



DEVELOPMENT PERMIT NO. DP000879

**ALLAN WALTER SAVAGE
COLLEEN JUNE SAVAGE**
Name of Owner(s) of Land (Permittee)

2372 BARCLAY 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 2, SECTION 19, RANGE 6, MOUNTAIN DISTRICT, PLAN EPP41232

PID No. 029-365-864

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 and Materials
Schedule D Landscape Plan and Detail

- 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:

Siting of Buildings - Section 7.5.1

- *Front Yard*
The required front yard setback is 6.0m. The proposed front yard setback is 4.5m; a variance of 1.5m.
- *Side Yard*
The required side yard setback is 3.0m. The side yard setback next to Unit 12 is 1.5m; a variance of 1.5m.
- *Rear Yard*
The required rear yard setback is 7.5m. The proposed rear yard setback is 6.0m; a variance of 1.5m.

REVIEWED AND APPROVED ON

2014. Sep - 10

Date



D. Lindsay
Director

Community Development

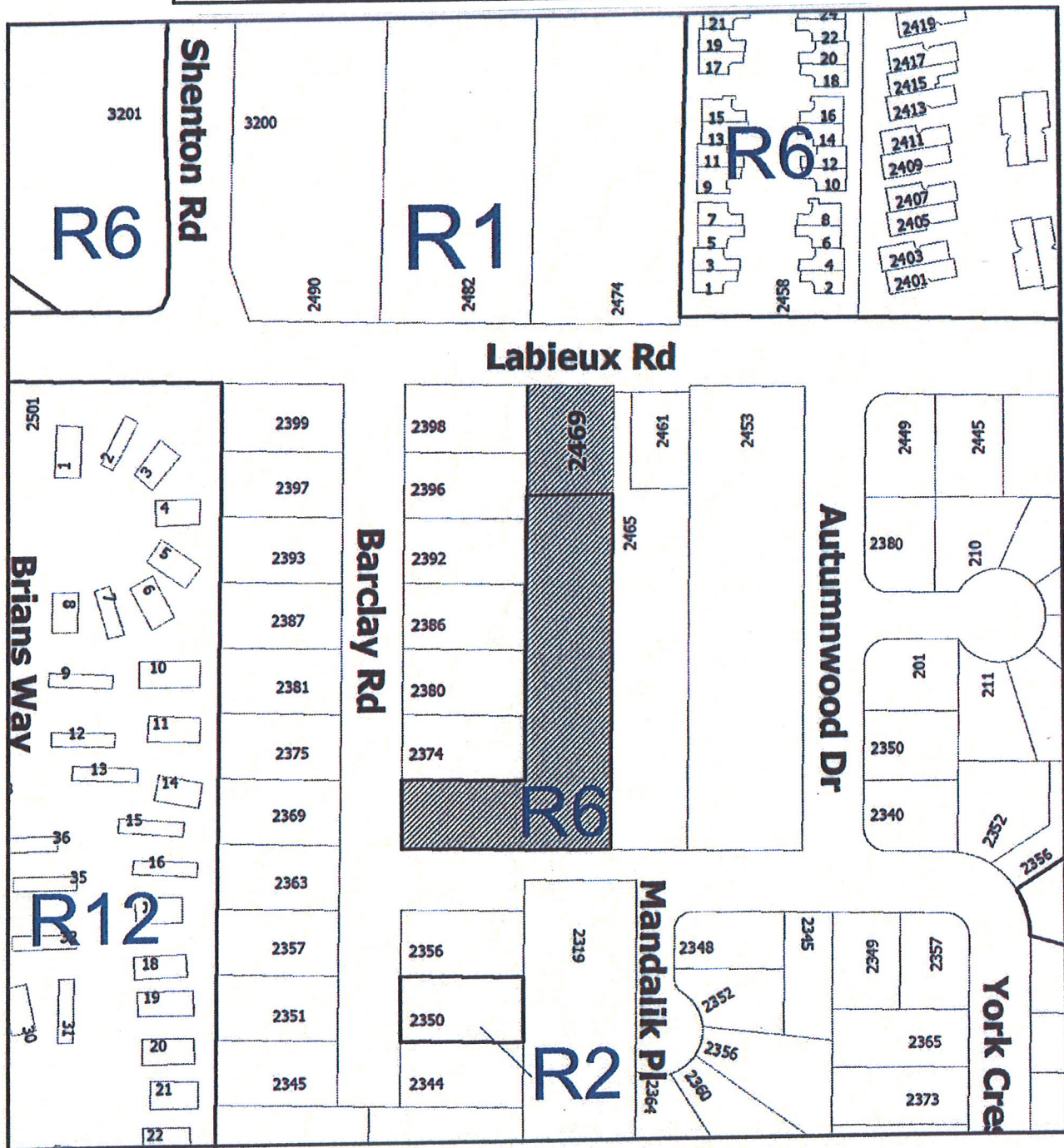
Pursuant to Section 154 (1)(b) of the Community Charter

TR/jc/lb

Prospero attachment: DP000879

Schedule A

Location Plan



LOCATION PLAN

	Subject	Property
1	Mathematics	Mathematics
2	Science	Science
3	History	History
4	Art	Art
5	Physical Education	Physical Education
6	Music	Music
7	Language Arts	Language Arts
8	Health	Health
9	Computer Science	Computer Science
10	Foreign Languages	Foreign Languages
11	Environmental Studies	Environmental Studies
12	Business	Business
13	Engineering	Engineering
14	Law	Law
15	Medicine	Medicine
16	Education	Education
17	Social Work	Social Work
18	Psychology	Psychology
19	Political Science	Political Science
20	Economics	Economics
21	Philosophy	Philosophy
22	Religion	Religion
23	Anthropology	Anthropology
24	Archaeology	Archaeology
25	Geography	Geography
26	Environmental Science	Environmental Science
27	Biotechnology	Biotechnology
28	Chemistry	Chemistry
29	Physics	Physics
30	Astronomy	Astronomy
31	Earth Science	Earth Science
32	Marine Biology	Marine Biology
33	Botany	Botany
34	Zoology	Zoology
35	Ecology	Ecology
36	Environmental Engineering	Environmental Engineering
37	Environmental Planning	Environmental Planning
38	Environmental Policy	Environmental Policy
39	Environmental Law	Environmental Law
40	Environmental Management	Environmental Management
41	Environmental Education	Environmental Education
42	Environmental Communication	Environmental Communication
43	Environmental Impact Assessment	Environmental Impact Assessment
44	Environmental Monitoring and Assessment	Environmental Monitoring and Assessment
45	Environmental Quality Management	Environmental Quality Management
46	Environmental Risk Assessment	Environmental Risk Assessment
47	Environmental Policy Analysis	Environmental Policy Analysis
48	Environmental Policy Implementation	Environmental Policy Implementation
49	Environmental Policy Evaluation	Environmental Policy Evaluation
50	Environmental Policy Development	Environmental Policy Development
51	Environmental Policy Review	Environmental Policy Review
52	Environmental Policy Planning	Environmental Policy Planning
53	Environmental Policy Design	Environmental Policy Design
54	Environmental Policy Implementation	Environmental Policy Implementation
55	Environmental Policy Evaluation	Environmental Policy Evaluation
56	Environmental Policy Development	Environmental Policy Development
57	Environmental Policy Review	Environmental Policy Review
58	Environmental Policy Planning	Environmental Policy Planning
59	Environmental Policy Design	Environmental Policy Design
60	Environmental Policy Implementation	Environmental Policy Implementation
61	Environmental Policy Evaluation	Environmental Policy Evaluation
62	Environmental Policy Development	Environmental Policy Development
63	Environmental Policy Review	Environmental Policy Review
64	Environmental Policy Planning	Environmental Policy Planning
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66	Environmental Policy Implementation	Environmental Policy Implementation
67	Environmental Policy Evaluation	Environmental Policy Evaluation
68	Environmental Policy Development	Environmental Policy Development
69	Environmental Policy Review	Environmental Policy Review
70	Environmental Policy Planning	Environmental Policy Planning
71	Environmental Policy Design	Environmental Policy Design
72	Environmental Policy Implementation	Environmental Policy Implementation
73	Environmental Policy Evaluation	Environmental Policy Evaluation
74	Environmental Policy Development	Environmental Policy Development
75	Environmental Policy Review	Environmental Policy Review
76	Environmental Policy Planning	Environmental Policy Planning
77	Environmental Policy Design	Environmental Policy Design
78	Environmental Policy Implementation	Environmental Policy Implementation
79	Environmental Policy Evaluation	Environmental Policy Evaluation
80	Environmental Policy Development	Environmental Policy Development
81	Environmental Policy Review	Environmental Policy Review
82	Environmental Policy Planning	Environmental Policy Planning
83	Environmental Policy Design	Environmental Policy Design
84	Environmental Policy Implementation	Environmental Policy Implementation
85	Environmental Policy Evaluation	Environmental Policy Evaluation
86	Environmental Policy Development	Environmental Policy Development
87	Environmental Policy Review	Environmental Policy Review
88	Environmental Policy Planning	Environmental Policy Planning
89	Environmental Policy Design	Environmental Policy Design
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91	Environmental Policy Evaluation	Environmental Policy Evaluation
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93	Environmental Policy Review	Environmental Policy Review
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95	Environmental Policy Design	Environmental Policy Design
96	Environmental Policy Implementation	Environmental Policy Implementation
97	Environmental Policy Evaluation	Environmental Policy Evaluation
98	Environmental Policy Development	Environmental Policy Development
99	Environmental Policy Review	Environmental Policy Review
100	Environmental Policy Planning	Environmental Policy Planning

Civic: 2469 Labieux Road
Lot 1, Section 19, Range 6, Mountain District,
Plan EPP12613

This is Schedule A referred to in the Development Permit.

Date _____

Director
Community Development

Schedule B

Site Plan



**Barclay Road
Nanaimo B.C.**

DRAFTING TITLE:

proposed site plan

DRAWN BY:
C.M.

特製皮:

CONTRACTOR TO VERIFY ALL PILES, LEVELS, SURFACE
ELEVATIONS, LOCATIONS OF BUILDING AND SITE AND LOCATION
OF ALL PILES FROM TO CONSTRUCTION. ALL WORK TO
BE DONE IN ACCORDANCE WITH THE U.S. BUREAU OF
CURRENT CODES AND ALL LOCAL, STATE AND
FEDERAL REQUIREMENTS. THE PLANS AND THE FREIGHT
OF DELIVER DESIGN CONSTRUCTION TO BE USED
SOLELY FOR THE PROJECT. NO UNAUTHORIZED
REPRODUCTION OR USE IN ANY MANNER IS NOT
PERMITTED.

PAGE NO

PR1



site plan
scale: 1/250 metric

scale: 1:250 metric

Date _____

Director
Community Development

Development Permit DP000879
2372 Barclay Road
1/4

Schedule C Elevations & Materials

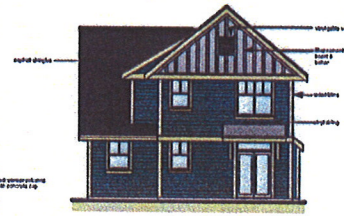
This is Schedule C referred to in the
Development Permit.

Date

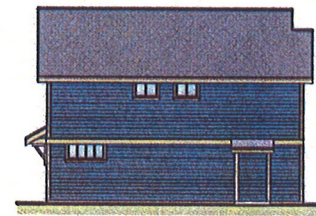
2014. SEP - 10
Director
Community Development



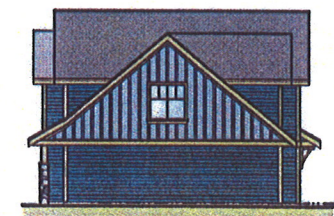
front elevation



rear elevation



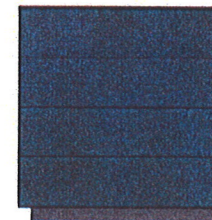
side elevation



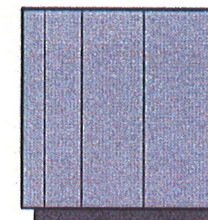
side elevation

COLOUR SCHEDULE

VINYL SIDING	KAYCAN '02 CABOT BLUE
GABLE BOARD & BATTEN	CLOVERDALE PAINTS OPTION A-1 '8289 COLD STEEL'
TRIMS, FASCIA, POSTS & GABLE TRIMS	CLOVERDALE PAINTS '8514 TROPICAL STRAW
ROCK VENEER COLUMNS	K2 STONE SPRING VALLEY LEDGE STONE VENEER
ASPHALT SHINGLES	MALARKEY- NORTHWEST XL MIDNIGHT BLACK
EXTERIOR DOORS	CLOVERDALE PAINTS OPTION A-1- '8613 OLD BRICK'
GARAGE DOORS	BEIGE
WINDOW FRAMES	BEIGE
GABLE VENTS	KAYCAN '02 CABOT BLUE



VINYL SIDING
'02 CABOT BLUE



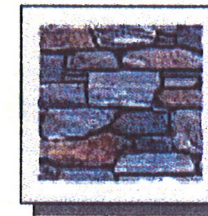
GABLE BOARD & BATTENS
'8289 COLD STEEL'



WINDOW / DOOR / FASCIA TRIMS
'8514 TROPICAL STRAW'



EXTERIOR DOORS
'8613 OLD BRICK'



ROCK VENEER COLUMNS
'SPRING VALLEY LEDGE'



ASPHALT SHINGLES
'MIDNIGHT BLACK'



WINDOW FRAMES - BEIGE

DELINER
PRODUCTS - INTERIOR

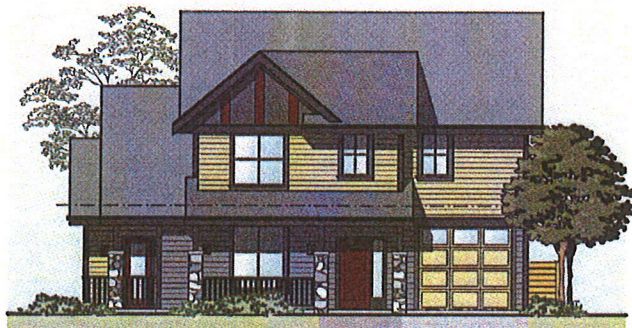
PROPOSED MULTI-FAMILY DEVELOPMENT

Barclay Road
Nanaimo B.C.

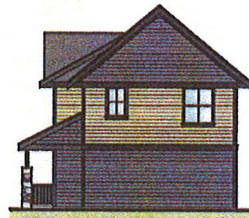
client: KSG Consulting Ltd.
Issued for DP 14 May 2014
revised 29 May 2014

UNIT TYPE

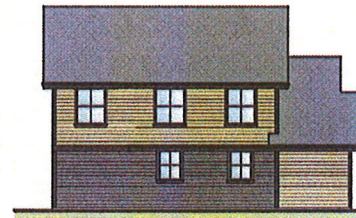
A



front elevation



side elevation



rear elevation



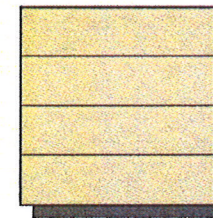
side elevation

COLOUR SCHEDULE- UNITS 1B & 5B

VINYL SIDING	KAYCAN 1- 86 CASTLEMORE 2- 21 WICKER
TRIMS, FASCIA, & POSTS	CLOVERDALE PAINTS 8302 GREAT GRAPHITE
ROCK VENEER COLUMNS	K2 STONE SPRING VALLEY LEDGE STONE VENEER
GABLE TRIMS	CLOVERDALE PAINTS 8613 OLD BRICK
PAINTED GABLES	CLOVERDALE PAINTS 8303 SHADOW DANCE
ASPHALT SHINGLES	MALARKEY- NORTHWEST XL MIDNIGHT BLACK
EXTERIOR DOORS	CLOVERDALE PAINTS 8613 OLD BRICK
GARAGE DOORS	BEIGE
WINDOW FRAMES	BEIGE
RAILINGS	BLACK



VINYL SIDING 1
'86 CASTLEMORE'



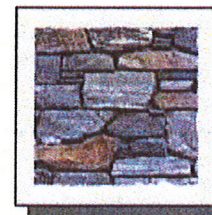
VINYL SIDING 2
'21 WICKER'



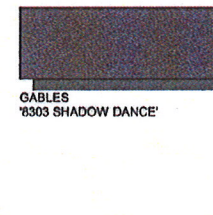
WINDOW / DOOR / FASCIA TRIMS
'8302 GREAT GRAPHITE'



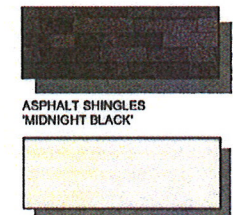
EXTERIOR DOORS
'8613 OLD BRICK'



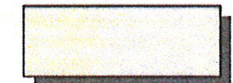
ROCK VENEER COLUMNS
'SPRING VALLEY LEDGE'



GABLES
'8303 SHADOW DANCE'



ASPHALT SHINGLES
'MIDNIGHT BLACK'



WINDOW FRAMES - BEIGE



PROPOSED MULTI-FAMILY DEVELOPMENT

Barclay Road
Nanaimo B.C.

client: KSG Consulting Ltd.

Issued for DP 14 May 2014
revised 29 May 2014

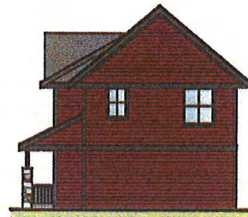
UNIT TYPE

B

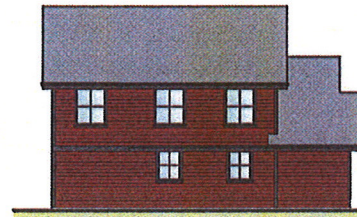
SCHEME 1



front elevation



side elevation



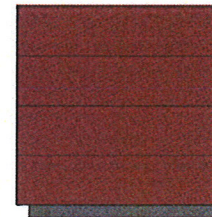
rear elevation



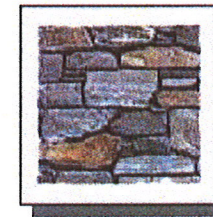
side elevation

COLOUR SCHEDULE - UNITS 4B & 10B

VINYL SIDING	KAYCAN 56- MAHOGANY
TRIMS, FASCIAS, POSTS, & GABLE TRIMS	CLOVERDALE PAINTS 8302 GREAT GRAPHITE
ROCK VENEER COLUMNS	K2 STONE SPRING VALLEY LEDGE STONE VENEER
PAINTED GABLES	CLOVERDALE PAINTS 8514 TROPICAL STRAW
ASPHALT SHINGLES	MALARKEY- NORTHWEST XL MIDNIGHT BLACK
EXTERIOR DOOR	CLOVERDALE PAINTS 8302 GREAT GRAPHITE
GARAGE DOORS	BEIGE
WINDOW FRAMES	BEIGE
RAILINGS	BLACK



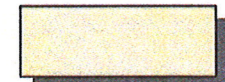
VINYL SIDING 1
'56- MAHOGANY'



ROCK VENEER COLUMNS
'SPRING VALLEY LEDGE'



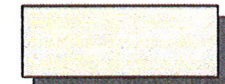
WINDOW / DOOR / FASCIA
TRIMS '8302 GREAT GRAPHITE'



GABLES
'8514 TROPICAL STRAW'



ASPHALT SHINGLES
'MIDNIGHT BLACK'



WINDOW FRAMES - BEIGE

DELINER
PROJECT # 10124004

PROPOSED MULTI-FAMILY DEVELOPMENT

Barclay Road
Nanaimo B.C.

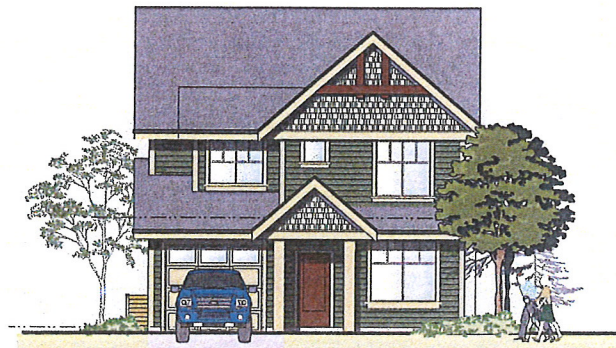
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Issued for DP: 14 May 2014
revised: 29 May 2014

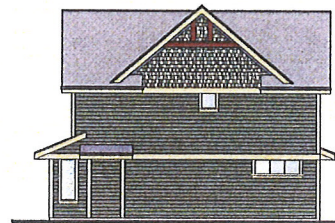
UNIT TYPE

B

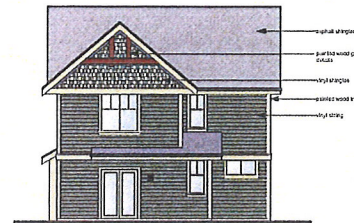
SCHEME 2



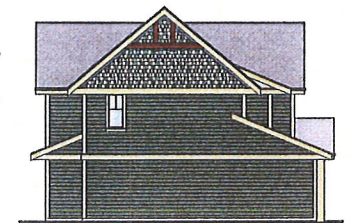
front elevation



side elevation



rear elevation



side elevation

COLOUR SCHEDULE

VINYL SIDING

KAYCAN
'65- EVERGREEN'

VINYL SHINGLES

THE FOUNDRY
'808 CLASSIC SAND'

TRIMS, FASCIA &
POSTS

CLOVERDALE PAINTS
'8514 TROPICAL STRAW'

WOOD GABLES TRIMS

CLOVERDALE PAINTS
'8613 OLD BRICK'

ASPHALT SHINGLES

MALARKEY- NORTHWEST XL
'MIDNIGHT BLACK'

EXTERIOR DOORS

CLOVERDALE PAINTS
'8613 OLD BRICK'

GARAGE DOORS

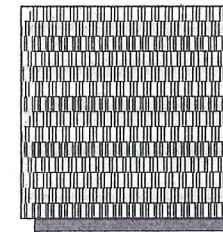
BEIGE

WINDOW FRAMES

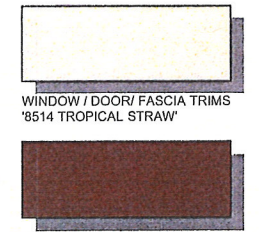
BEIGE



VINYL SIDING
'65- EVERGREEN'



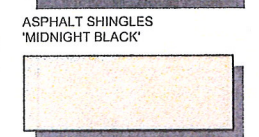
VINYL SHINGLES
'808 CLASSIC SAND'



WINDOW / DOOR / FASCIA TRIMS
'8514 TROPICAL STRAW'



EXTERIOR DOORS & GABLE TRIMS
'8613 OLD BRICK'



ASPHALT SHINGLES
'MIDNIGHT BLACK'

WINDOW FRAMES - BEIGE



PROPOSED MULTI-FAMILY DEVELOPMENT

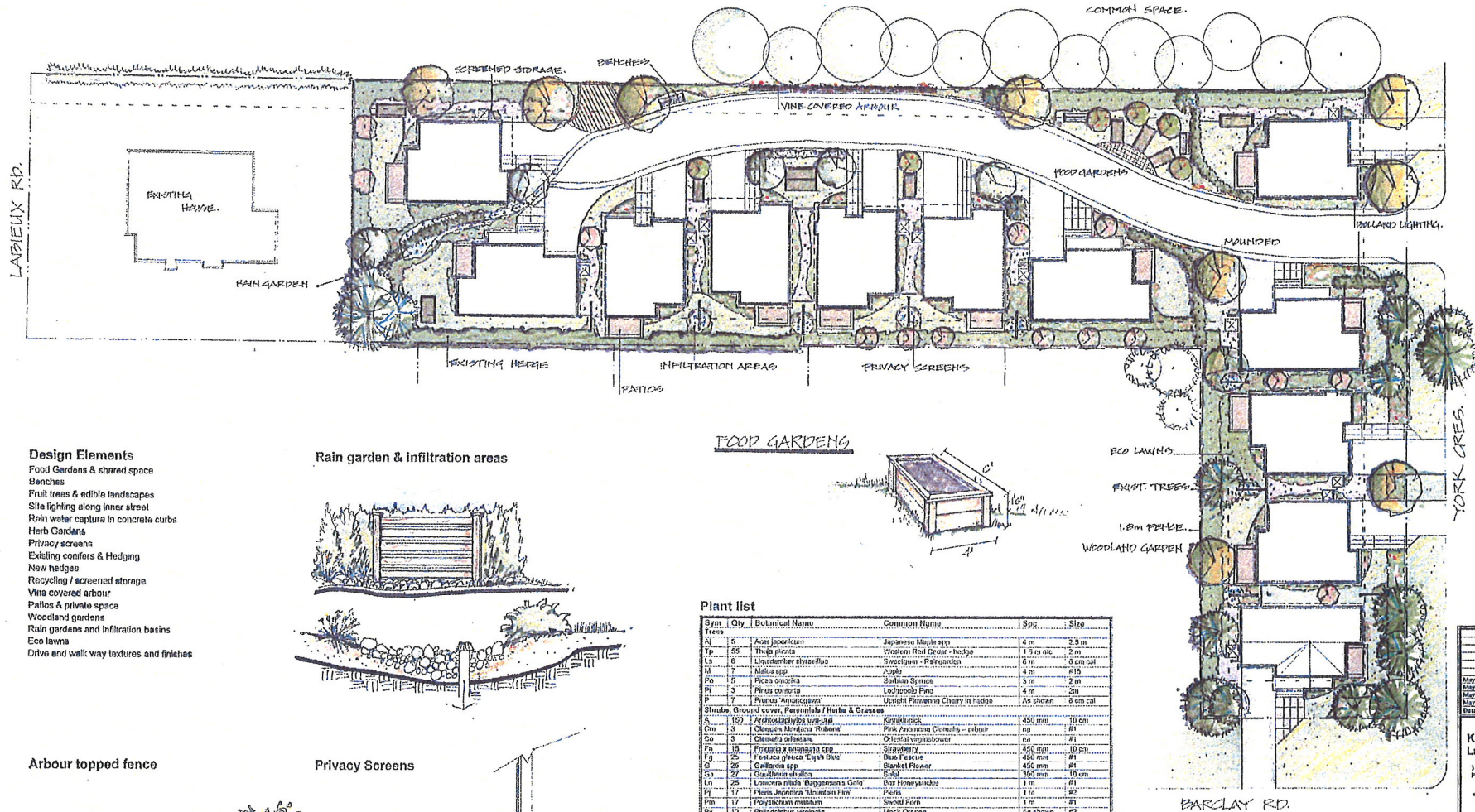
Barclay Road
Nanaimo B.C.

client: KSG Consulting Ltd.

Issued for DP: 14 May 2014

UNIT TYPE

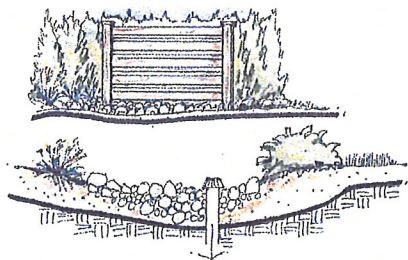
C



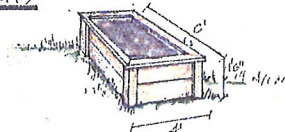
Design Elements

Food Gardens & shared space
Benches
Fruit trees & edible landscapes
Site lighting along inner street
Rain water capture in concrete curbs
Herb Gardens
Privacy screens
Existing conifers & Hedging
New hedges
Recycling / screened storage
Vine covered arbour
Pavos & private space
Woodland gardens
Rain gardens and infiltration basins
Eco lawns
Drive and walk way textures and finishes

Rain garden & infiltration areas



FOOD GARDENS



Plant list

Sym	Qty	Botanical Name	Common Name	Sp.	Size
Al	1	Acacia bipinnata	Japanese Maple tree	4 m	2.5 m
Al	65	Thuja plicata	Coastal Red Cedar - hedge	1.5 m etc	3 m
La	6	Ligustrum styraciflua	Sweetgum - Hedge	6 m	6 cm dia
Al	7	Malus spp	Apple	4 m	#15
Al	5	Picea canadensis	Canadian Spruce	3 m	2 m
Al	3	Pinus contorta	Lodgepole Pine	4 m	2 m
P	7	Prunus "Amurica"	Upright Flowering Cherry in hedge	As shown	8 cm cal
Shrubs, Ground cover, Perennials / Herbs & Grasses					
A	100	Androsace virginica	Knapweed	450 mm	10 cm
Cl	3	Clomene montana "Rubens"	Pink Anemone Clomella - edibles	60	#1
Co	3	Clematis odanata	Oriental virginiancreeper	60	#1
Fr	15	Fragaria x anemone sp	Strawberry	450 mm	10 cm
Fr	25	Festuca ovina "Spartan Blue"	Blue Fescue	450 mm	#1
G	20	Gallium aparine	Statice Flower	450 mm	#1
Gr	21	Geranium robertianum	Geranium	300 mm	10 cm
Lo	25	Lonicera maackii "Hedgehog's Gold"	Rose Honeyloose	1 m	#1
Pl	17	Plantago virginica	Plantain	1 m	#1
Pol	17	Polygala maritima	Sweet Fern	1 m	#1
Pr	13	Prunella virginica	Black Cherry	As shown	#2
Rf	25	Rubus odoratus	Black Eyed Susan	1 m	#1
Rh	11	Rosemary officinalis	Rosemary	1 m	#1
Rb	13	Rhodiola rosea	Rhodiola rosea - small variety	1 m	#3
Sa	37	Succowia cuneata	Sweet Box	450 mm	#1
Sa	25	Sedum spectabile	Garden moss	300 mm	#10
Sa	15	Sedum spectabile "Red Dragon"	Garden moss	1 m	#2
Sa	3	Syringa murrayi "Palatin"	Deer's Head Tree	1 m	#2
Sa	20	Silene officinalis	Shade	450 mm	10 cm
Th	40	Thalictrum aquilegifolium	Thalictrum	1 m	#3
Th	15	Thymus vulgaris	Thyme	450 mm	10 cm
Va	15	Valeriana officinalis	Valeriana	1 m	#1

Lower: Lawn to be amended with topsoil
Edges: 2 x 4 on edge between gravel and lawn
Gravel / verges borders - rain water runoff along edge of lawn

This is Schedule D referred to in the Development Permit.

Date

Difector
Community Development

Scale: 1:200
SCALE = 1:200

May 13, 2014	Submitted for the development Permit
May 13, 2014	For review
May 13, 2014	Coordination with City
May 13, 2014	Site plan review
May 13, 2014	Review
May 13, 2014	Review

Keltie Chamberlain
Landscape Design & Consulting
1163 Robin Hood Drive, Nanaimo BC V9T 1P1
Phone: (250) 751-0114 Fax: (250) 751-0118
www.keltielandscape.com
KIA CITY REG. NO. 2341

Project
Labieux Road
Nanaimo, BC

Client
City of Nanaimo

Sheet Title
Landscape Plan

Legal Description
Lot 1, Section 19, Mountain District, Plan 21553
Lot 2, Section 19, Range 15, Mountain District, Plan 21553, WEST 1/2

Drawn
May 2014

Scale
1:200

Checked
May 2014

Sheet No.
1 of 1

Trees & fence detail concept plan



Existing coniferous trees

Liquidambar styraciflua

Acer japonicum

Malus spp

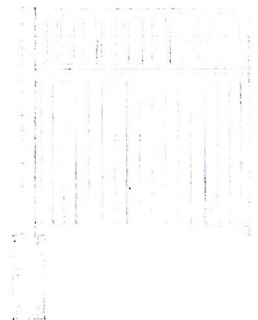
Prunus 'Amanogawa'

Picea omorika

*Thuja plicata is shown as hedge on property line.

1.8 m Fence Detail

All wood is cedar
Posts are 6x6 inch cedar, 8 foot on centre
Boards are 1x6 inch cedar, bottom 4 ft
Rails (top and bottom) are 2.4 cedar
Lattice is 2.2 inch cedar, top 2 ft
Concrete footings are a minimum of 1/3 of height with
drainage at bottom depth
All screws are galvanized



Keltie Chamberlain, Landscape Design & Consulting

Studio: 3160 Robin Hood Drive, Nanaimo, BC V9T 1P1

Phone: (250) 802-0436

Email: keltiecham@shaw.ca

Fax: (250) 729-0810

Web: www.keltielandscapedesign.com

June 25, 2014

Supplemental to Landscape Concept DP
L1

2469 Labieux Road

Tree symbols and Fence detail concept

Scale: na
