



DEVELOPMENT PERMIT NO. DP000914

STEVE MARSHALL MOTORS LTD
Name of Owner(s) of Land (Permittee)

3851 SHENTON 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 A, SECTION 4, WELLINGTON DISTRICT, PLAN VIP52426

PID No. 017-375-665

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 Floor Plans

- 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.

REVIEWED AND APPROVED ON

2015-JAN-16
Date


D. Lindsay
Director

Community Development

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

GN/lb

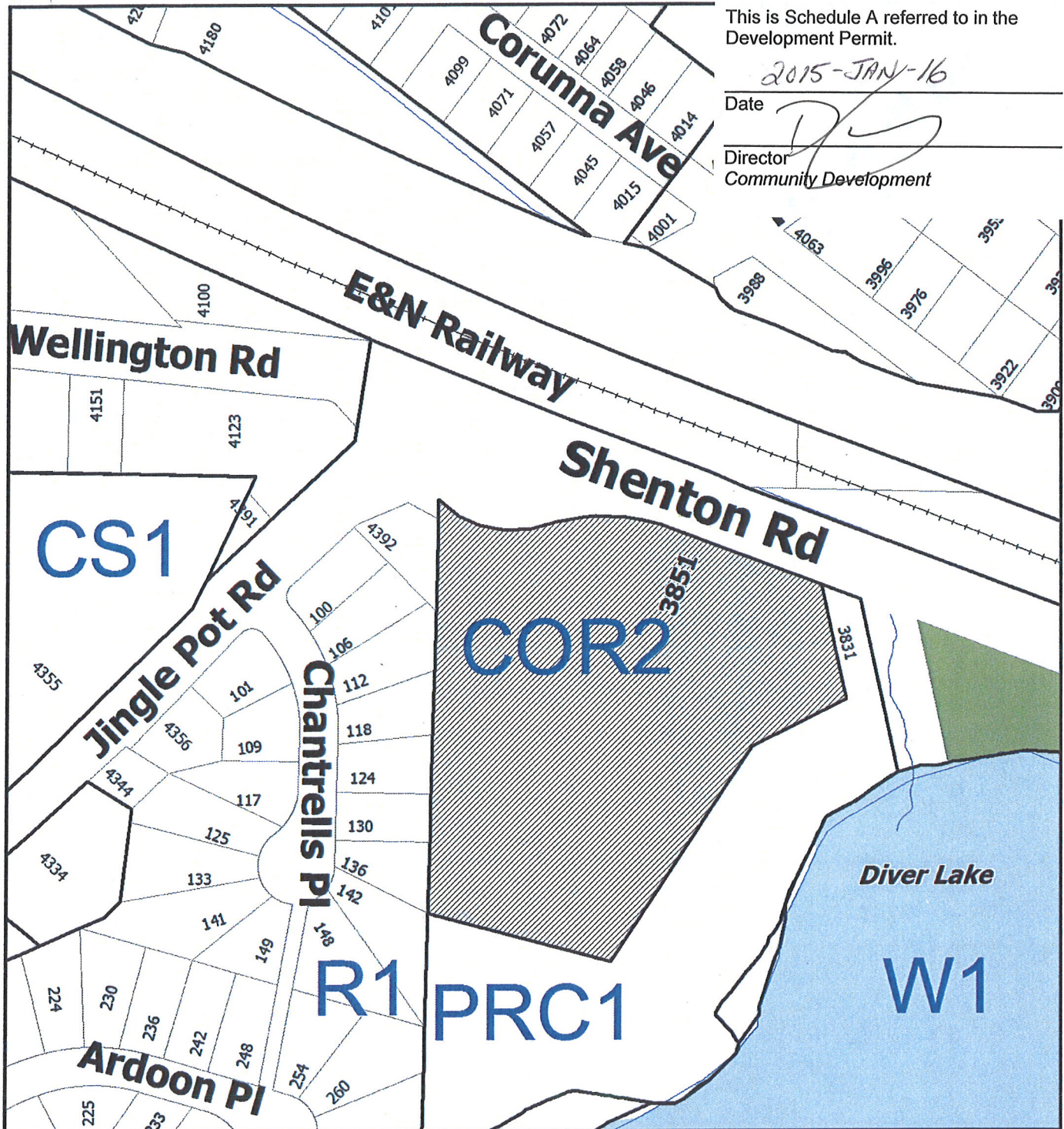
Prospero attachment: DP000914

SCHEDULE A

This is Schedule A referred to in the Development Permit.

2015-JAN-16
Date

Director
Community Development



DEVELOPMENT PERMIT NO. DP000914

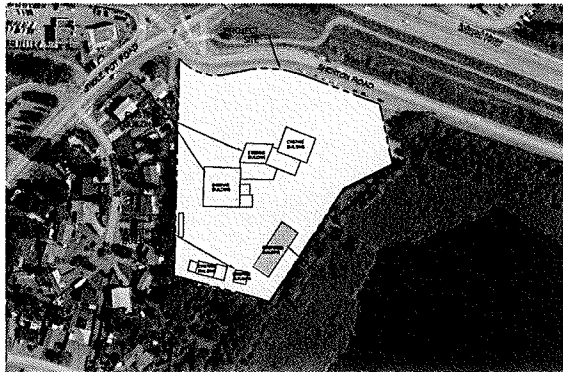
LOCATION PLAN

Civic: 3851 Shenton Road
Lot A, Section 4, Wellington District,
Plan VIP52426

 **Subject
Property**

SITE DATA:
CIVIC ADDRESS: 3851 SHENTON ROAD, NANAIMO, BC
LEGAL DESCRIPTION: PLAN OF SUBDIVISION OF THE REMAINDER OF LOT 1, PLAN 2694, SECTION 4, WELLINGTON DISTRICT, PLAN V875241.
ZONING: C062 ZONE
SITE AREA: 20145.32m²
EXISTING BUILDING AREA (COVERAGE): 2635.81m², 13% (25% COVERAGE PERMITTED)
NEW BUILDING AREA (COVERAGE): 585.65m², 2.9% (25% COVERAGE PERMITTED)
TOTAL BUILDING AREA (COVERAGE): 3221.46m², 16% (25% COVERAGE PERMITTED)
BUILDING HEIGHT: 16.70m (14.0m MAX. PERMITTED)
PARKING: NEW PARKING PROVIDED FOR PROPOSED BUILDING 7 STALLS
GROSS FLOOR AREA: 2635.81m² (EXISTING BUILDING)
 585.65m² (NEW BUILDING)
 3221.46m² (TOTAL GROSS AREA)
SETBACKS:
 FRONT YARD: 6.0m
 SIDE YARD: 3.0m
 REAR YARD: 7.5m
 REAR YARD: 7.5m
EXISTING: 10.0m TO PROPOSED BUILDING
 10.0m TO PROPOSED BUILDING
 10.0m TO PROPOSED BUILDING

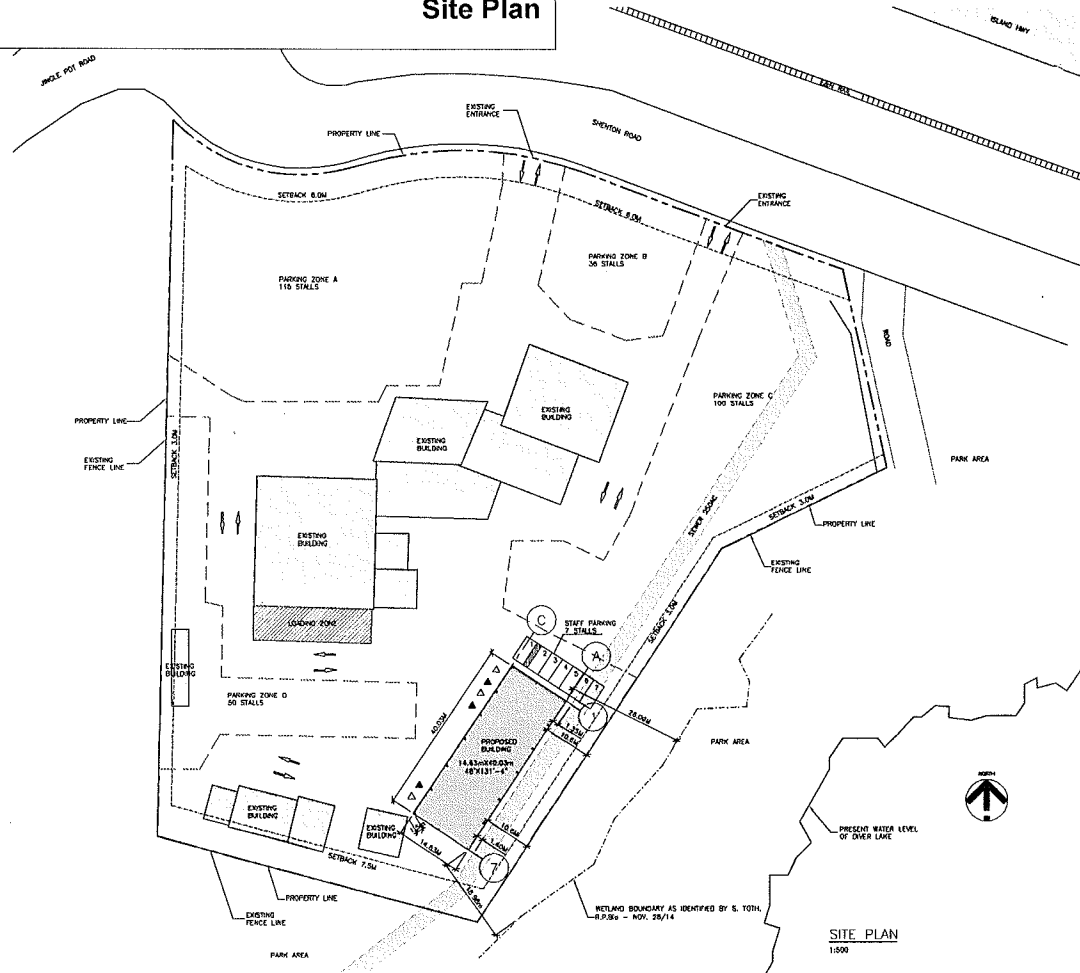
LEGEND
 ▲ OVERHEAD DRIVE-IN DOOR
 ▲ EXTERIOR MAN DOOR
 ■ NEW BUILDING
 □ NEW BUILDING (FILL LINE)
 □ EXISTING BUILDING
 → TRAFFIC FLOW
 □ PARKING ZONE
 ■ LANDSCAPING AREA
 ■ LOADING ZONE
 --- PROPERTY LINE
 --- SETBACK LINE
 --- EXISTING FENCE
 --- WETLAND BOUNDARY



LOCATION MAP

Development Permit DP000914
 3851 Shenton Road

Schedule B Site Plan



ISSUES		
No.	Date	Issued For
1	2014.11.20	FOR CLIENT REVIEW
2	2014.12.03	DEVELOPMENT PERMIT

STEVE MARSHALL FORD-STORAGE FACILITY
 NANAIMO, BC

PALLADIAN DEVELOPMENTS INC.
 #1- 5801 TURNER ROAD NANAIMO BC V9T 6L8

HEROLD ENGINEERING
 3701 Shenton Rd. Nanaimo, BC V9T 2H1
 Tel: 250-751-8558 Fax: 250-751-8558
 Email: me@heroldengineering.com

Consent of the owner is hereby given for the preparation of this plan and for the use of the same for the purpose of obtaining a development permit from the City of Nanaimo.

SITE PLAN	
DESIGNED LH/JK	ENGINEER'S SEAL
DESIGN REVIEW LH	
DRAFTED LH	
DRAFTING REVIEW	
PROJECT No. 0055-023	CLIENT DRAWING No. n/a
SCALE AS SHOWN	PERMIT No. n/a
HEL DRAWING No. A101	REVISION 2

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

This is Schedule B referred to in the
 Development Permit.

Date

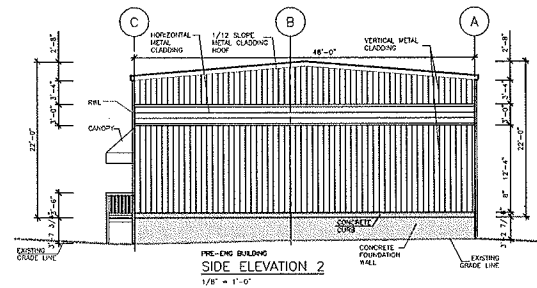
2015-JAN-16

Director
 Community Development

2015-JAN-16
Date _____
Director: _____
Community Development

Schedule C

Elevations



DESIGNED J.K. / U.I.	ENGINEER'S SEAL	
DESIGN REVIEW		
DRAFTED L.H.		
DRAWING REVIEW		
PROJECT No. 0999-053	CLIENT DRAWING No. n/o	
SCALE AS SHOWN	PERMIT No. n/o	
INCL. DRAWING No. A301	REVISION 2	

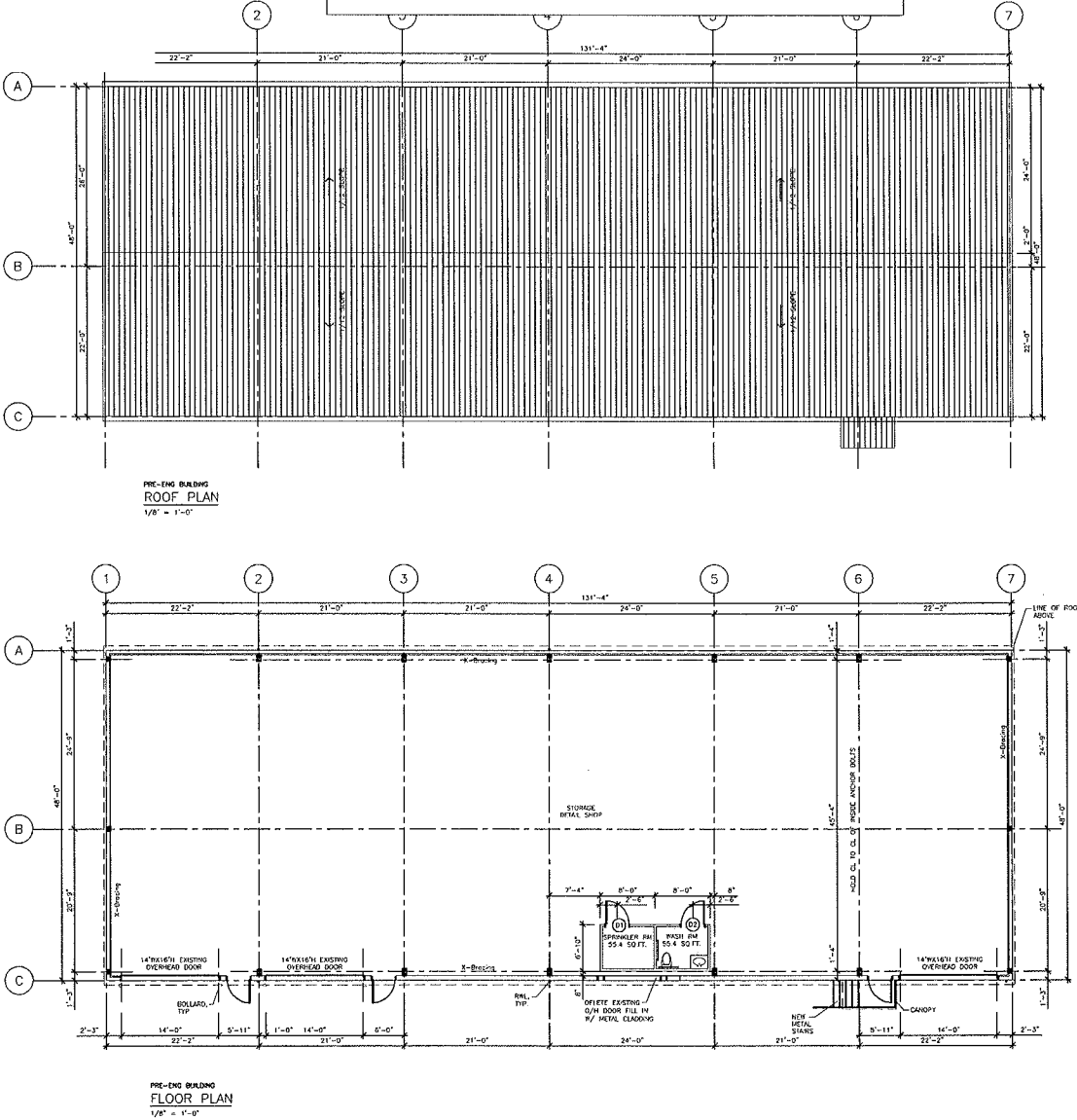
DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

This is Schedule D referred to in the Development Permit.

Date 2015-JAN-16

Director
Community Development

Development Permit DP000914
3851 Shenton Road
Schedule D
Floor Plans



ISSUES		
No.	DATE	ISSUED FOR
1	2014.12.01	FOR CLIENT REVIEW
2	2014.12.02	DEVELOPMENT PERMIT

STEVE MARSHALL FORD-STORAGE FACILITY
NANAIMO, BC
PALLADIAN DEVELOPMENTS INC.
#1- 5801 TURNER ROAD NANAIMO BC V9T 6L8

HEROLD ENGINEERING
3701 Shenton Rd. Nanaimo, BC V9T 2H1
Tel: 250-751-8550 Fax: 250-751-8559
Email: info@heroldengineering.com

FLOOR PLANS	
DESIGNED	ENGINEER'S SEAL
DESIGN REVIEW	
DRAFTED	
L2	
DRAFTING REVIEW	
PROJECT No. 0999-003	CLIENT DRAWING No. n/a
SCALE AS SHOWN	PERMIT No. n/a
REV. DRAWING No. A201	REVISION 2

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION