



DEVELOPMENT PERMIT NO. DP000925

LAMONT HOMES INC
Name of Owner(s) of Land (Permittee)

5768 LINLEY VALLEY DRIVE
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 43, DISTRICT LOT 32, WELLINGTON DISTRICT, PLAN EPP17440

PID No. 028-872-002


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 Landscape Plan (Buildings 1-3)
Schedule D Landscape Plan (Buildings 4-6)
Schedule E Landscape Plan (Building 7)
Schedule F Pedestrian Walkway Edge (Garnet Place)
Schedule G Landscape Plan – Plant List
Schedule H Elevations (Buildings 1-3)
Schedule I Elevations (Buildings 4-6)
Schedule J Elevations (Building 7)

- 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-APR-27-
Date


D. Lindsay
Director

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

GN/lb
Prospero attachment: DP000925

Development Permit DP000925
5768 Linley Valley Drive

Schedule A

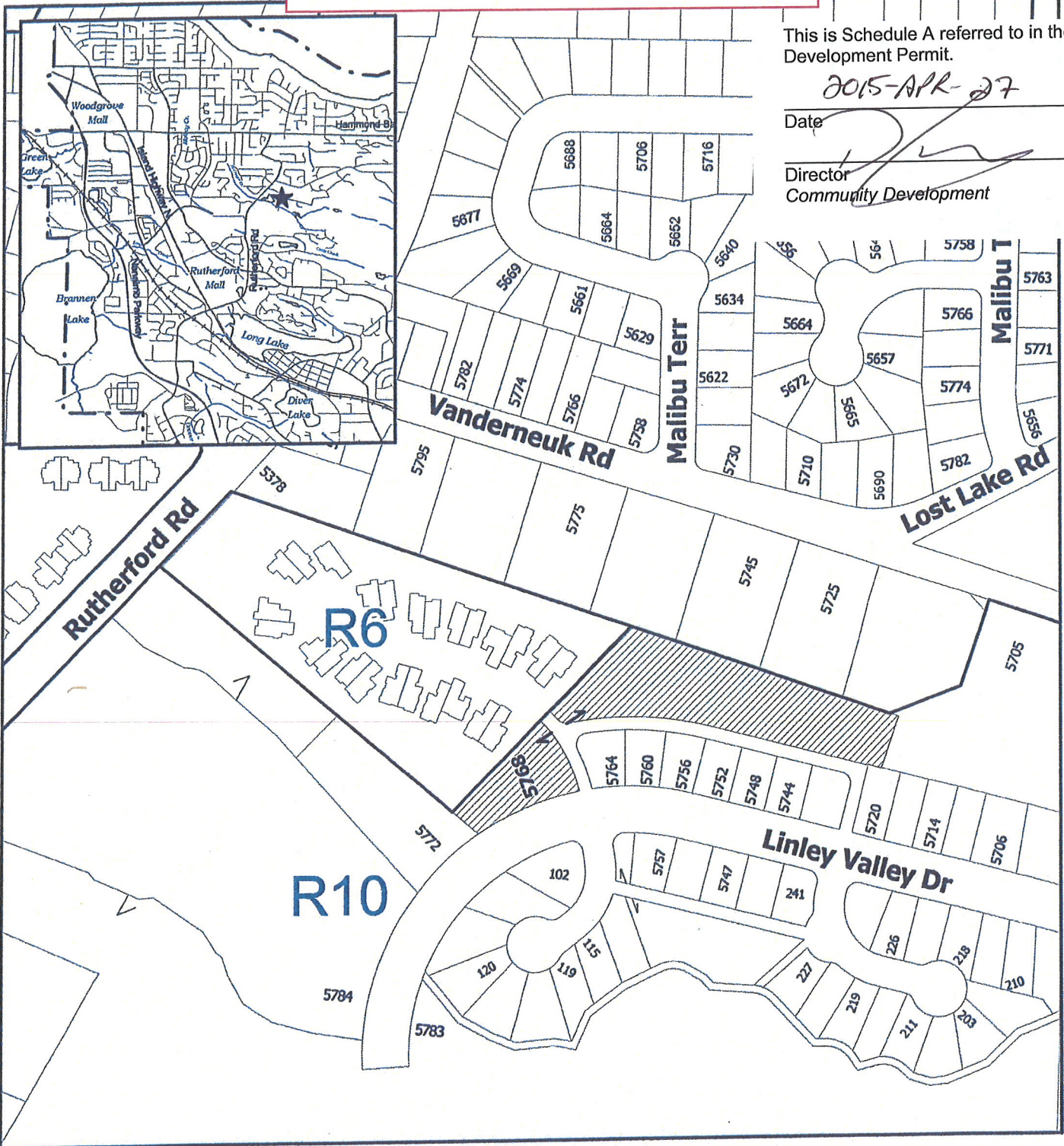
LOCATION PLAN

This is Schedule A referred to in the Development Permit.

2015-APR-27

Date

Director
Community Development



DEVELOPMENT PERMIT NO. DP000819

LOCATION PLAN

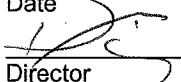
 **Subject Properties**

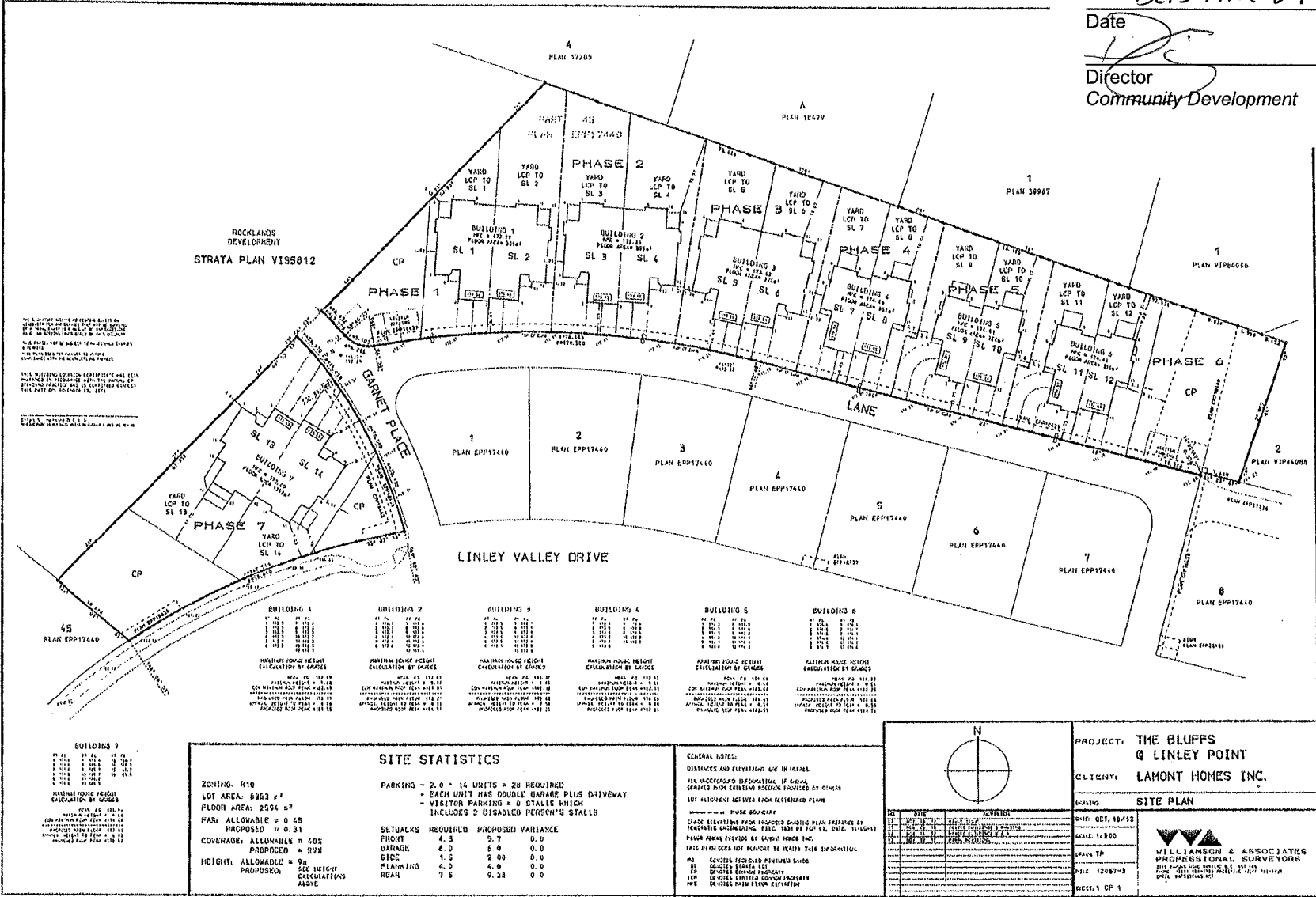


Civic: 5768 Linley Valley Drive
Lot 43, District Lot 32,
Wellington District, Plan EPP17440

Development Permit DP000925 Schedule B
5768 Linley Valley Drive SITE PLAN

This is Schedule B referred to in the
 Development Permit.

Date 2015-APR-27

 Director
 Community Development



NO. 1. OWNER ACCEPTS RESPONSIBILITY ON BEHALF OF THE APPLICANT FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN, AND THE APPLICANT'S OBLIGATION TO OBTAIN NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES AND TO OBTAIN NECESSARY CONSENTS FROM ALL APPLICABLE ADJACENT PROPERTY OWNERS.

NO. 2. THE APPLICANT'S OBLIGATION TO OBTAIN NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES AND TO OBTAIN NECESSARY CONSENTS FROM ALL APPLICABLE ADJACENT PROPERTY OWNERS, IS NOT EXEMPTED BY THE SUBMISSION OF THIS SITE PLAN.

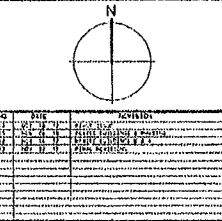
NO. 3. THE APPLICANT'S OBLIGATION TO OBTAIN NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES AND TO OBTAIN NECESSARY CONSENTS FROM ALL APPLICABLE ADJACENT PROPERTY OWNERS, IS NOT EXEMPTED BY THE SUBMISSION OF THIS SITE PLAN.


BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5	BUILDING 6
MAXIMUM ROOF HEIGHT CALCULATED BY GAGES MAX. HG. TO TOP OF ROOF = 12.18 MAX. HEIGHT TO FINISH FLOOR = 11.88 MAX. HEIGHT TO FINISH FLOOR = 11.88 MAX. HEIGHT TO FINISH FLOOR = 11.88 MAX. HEIGHT TO FINISH FLOOR = 11.88	MAXIMUM ROOF HEIGHT CALCULATED BY GAGES MAX. HG. TO TOP OF ROOF = 12.18 MAX. HEIGHT TO FINISH FLOOR = 11.88 MAX. HEIGHT TO FINISH FLOOR = 11.88 MAX. HEIGHT TO FINISH FLOOR = 11.88 MAX. HEIGHT TO FINISH FLOOR = 11.88	MAXIMUM ROOF HEIGHT CALCULATED BY GAGES MAX. HG. TO TOP OF ROOF = 12.18 MAX. HEIGHT TO FINISH FLOOR = 11.88 MAX. HEIGHT TO FINISH FLOOR = 11.88 MAX. HEIGHT TO FINISH FLOOR = 11.88 MAX. HEIGHT TO FINISH FLOOR = 11.88	MAXIMUM ROOF HEIGHT CALCULATED BY GAGES MAX. HG. TO TOP OF ROOF = 12.18 MAX. HEIGHT TO FINISH FLOOR = 11.88 MAX. HEIGHT TO FINISH FLOOR = 11.88 MAX. HEIGHT TO FINISH FLOOR = 11.88 MAX. HEIGHT TO FINISH FLOOR = 11.88	MAXIMUM ROOF HEIGHT CALCULATED BY GAGES MAX. HG. TO TOP OF ROOF = 12.18 MAX. HEIGHT TO FINISH FLOOR = 11.88 MAX. HEIGHT TO FINISH FLOOR = 11.88 MAX. HEIGHT TO FINISH FLOOR = 11.88 MAX. HEIGHT TO FINISH FLOOR = 11.88	MAXIMUM ROOF HEIGHT CALCULATED BY GAGES MAX. HG. TO TOP OF ROOF = 12.18 MAX. HEIGHT TO FINISH FLOOR = 11.88 MAX. HEIGHT TO FINISH FLOOR = 11.88 MAX. HEIGHT TO FINISH FLOOR = 11.88 MAX. HEIGHT TO FINISH FLOOR = 11.88

BUILDING 7
MAXIMUM ROOF HEIGHT CALCULATED BY GAGES MAX. HG. TO TOP OF ROOF = 12.18 MAX. HEIGHT TO FINISH FLOOR = 11.88 MAX. HEIGHT TO FINISH FLOOR = 11.88 MAX. HEIGHT TO FINISH FLOOR = 11.88 MAX. HEIGHT TO FINISH FLOOR = 11.88

SITE STATISTICS			
ZONING: R10	PARKING: 2.0 • 14 UNITS = 28 REQUIRED		
LOT AREA: 6253 sq'	EACH UNIT HAS DOUBLE GARAGE PLUS DRIVEWAY		
FLOOR AREA: 2594 sq'	VISITOR PARKING = 0 STALLS WHICH INCLUDES 2 DISABLED PERSON'S STALLS		
FAS: ALLOWABLE @ 0.45			
PROPOSED @ 0.31			
COVERAGE: ALLOWABLE @ 60%			
PROPOSED @ 67%			
HEIGHT: ALLOWABLE @ 9'			
PROPOSED @ SEE HEIGHT CALCULATIONS ABOVE			
	SETBACKS REQUIRED	PROPOSED VARIANCE	
	FRONT 4.5	9.7	0.0
	GARAGE 4.0	8.0	0.0
	SIDE 1.5	0.0	0.0
	PLANNING 4.0	4.0	0.0
	REAR 7.5	9.8	0.0

CENTRAL NOTES:
 DISTANCES AND ELEVATIONS ARE IN FEET.
 ALL UNDEVELOPED INFORMATION, IF EXISTING, GRANTS FROM EXISTING RECORDS PROVIDED BY OWNER. SEE ATTACHED RECORDS FROM REFERENCED PLANS.
 (BY) PUBLIC SURVEYOR
 GRADE ELEVATIONS FROM PROPOSED GRADING PLAN PREPARED BY TERRACON CONSULTING, LLC, 1931 85th ST. SW, SUITE 11-101-10, PLYMOUTH, MN 55442.
 PLANNING REVIEWED BY KENNETH WOOD INC.
 THIS PLAN DOES NOT PRELUDE TO REPLY TO THIS INFORMATION.
 PG. 000001 THROUGH FINISHED SURVEY.
 DATE: 10/10/13
 CIP: 000001 THROUGH FINISHED SURVEY.
 DATE: 10/10/13



PROJECT: THE BLUFFS @ LINLEY POINT		DATE: OCT. 10/12	SCALE: 1" = 80'	 WILLIAMSON & ASSOCIATES PROFESSIONAL SURVEYORS 2105 BROADWAY, SUITE 200, ST. PAUL, MN 55105 PHONE: 612-291-8181 FAX: 612-291-8182
CLIENT: LAHONT HOMES INC.				
SHEET: SITE PLAN		SHEET NO: 1 OF 1		
DRAWN BY: [Name]				

Development Permit DP000925
5768 Linley Valley Drive

Schedule C

LANDSCAPE PLAN
(Buildings 1-3)

This is Schedule C referred to in the
Development Permit.

2015-APR. 27

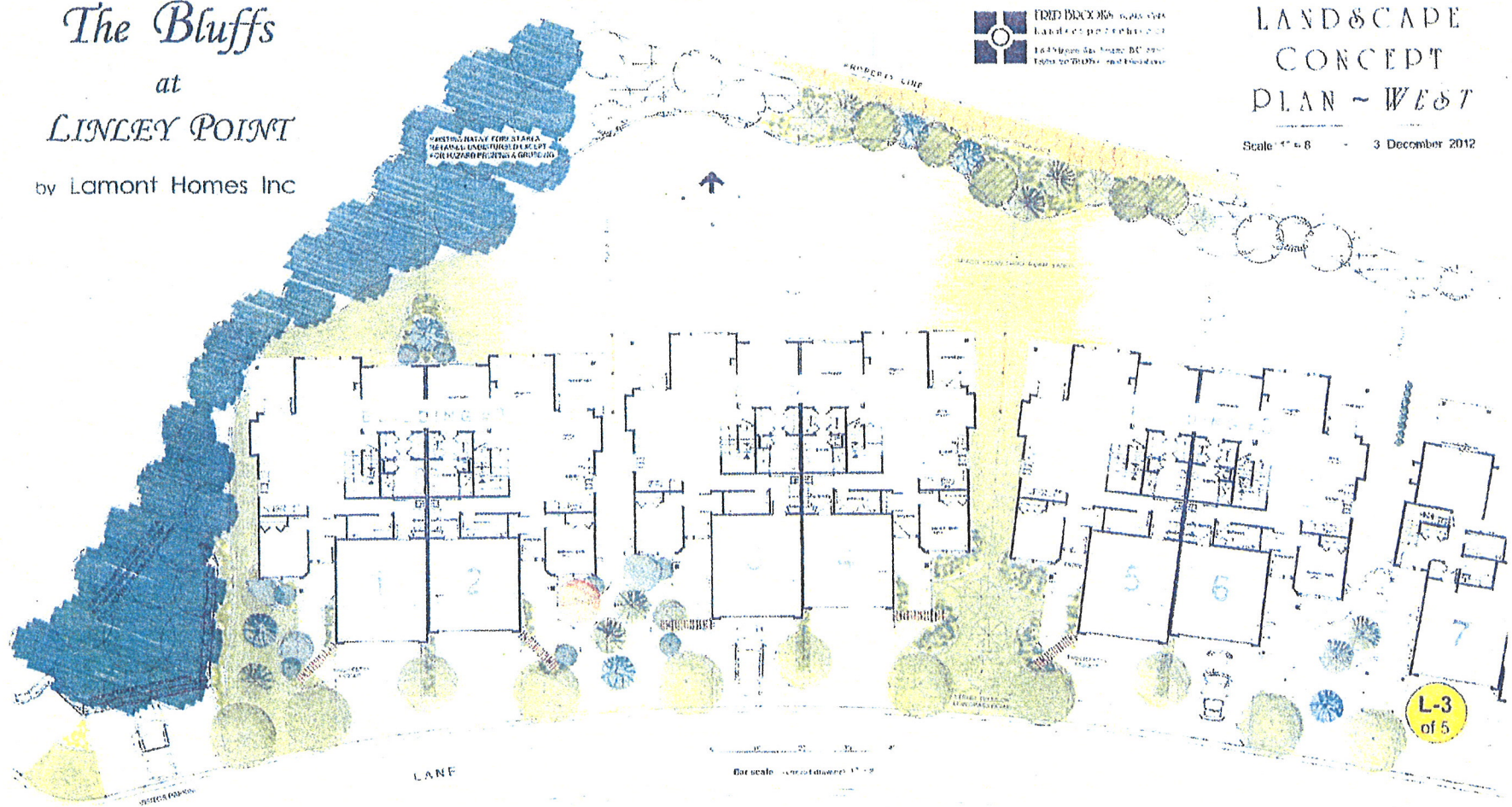
Date

Director
Community Development

LANDSCAPE
CONCEPT
PLAN - WEST

Scale: 1" = 8' - 3 December 2012

The Bluffs
at
LINLEY POINT
by Lamont Homes Inc



Development Permit DP000925
5768 Linley Valley Drive

Schedule D

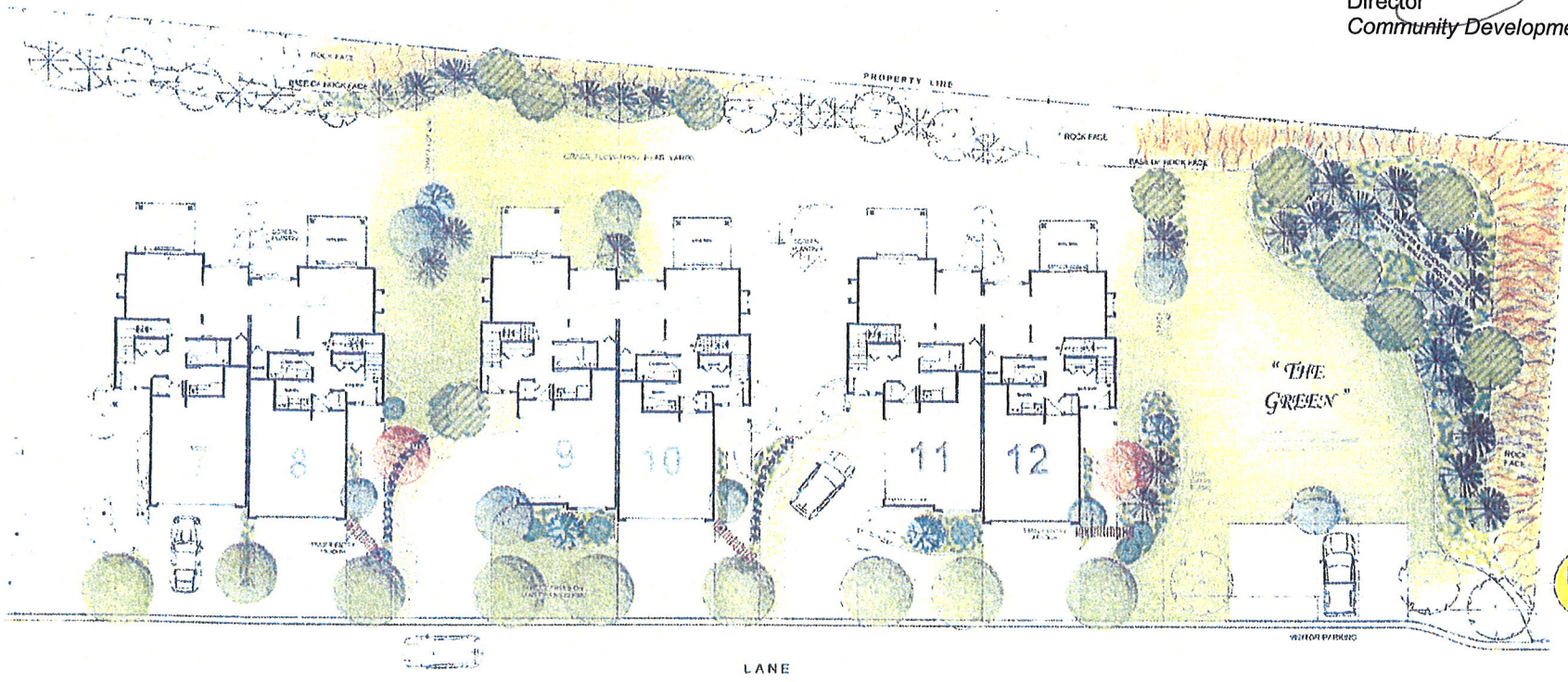
LANDSCAPE PLAN
(Buildings 4-6)

This is Schedule D referred to in the
Development Permit.

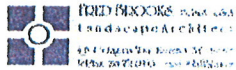
2015-APR-27

Date

[Signature]
Director
Community Development



L-4
of 5



LANDSCAPE
CONCEPT
PLAN ~ EAST

Scale 1" = 8' - 3 December 2012

Bar scale (overall drawing) 1" = 8'

The Bluffs
at
LINLEY POINT

by Lamont Homes Inc

Development Permit DP000925
5768 Linley Valley Drive

Schedule E

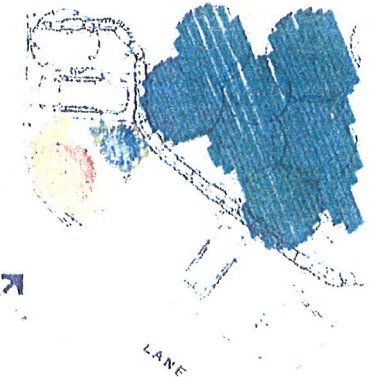
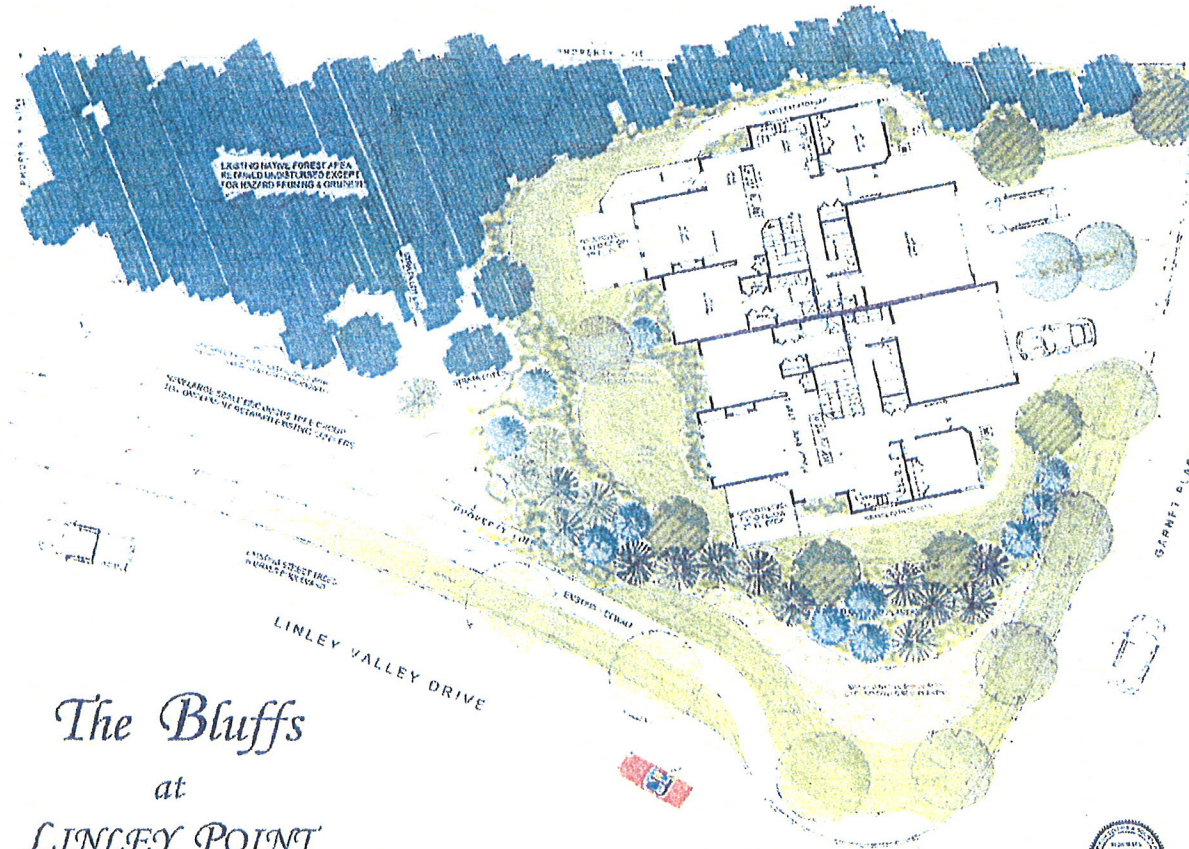
LANDSCAPE PLAN (Building 7)

This is Schedule E referred to in the
Development Permit.

2015-APR-27

Date

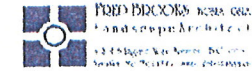
Director
Community Development



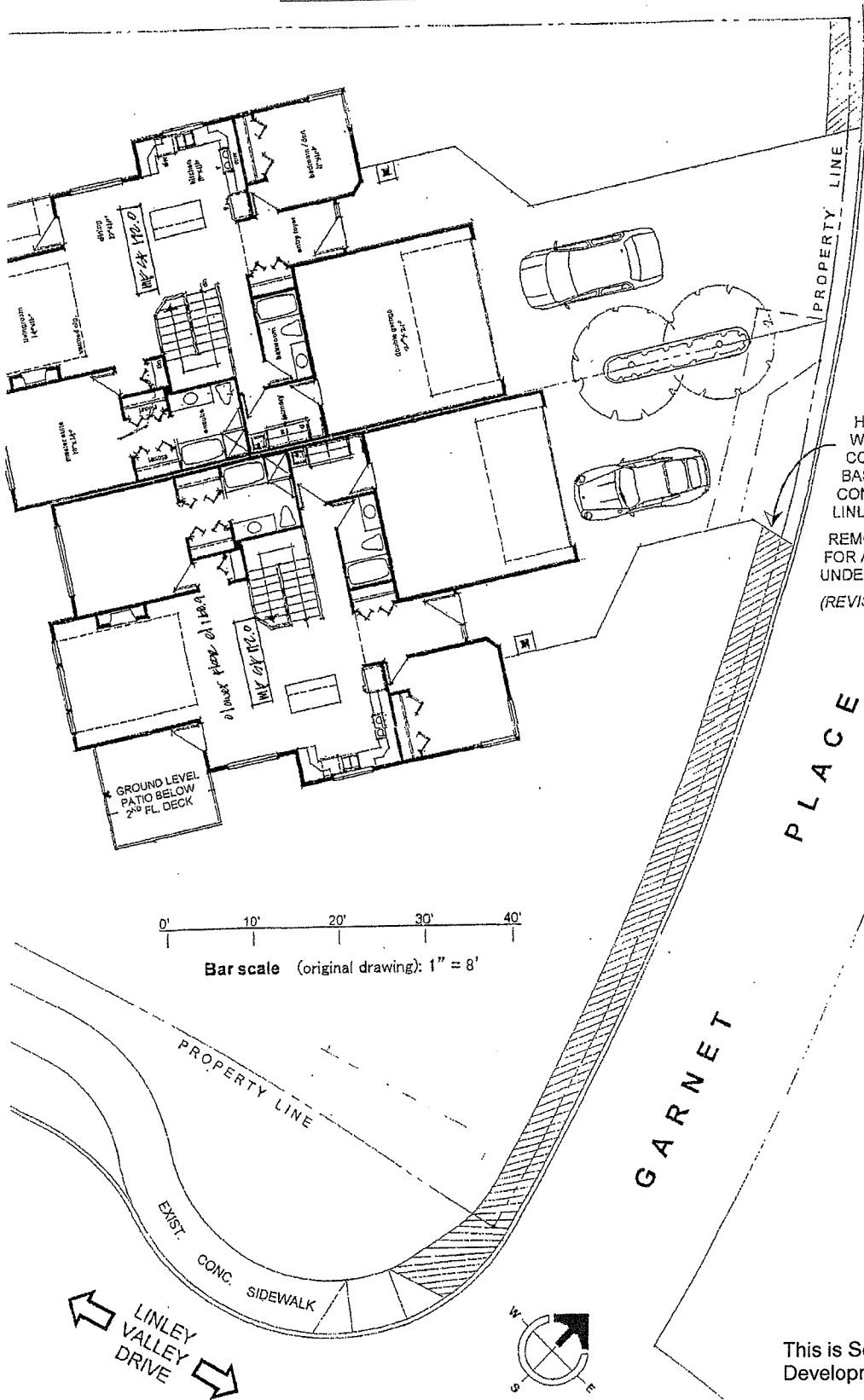
LANDSCAPE CONCEPT PLAN - GARNET

Scale 1" = 8' 3 December 2012

The Bluffs
at
LINLEY POINT
by Lamont Homes Inc



Development Permit DP000925 Schedule F
 5768 Linley Valley Drive
PEDESTRIAN WALKWAY EDGE
 (Garnet Place)



GARNET PLACE

HATCHED AREA REPRESENTS 48" WIDE WALKWAY MADE OF 24" x 24" CONCRETE PAVERS ON APPROVED BASE, CONNECTING WITH EXISTING CONCRETE SIDEWALK ALONG LINLEY VALLEY DRIVE.

REMOVABLE PAVERS TO ALLOW FOR ACCESS TO FUTURE UNDERGROUND SERVICES.

(REVISED JANUARY 11, 2013)



Project: **Linley Point TOWNHOUSES**

Address: **Garnet Place at Linley Valley Drive**
 NANAIMO, BRITISH COLUMBIA

Client: **Lamont Homes Inc.**

SCALE: **1/8" = 1'**

DWG DATE: **4 January 2013**

ISSUE DATE: **11 JANUARY 2013**

Drawing title: **GARNET PLACE PEDESTRIAN CONNECTIVITY**

This is Schedule F referred to in the Development Permit.

Date: 2015-APR-27

Director: [Signature]
 Community Development

**LANDSCAPE PLAN
- PLANT LIST**

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**PLANT PALETTE SELECTION LIST
for "THE BLUFFS" at LINLEY POINT**

Pg. 1/2

Dec.3, 2012

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE per availability
+/-				
<u>TREES - DECIDUOUS</u>				
VM	4	Acer circinatum	Vine maple	2.0m; container
MAC	6	Acer macrophyllum	bigleaf maple	3.0m; container
JPN-G	3	Acer palmatum	Japanese maple (green)	3.0m; branched
JPN-R	3	Acer palmatum atropurpurem	Japanese maple (red)	3.0m; branched
STR	15	Acer Rubrum'Red Sunset' (street)	Red Sunset Maple	6.0cm
JAQ	6	Betula jacquemontii (driveway dividers)	Himalayan Birch	5.0cm
DOG	5	Cornus nuttallii	Pacific dogwood	5.0cm
MAG	7	Magnolia sieboldii	Oyama magnolia	1.75 m
LIQ	4	Liquidambar stryaciflua	Sweetgum	6cm., 3.0m;
CHY	7	Prunus yedoensis 'akebono'	flowering cherry	5cm., 2.5m;
STX	3	Styrax japonica	Japanese snowdrop tree	5cm., 2.5m;

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TREES & SHRUBS - CONIFEROUS

MUGO	35	Pinus mugho 'Pumilio'	Dwarf mugo pine	# 2
FIR	75	Pseudotsuga menziesii (wagon-wheel)	douglas fir	1.5 m
PINE	22	Pinus nigra (pin-wheel)	Austrian Black Pine	1.5 m
SERB	7	Picea omorika 'Bruns'	Serbian Spruce	1.5 m

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SHRUBS - BROAD LEAF EVERGREEN

AZA-G	21	Azalea japonica	Japanese azalea	# 2
BERB	21	Berberis thunbergii	purple barberry	# 2
FLO	5	Cotoneaster salicifolia floccosa	willowleaf cotoneaster	# 5
NAN	12	Nandina domestica 'Plum Passion'	Burgundy Heavenly Bamboo	# 2
PIE-F	15	Pieris japonica 'forest flame'	Lily of the valley	# 2
PIE-W	9	Pieris japonica 'Snowdrift'	White Lily of the valley	# 2
ROSE	24	Rosa rugosa	pink rose	# 5
RHO-1	8	Rhododendron	(selection)	# 15
RHO-2	8	Rhododendron	(selection)	# 15
RHO-3	8	Rhododendron	(selection)	# 15
DAV	27	Viburnum davidii	David's viburnum	# 2

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This is Schedule G referred to in the Development Permit.

Date

Director

Community Development

2015-APR-27

SHRUBS - DECIDUOUS

KNAP	14	Azalea knaphill	deciduous azalea	# 2
.K	4	Enkianthus campanulatus	Enkianthus	# 2
CALI	14	Callicarpa bodinieri	purple beauty bush	# 2
ALBA	25	Cornus alba elegantissima	Varigated dogwood shrub	# 2
BURN	9	Euonymus alata compactus	dwarf burning bush	# 2
FORS	10	Forsythia intermedia 'lynnwood gold'	upright forsythia	# 2
VIB	7	Viburnum bodnantense dawn	Winter Viburnum	# 5
HYD	14	Hydrangea macrophyllum	Hydrangea, groupings	# 5

97

GROUNDCOVER

SAL	300	Gaultheria shallon	salal	10 cm pot
VINCA	150	Vinca minor	largeleaf periwinkle	10 cm pot
ARCT	200	Arctostaphylos uva ursi	kinninnick	10 cm pot

650

FERNS

FERN1	50	Polystichum munitum	Sword Fern	# 1
FERN2	25	Athyrium niponicum var. pictum	Japanese Painted Fern	# 1
FERN3	25	Blechnum spicant	Deer Fern	# 1

100

PERENNIALS

WIND	45	Anemone	windflower	# 1
IRIS	45	Iris germanica	flag iris	# 1
RUDB	45	Rudbeckia		# 1

135

VINES

CAMP	4	Campsis radicans 'Flava'	Yellow hummingbird vine	# 1
CLEM	4	Clematis paniculata	Autumn Clematis	# 1
PAR-W	100	Parthenocissus tricuspidata	Boston ivy (rock walls)	# 1
PAR-G	30	Parthenocissus quinfolia	Boston ivy (ground cover)	# 1

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GRASSES

FESC	15	Festuca ovina glauca	blue fescue	# 3
MISC	15	Miscanthus sinensis		# 3
FNTN	15	Pennisetum setaceum rubrum	purple fountain grass	# 3

45

Development Permit DP000925
5768 Linley Valley Drive

Schedule H

1/4

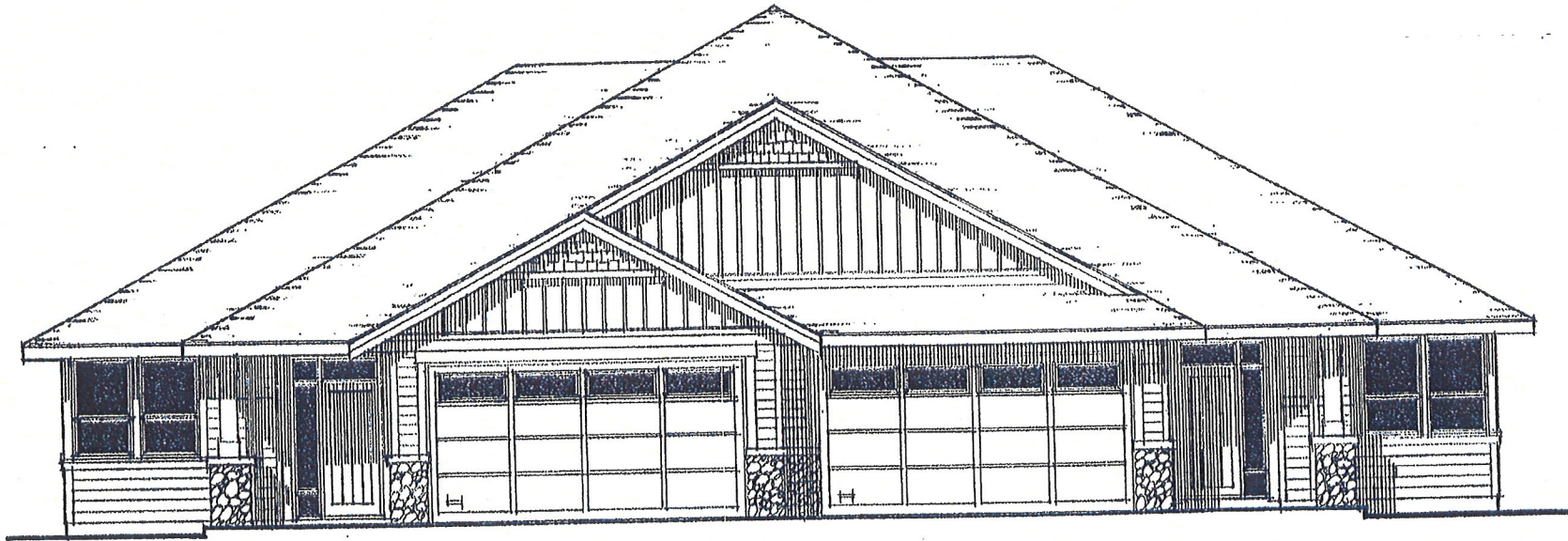
ELEVATIONS
(Buildings 1-3)

This is Schedule H referred to in the
Development Permit.

2015-APR-27

Date

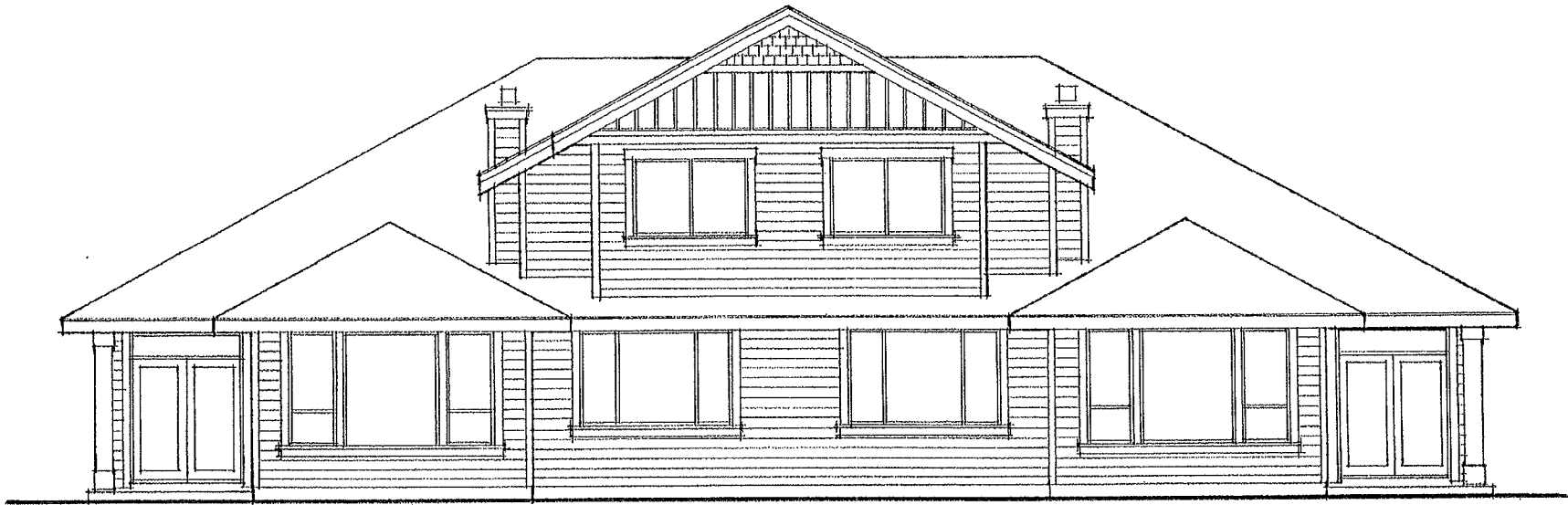
Director
Community Development



front elevation

BUILDING 1-3
LINLEY POINT THE BLUFFS

LANEWAY ELEVATION
Buildings 1 - 3

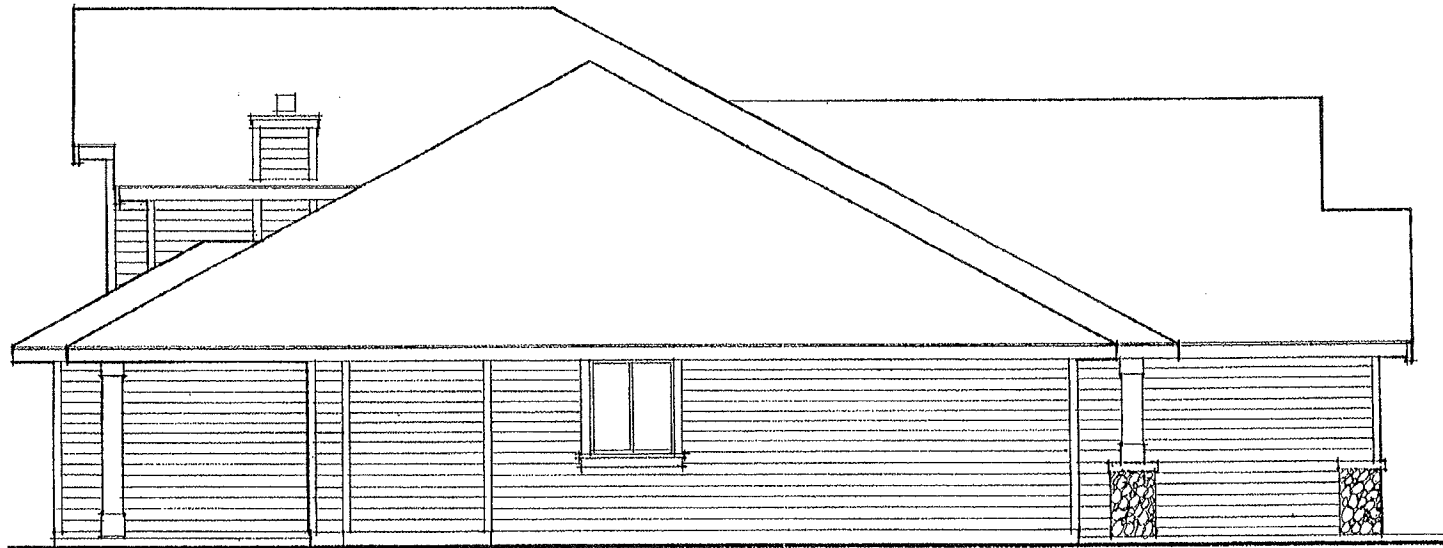


rear elevation

scale: 1/4" = 1'-0"

BUILDING 1-3
LINLEY POINT THE BLUFFS

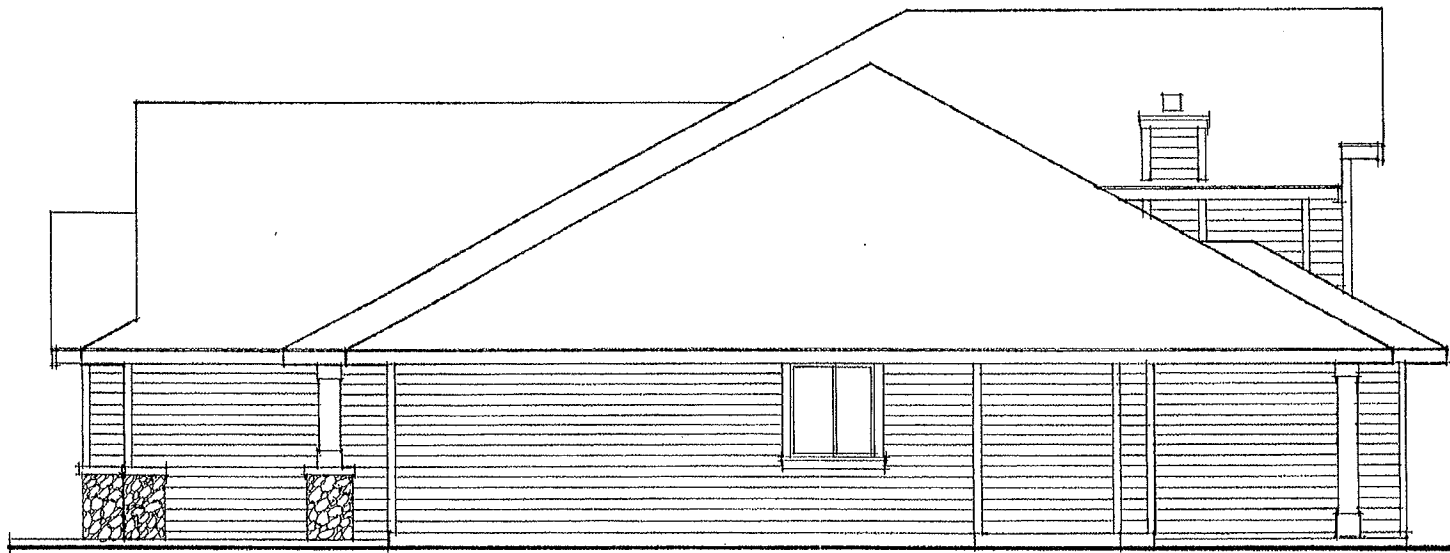
REAR ELEVATION
(Buildings 1-3)



left elevation
scale: 1/4" = 1'-0"

BUILDING 1-3
LINLEY POINT THE BLUFFS

EAST ELEVATION
(Buildings 1-3)



right elevation
scale: 1/4"=1'-0"

BUILDING 1-3
LINLEY POINT THE BLUFFS

WEST ELEVATION
(Buildings 1-3)

Development Permit DP000925
5768 Linley Valley Drive

Schedule I

ELEVATIONS
(Buildings 4-6)

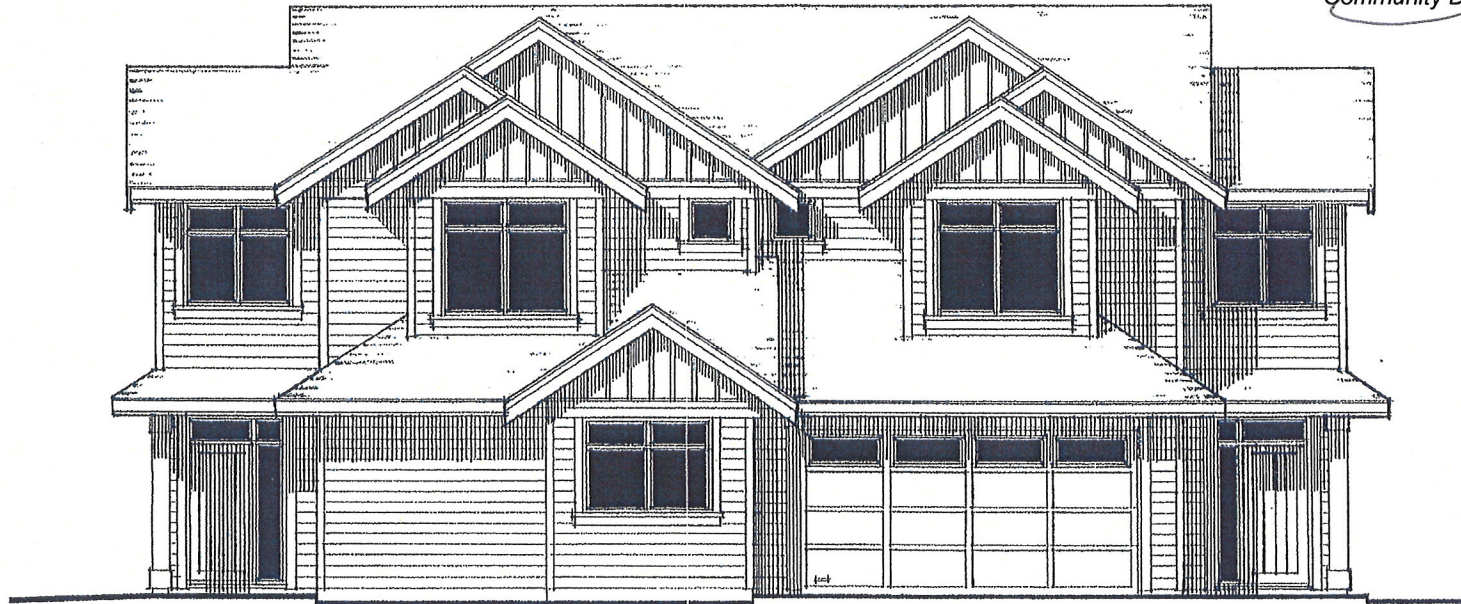
1/3

This is Schedule I referred to in the
Development Permit.

2015-APR-27

Date

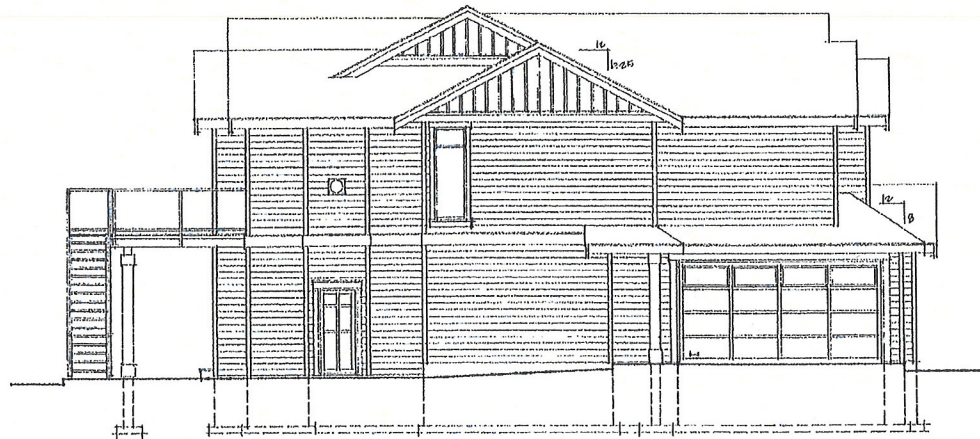
Director
Community Development



front elevation

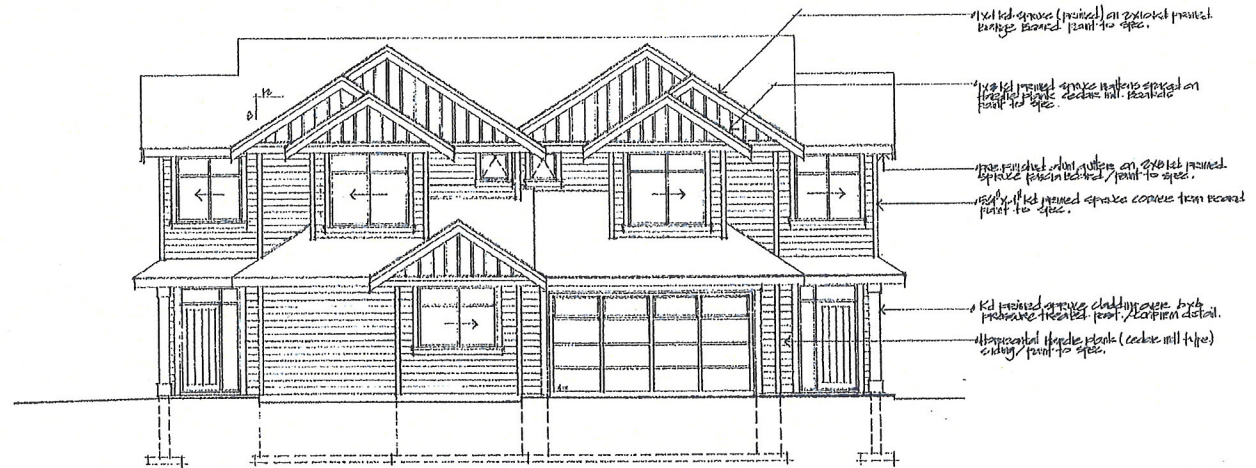
BUILDING 4-6
LINLEY POINT THE BLUFFS

LANEWAY ELEVATION
(Buildings 4-6)



left elevation
scale: 1/4" = 1'-0"

WEST ELEVATION



front elevation
scale: 1/4" = 1'-0"

LANE ELEVATION

1x4 kd spaced spacers (painted) on existing painted
batten. Paint to spec.

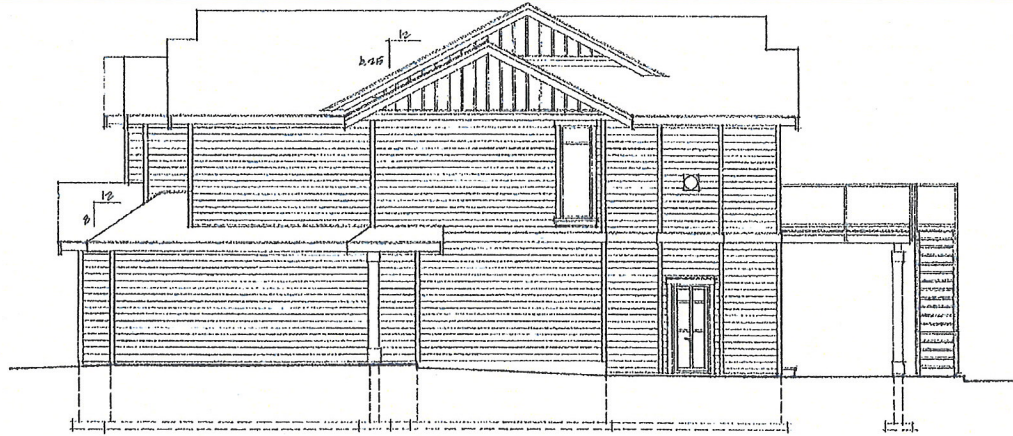
1x4 kd painted spacers nailed spaced on
existing painted batten. Paint to spec.

new vinyl shutters on 2x4 kd painted
spacers. Paint to spec.

1x4 kd painted spacers comes from rear
panel to spec.

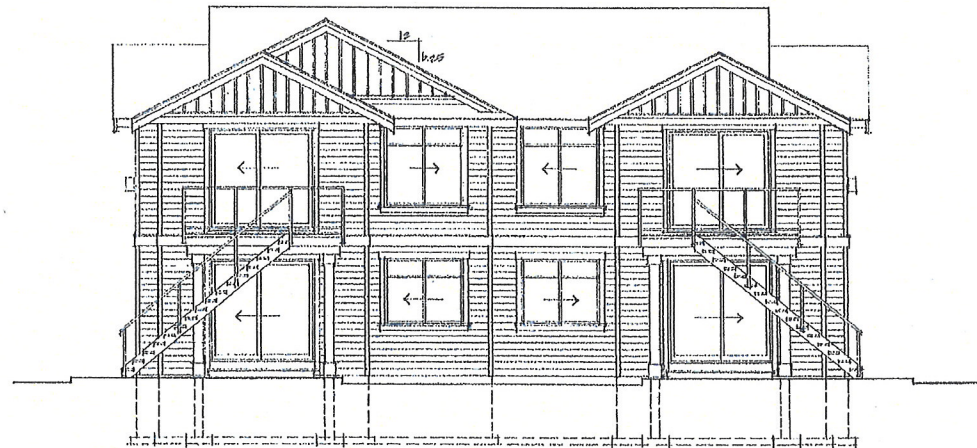
1x4 kd painted spacers cladding over
existing painted batten. Paint to spec.

horizontal maple plank (cedar mill type)
siding / paint to spec.



right elevation
scale: 1/4" = 1'-0"

EAST ELEVATION



rear elevation
scale: 1/4" = 1'-0"

NORTH ELEVATION

Development Permit DP000925
5768 Linley Valley Drive

Schedule J

ELEVATIONS
(Building 7)

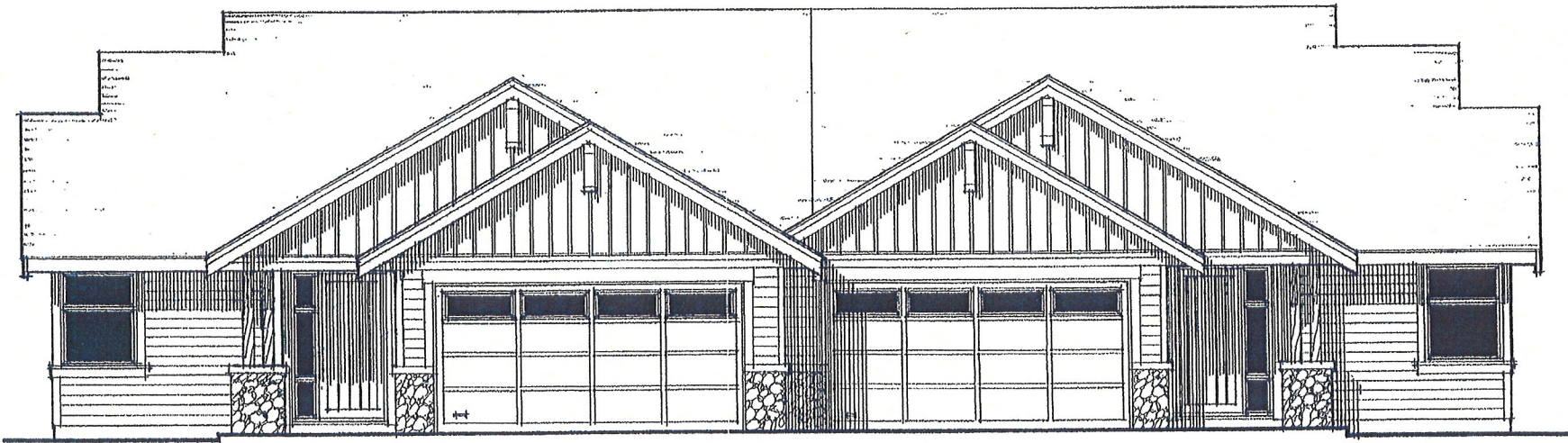
1/4

This is Schedule J referred to in the
Development Permit.

2015-APR-27.

Date

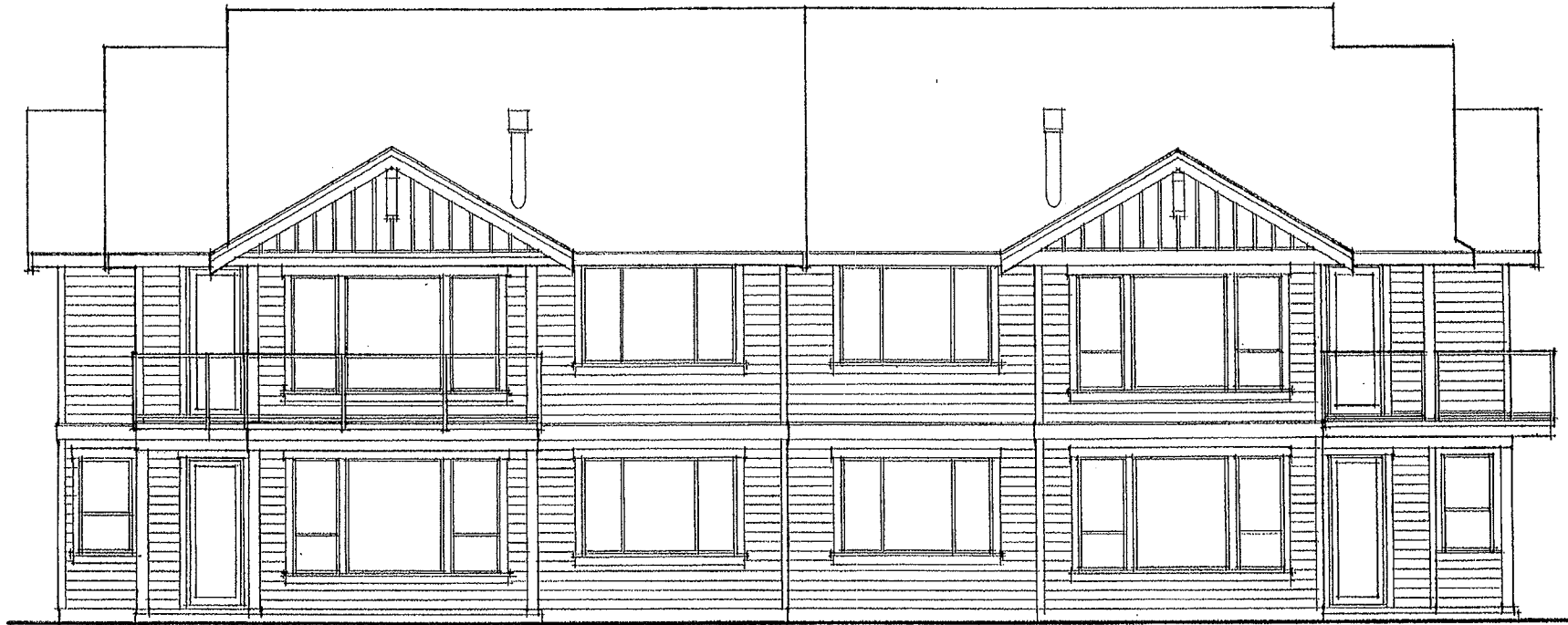
Director
Community Development



front elevation

BUILDING 7
LINLEY POINT THE BLUFFS

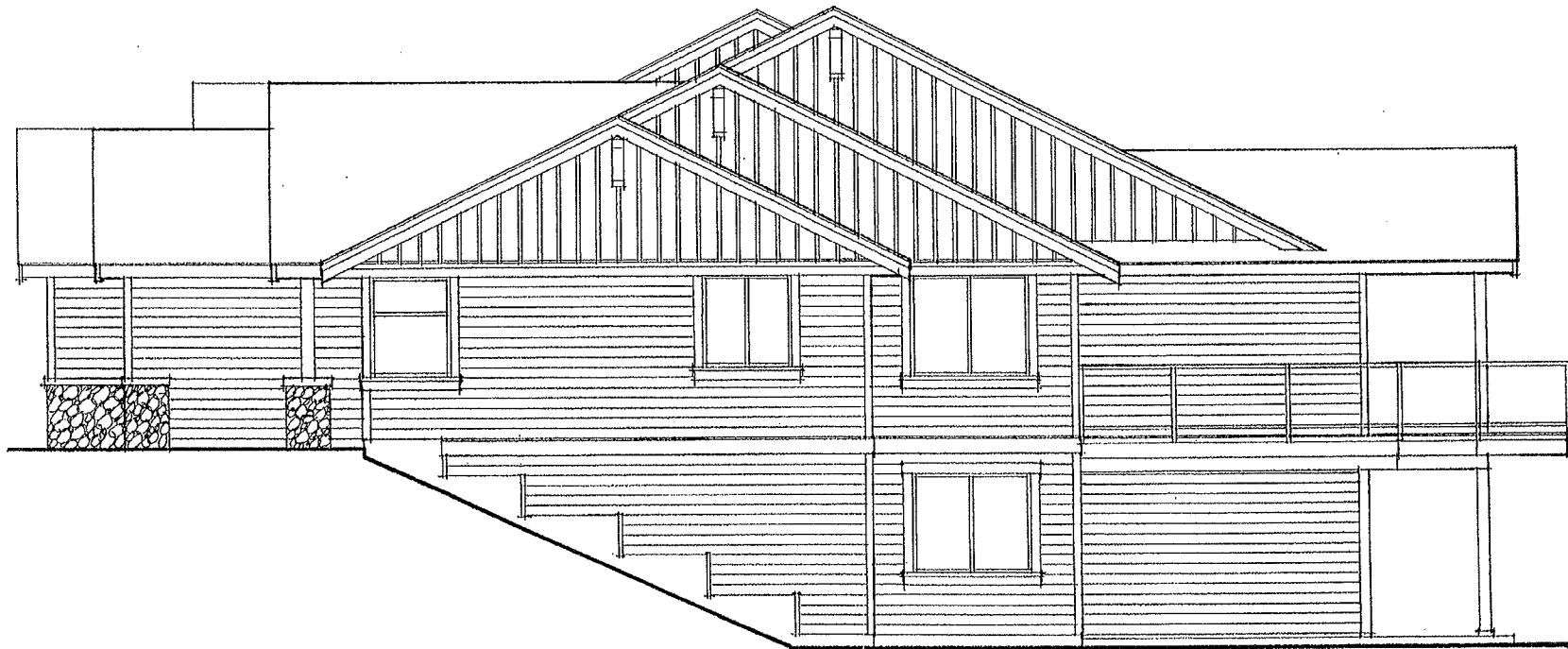
LANEWAY ELEVATION
(Building 7)



rear elevation
SCALE: 1/8" = 1'-0"

WEST ELEVATION
(Building 7)

BUILDING 7
LINLEY POINT THE BLUFFS



right elevation

scale: 1/4" = 1'-0"

**BUILDING 7
LINLEY POINT THE BLUFFS**

**NORTH ELEVATION
(Building 7)**



left elevation
scale: 1/4" = 1'-0"

SOUTH ELEVATION
(Building 7)

BUILDING 7
LINLEY POINT THE BLUFFS