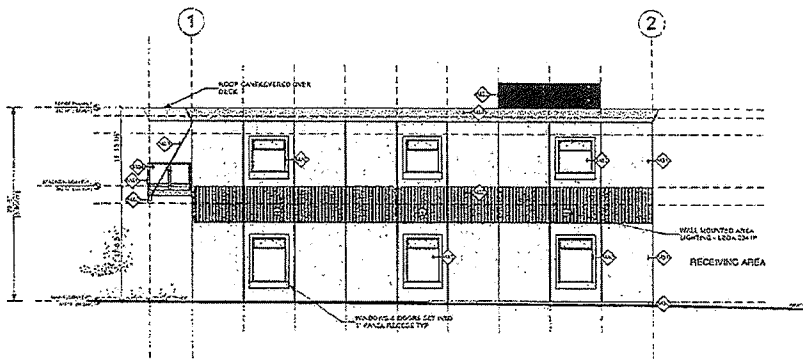
6277 Stone Rd
 Langley, BC
 V0R 2G0
 Tel: 250-953-4355
 E: info@jeandesigns.com

McGarrigle Road

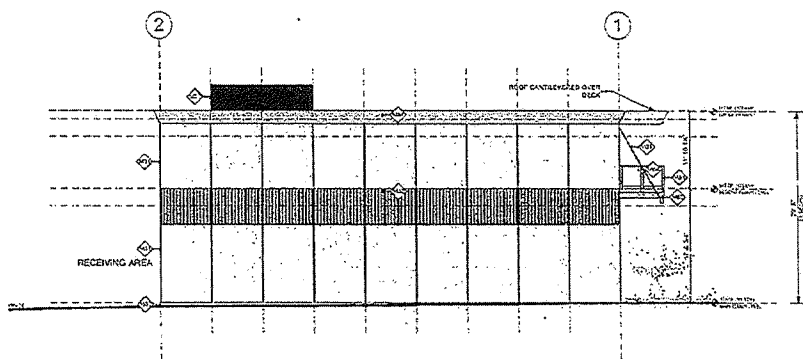
Project	Sheet
McGarrigle Road	MC01
Author	JEAN D
Checker	JEAN D
Date	July 22 2011
Scale	L-1

Development Permit No. DP000857
2230 McGarrigle Road

Schedule E
New Building Elevations

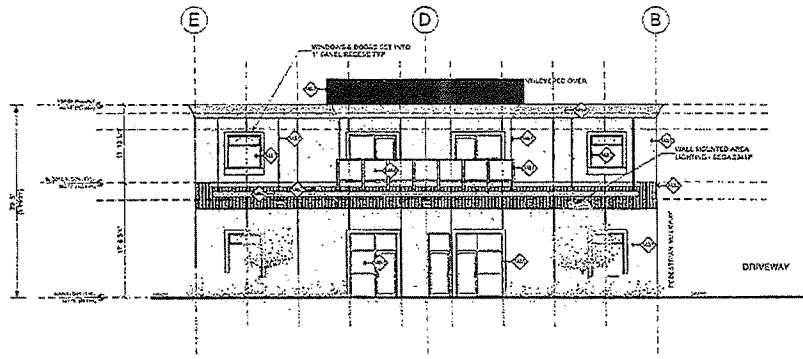


SOUTH ELEVATION
Scale 1/8" = 1'-0"

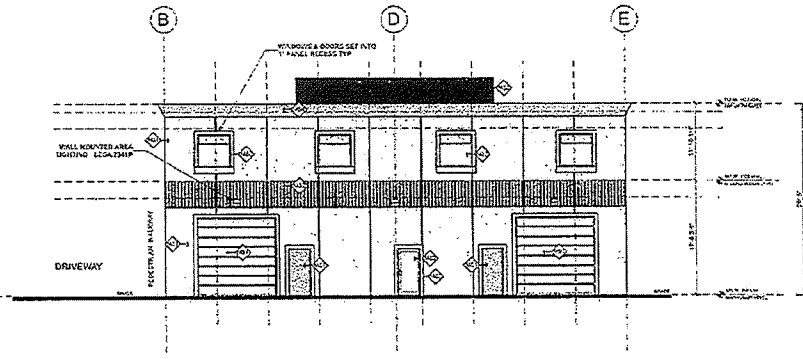


NORTH ELEVATION
Scale 1/8" = 1'-0"

- EXTERIOR MATERIAL LEGEND**
- M01 CONCRETE BLOCK
 - M02 CONCRETE BLOCK PAINTED
 - M03 CONCRETE BLOCK RESORTIVE FINISH
 - M04 CONCRETE BLOCK PAINTED
 - M05 METAL PROFILING BLAZING
 - M06 STEEL PAINTED
 - M07 METAL PROFILING GALV. & COATED
 - M08 GALV. PROFILING GALV. & COATED
 - M09 METAL PROFILING GALV. & COATED
 - M10 METAL PROFILING GALV. & COATED
 - M11 WOOD HEAVY TIMBER BEAM CLINIC
 - M12 FRAMESHED ALUMINUM SIDING FRONT WINDOW/DOOR FRAME
 - M13 ALUMINUM FRAMESHED WINDOW & DOOR
 - M14 GLASS DOUBLE INSULATED LOW E CLEAR
 - M15 GLASS DOUBLE INSULATED CLEAR
 - M16 GLASS QUARD TEMPLERED CLEAR



WEST ELEVATION
Scale 1/8" = 1'-0"



EAST ELEVATION
Scale 1/8" = 1'-0"

Re-issued for Development Permit 12 SEPT 2011
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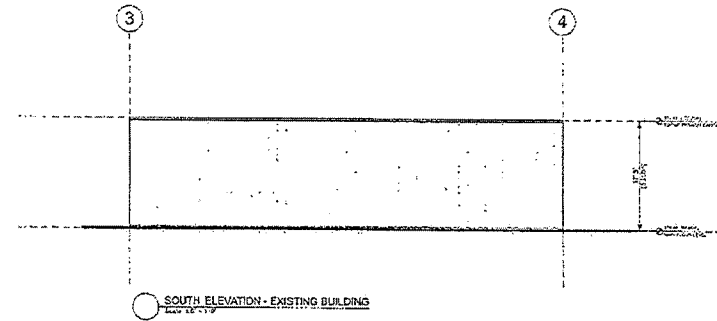
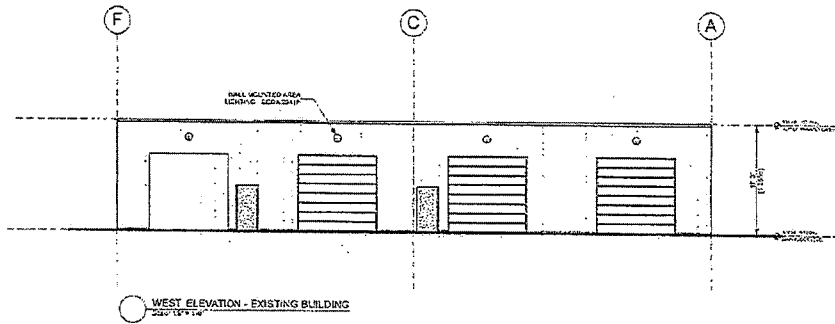
This is Schedule E referred to in the
Development Permit.

[Signature]
Corporate Officer
Date 2013-0ct-31

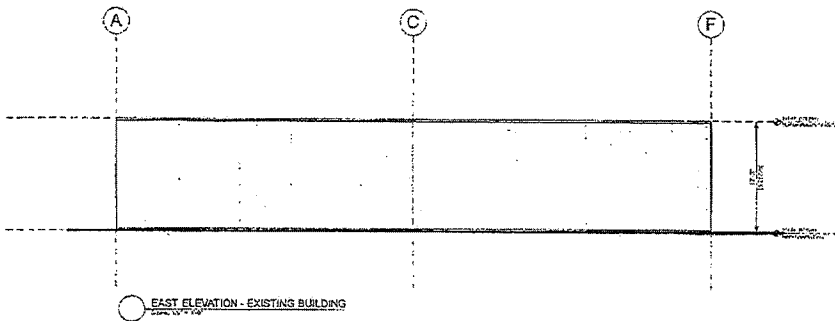
Client: Catalina Ventures 2000 Ltd.	Address: 2230 MCGARRIGLE ROAD NANAIMO, BC	Scale: 1/8" = 1'-0"
Designer: Vertex Land Solutions Inc.	Project: BUILDING ELEVATIONS PROPOSED 2 STOREY BUILDING	Date: AUGUST 2010
		Sheet: A601

Development Permit No. DP000857
2230 McGarrigle Road

Schedule F
Existing Building Elevations



BUILDING AS EXISTING - EXTERIOR BLOCK WALLS PAINTED



Re-issued for Development Permit 12 SEPT 2011
Issued for Development Permit 10 SEPT 2010

Client Catalina Ventures 2000 Ltd.	Project Name 2230 MCGARRIGLE ROAD NANAIMO, BC	Scale 1/8" = 1'-0"
Prepared by Vertex Land Solutions Inc	Project No. BUILDING ELEVATIONS EXISTING 1 STOREY BUILDING	Date AUGUST 2010
		Sheet No. A602

This is Schedule F referred to in the
Development Permit.

[Signature]
Corporate Officer
2013-Oct-31
Date