



DEVELOPMENT PERMIT NO. DP000878

LAMONT HOMES

Name of Owner(s) of Land (Permittee)

231 LINSTAD 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 44, DISTRICT LOT 32, WELLINGTON DISTRICT, PLAN EPP17440

PID No. 028-872-011

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 Elevations
Schedule D Landscape Plan
Schedule E Landscape Plan for Orphaned Parcel

- 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 7.5.1 – Siting of Buildings

- *Rear Yard Setback*

The required rear yard setback is 7.5m. The proposed rear yard setback is 6.13m to accommodate a covered deck, a variance of 1.37m.

REVIEWED AND APPROVED ON

2014 Jul 30
Date

For Bill Goss

D. Lindsay
Director

Community Development

Pursuant to Section 154 (1)(b) of the Community Charter

GN/lb

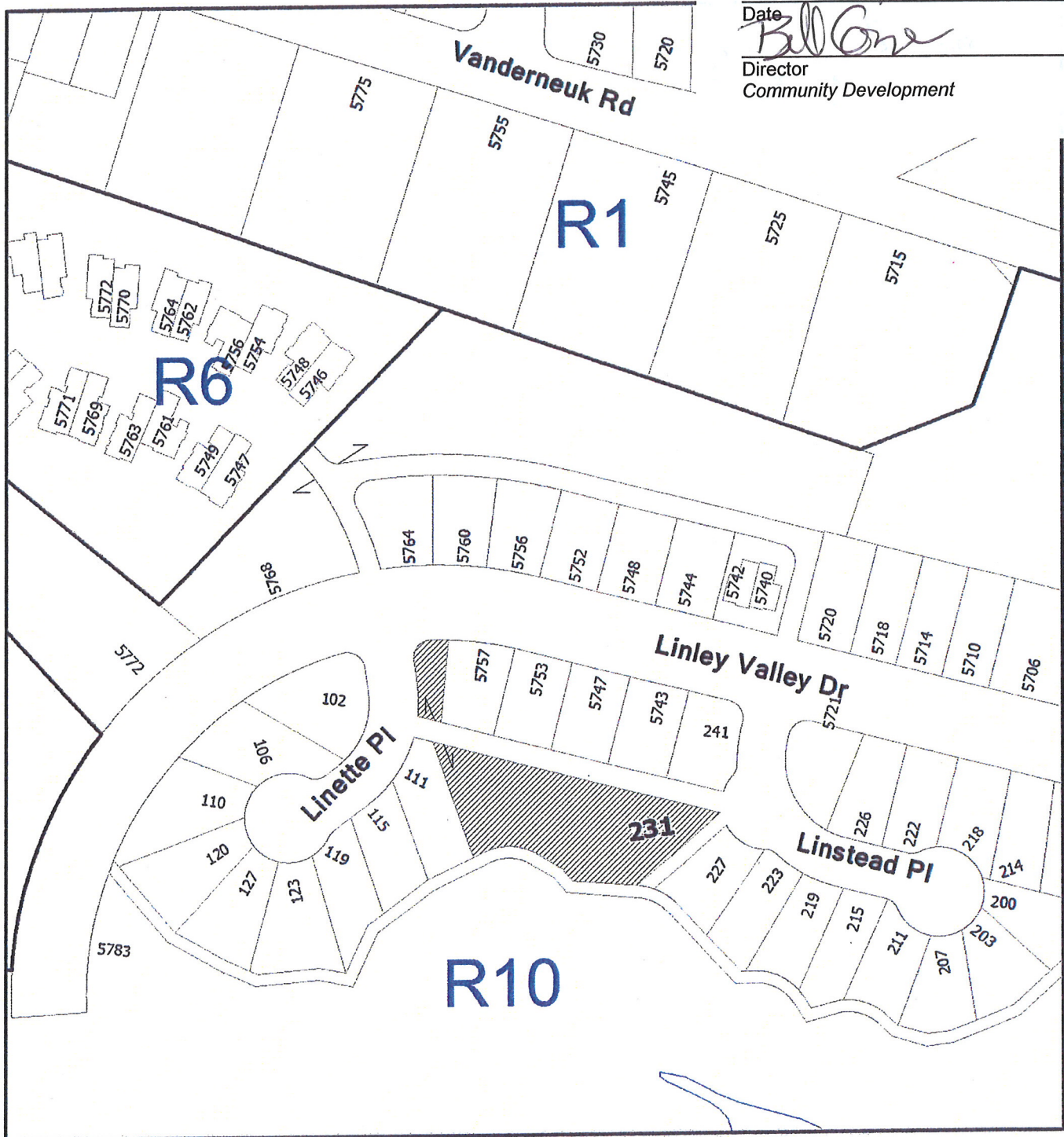
Prospero attachment: DP000878

This is Schedule A referred to in the Development Permit.

SCHEDULE A


2014-Jul-30.

Date
Bill Gore
Director
Community Development



DEVELOPMENT PERMIT NO. DP000878

LOCATION PLAN

 **Subject Property**

Civic: 231 Linstead Place
Lot 44, District Lot 32, Wellington District,
Plan EPP17440



This is Schedule B referred to in the Development Permit.

Date 2014-Jul-30
Bill Green

Director
Community Development

LINLEY VALLEY DRIVE

LINSTEAD PLACE

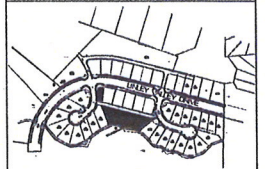
231 LINSTEAD PLACE,
NANAIMO, BC

Folio: 08112.515
Plan: EPP17440
Size: 0.057 ACRES

Legal Description: LOT 44,
DISTRICT LOT 32,
WELLINGTON DISTRICT, PLAN
EPP17440

Zone R10
STEEP SLOPE
RESIDENTIAL

NOTES: DATE:



DP-1 SITE PLAN
DP-2 UNIT 1
DP-3 UNIT 2
DP-4 UNIT 3
DP-5 UNIT 4
DP-6 UNIT 5
DP-7 SECTIONS

4 SITE DESIGN LTD.

Mark Garrett
7180 Lanerest Terr.
BOX 24 Lantzville B.C. V0R 2H0
Skype: nanaimomark
(250) 802-1027 May-Oct
email: garrettdesign@yahoo.com

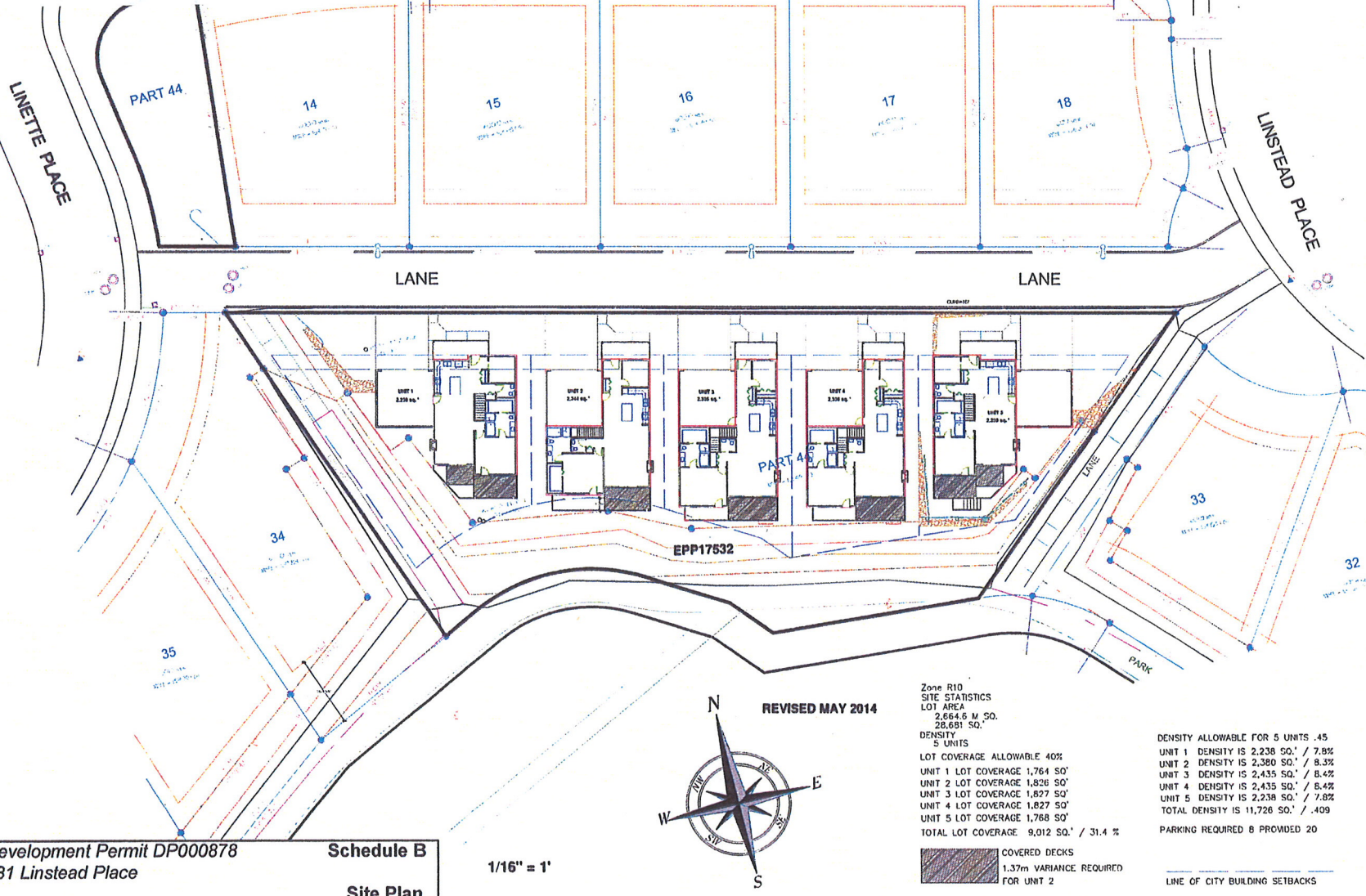
Copyrighted. The plan and design are the property of the designer and are to be used for the project only. No part of this plan may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the designer.

DESIGNER: MARK GARRETT
DATE: JAN 2014
SCALE: AS SHOWN

REVISIONS: WORK F.R.G.

SITE PLAN

DP-1



Development Permit DP000878
231 Linstead Place

Schedule B
Site Plan

1/16" = 1'

Zone R10
SITE STATISTICS
LOT AREA
2,664.5 M SQ.
28,681 SQ.

DENSITY
5 UNITS
LOT COVERAGE ALLOWABLE 40%
UNIT 1 LOT COVERAGE 1,764 SQ'
UNIT 2 LOT COVERAGE 1,826 SQ'
UNIT 3 LOT COVERAGE 1,827 SQ'
UNIT 4 LOT COVERAGE 1,827 SQ'
UNIT 5 LOT COVERAGE 1,768 SQ'
TOTAL LOT COVERAGE 9,012 SQ.' / 31.4 %

COVERED DECKS
1.37m VARIANCE REQUIRED
FOR UNIT 2

DENSITY ALLOWABLE FOR 5 UNITS .45
UNIT 1 DENSITY IS 2,238 SQ.' / 7.8%
UNIT 2 DENSITY IS 2,360 SQ.' / 8.3%
UNIT 3 DENSITY IS 2,435 SQ.' / 8.4%
UNIT 4 DENSITY IS 2,435 SQ.' / 8.4%
UNIT 5 DENSITY IS 2,238 SQ.' / 7.8%
TOTAL DENSITY IS 11,726 SQ.' / .409
PARKING REQUIRED 8 PROVIDED 20

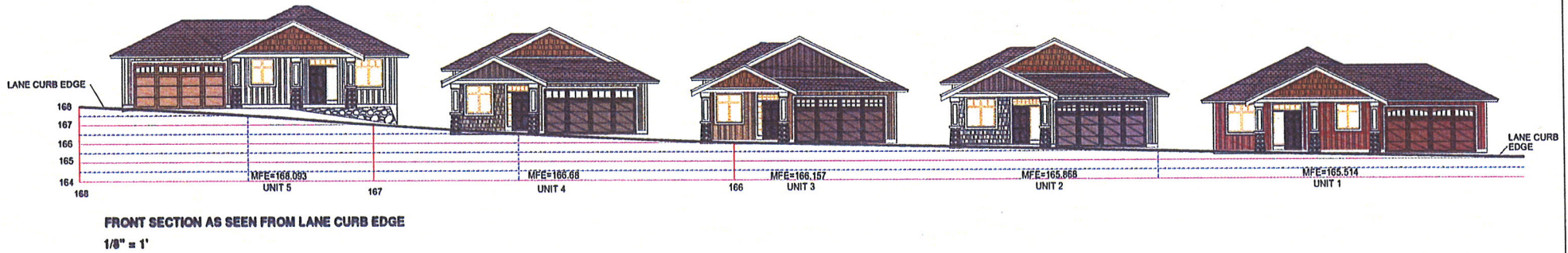
LINE OF CITY BUILDING SETBACKS

This is Schedule C referred to in the Development Permit.

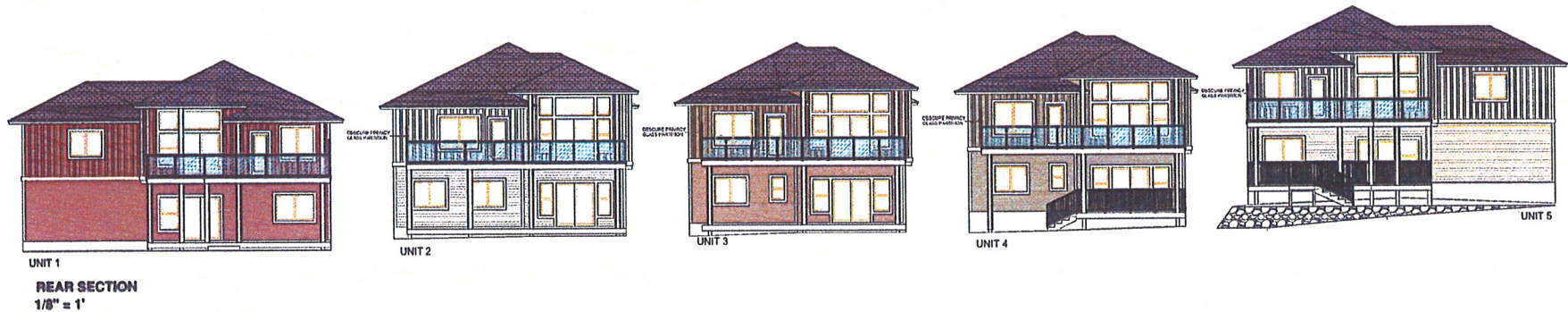
Date 2014-Jul-30
Bill Car
 Director
 Community Development

Development Permit DP000878
 231 Linstead Place

Schedule C
 Elevations



REVISED JUNE 2014

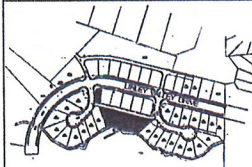


LINSTAD PLACE

231 LINSTAD PLACE,
 NANAIMO, BC
 Folio: 08112.515
 Plan: EPP17440
 Size: 0.657 ACRES
 Legal Description: LOT 44,
 DISTRICT LOT 32,
 WELLINGTON DISTRICT, PLAN
 EPP17440

Zone R10
 STEEP SLOPE
 RESIDENTIAL

NOTES: DATE:



DP-1 SITE PLAN
 DP-2 UNIT1
 DP-3 UNIT2
 DP-4 UNIT3
 DP-5 UNIT4
 DP-6 UNIT5
 DP-7 SECTIONS

4 SITE DESIGN LTD.
 Mark Garrett
 7180 Lanecrest Terr.
 BOX 24 Lantzville B.C. V0R 2H0
 Skype: nenalmomark
 (250) 802-1027 May-Oct
 email: garrettbydesign@yahoo.com

Copyrighted, these plans and design are the property of the
 design firm, and are to be used for the project shown. Without written
 consent from the design firm, no reproduction, alteration, or use of these
 plans, or any portion thereof, is permitted. The design firm is not
 responsible for any errors or omissions in the plans, or for any
 consequences arising from the use of these plans.

DATE OF
 19th
 2014

DATE OF
 15th
 2014

SECTIONS

DP-7

This is Schedule D referred to in the Development Permit.

Date 2014 Jul 30
 Director Bill
 Community Development

Development Permit DP000878
 231 Linstead Place

Schedule D
 Landscape Plan



Key Plan

General Notes

BASIC INFORMATION - TOPOGRAPHIC PLAN SHOWN
 1. BASED UPON PLANS FOR ALTERNATE LOT 32
 2. VARIATION OF ELEVATION, PLANNED
 3. FOR THE PURPOSE OF APPLICATIONS TO THE
 4. CITY OF NANAIMO
 5. 231 Linstead Place
 6. NANAIMO, BC
 7. 1010 1110 115, PLAN 1110115

PREPARED BY:
 FRANK BASCIANO LANDSCAPE ARCHITECT
 1010 1110 115, PLAN 1110115
 NANAIMO, BC V9X 1A5

BASIC SITE LAYOUT AND ARCHITECTURAL INFORMATION DERIVED FROM:

1. DEVELOPER DP-1, DP-2, DP-3, DP-4, DP-5, DP-6, AND DP-7
 2. DATED APRIL 2004
 3. PREPARED BY:
 4. A SITE DESIGN LTD.
 5. 1010 1110 115, PLAN 1110115
 6. NANAIMO, BC V9X 1A5

1	2014-05-04	FINAL FOR DEVELOPMENT PERMIT	FB
2	2014-05-04	ADD TOWN TREES	FB
3	2014-05-04	DEVELOPMENT PERMIT	FB
4	2014-05-04	REVISIONS	FB
5	FB	None	FB

frank basciano landscape architect
 LANDSCAPE ARCHITECT - P.A.S. PLANNING & DESIGN
 1010 1110 115, PLAN 1110115
 PHONE 250-759-1140 - FAX 250-759-1141

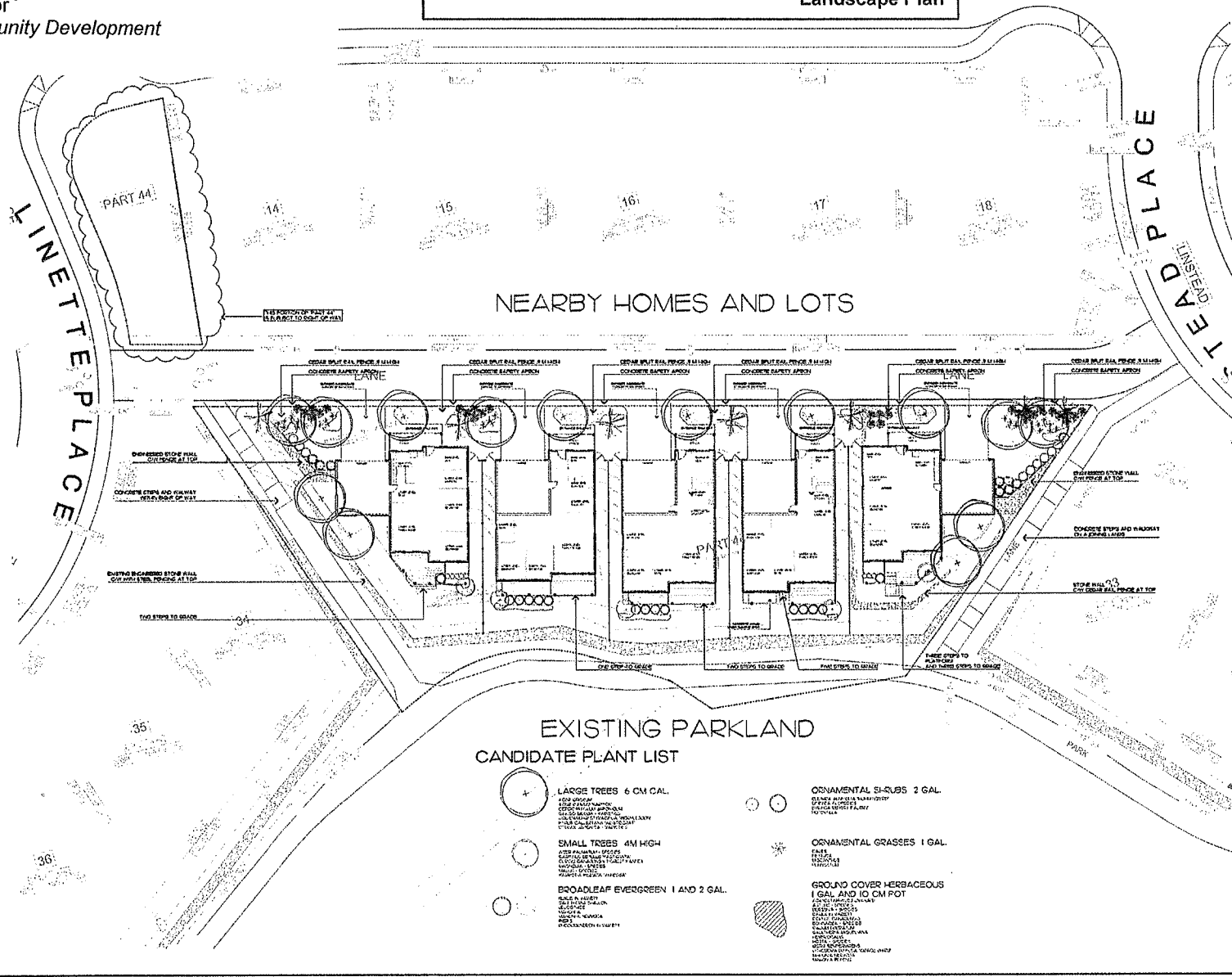


Final for Development Permit
 Date: 2014-05-04
 Scale: 1:200
 Date: 2014-05-12
 Scale: 1:200

Linstead Place
 Linley Valley, Nanaimo

Nanaimo, British Columbia
 Date: 2014-05-12
 Landscape
 Concept Plan

LC1.1



EXISTING PARKLAND CANDIDATE PLANT LIST

- LARGE TREES 6 CM CAL.**
 - 1. 100% GUARANTEE
 - 2. 100% GUARANTEE
 - 3. 100% GUARANTEE
 - 4. 100% GUARANTEE
 - 5. 100% GUARANTEE
 - 6. 100% GUARANTEE
 - 7. 100% GUARANTEE
 - 8. 100% GUARANTEE
 - 9. 100% GUARANTEE
 - 10. 100% GUARANTEE
- SMALL TREES 4CM HIGH**
 - 1. 100% GUARANTEE
 - 2. 100% GUARANTEE
 - 3. 100% GUARANTEE
 - 4. 100% GUARANTEE
 - 5. 100% GUARANTEE
 - 6. 100% GUARANTEE
 - 7. 100% GUARANTEE
 - 8. 100% GUARANTEE
 - 9. 100% GUARANTEE
 - 10. 100% GUARANTEE
- BROADLEAF EVERGREEN 1 AND 2 GAL.**
 - 1. 100% GUARANTEE
 - 2. 100% GUARANTEE
 - 3. 100% GUARANTEE
 - 4. 100% GUARANTEE
 - 5. 100% GUARANTEE
 - 6. 100% GUARANTEE
 - 7. 100% GUARANTEE
 - 8. 100% GUARANTEE
 - 9. 100% GUARANTEE
 - 10. 100% GUARANTEE
- ORNAMENTAL SHRUBS 2 GAL.**
 - 1. 100% GUARANTEE
 - 2. 100% GUARANTEE
 - 3. 100% GUARANTEE
 - 4. 100% GUARANTEE
 - 5. 100% GUARANTEE
 - 6. 100% GUARANTEE
 - 7. 100% GUARANTEE
 - 8. 100% GUARANTEE
 - 9. 100% GUARANTEE
 - 10. 100% GUARANTEE
- ORNAMENTAL GRASSES 1 GAL.**
 - 1. 100% GUARANTEE
 - 2. 100% GUARANTEE
 - 3. 100% GUARANTEE
 - 4. 100% GUARANTEE
 - 5. 100% GUARANTEE
 - 6. 100% GUARANTEE
 - 7. 100% GUARANTEE
 - 8. 100% GUARANTEE
 - 9. 100% GUARANTEE
 - 10. 100% GUARANTEE
- GROUND COVER HERBACEOUS 1 GAL AND 10 CM POT**
 - 1. 100% GUARANTEE
 - 2. 100% GUARANTEE
 - 3. 100% GUARANTEE
 - 4. 100% GUARANTEE
 - 5. 100% GUARANTEE
 - 6. 100% GUARANTEE
 - 7. 100% GUARANTEE
 - 8. 100% GUARANTEE
 - 9. 100% GUARANTEE
 - 10. 100% GUARANTEE

2014-Jul-30
Date
Bill Gorn
Director
Community Development

Schedule E

Landscape Plan for Orphaned Parcel

