



**DEVELOPMENT PERMIT NO. DP000931**  
*(Amendment to DP000765)*

**0818856 BC LTD**  
Name of Owner(s) of Land (Permittee)

**1060 TIMBERWOOD 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 30, SECTION 1, NANAIMO DISTRICT, PLAN VIP82107**

**PID No. 026-876-809**

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 Approved Site Plan**  
**Schedule C Amended Site Plan**  
**Schedule D Approved Unit Types A & B**  
**Schedule E Approved Unit Types D & E**  
**Schedule F Storm Water Retention Pond**

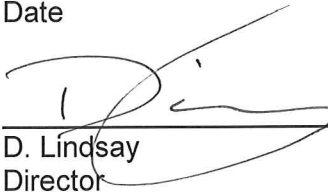
- a) If the applicant does not substantially commence the development permitted by this permit within two years of the date of this permit, the permit shall lapse.

**SCANNED**  
**E-MAILED**  
2015 SEP 24

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-SEP-23  
Date

  
D. Lindsay  
Director

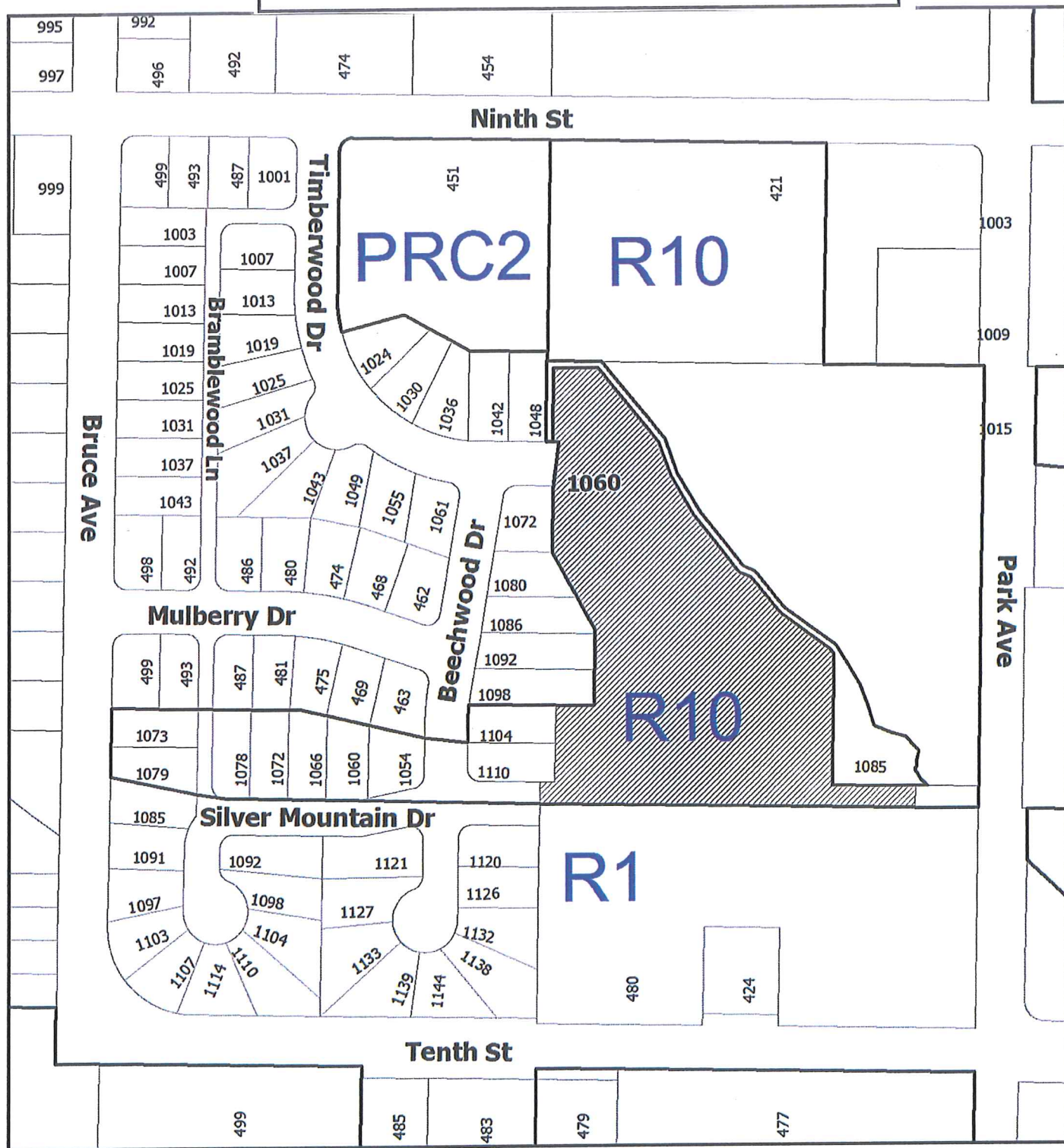
**Community Development**

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

GN/in

Prospero attachment: DP000931

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP000931

LOCATION PLAN

Civic: 1060 Timberwood Drive  
Lot 30, Section 1, Nanaimo District,  
Plan VIP82107



Subject  
Property



201.17

AMENDED SITE PLAN

3 Completed Units

PHASE 2  
UNIT 4  
AVERAGE NATURAL GRADE 50.89 M  
AVERAGE FINISH GRADE 50.87 M  
MAX PERMITTED RIDGE 50.89 M  
ACTUAL RIDGE 58.75 M  
UNIT 5  
AVERAGE NATURAL GRADE 51.98 M  
AVERAGE FINISH GRADE 52.50 M  
MAX PERMITTED RIDGE 60.98 M  
ACTUAL RIDGE 60.52 M  
UNIT 6  
AVERAGE NATURAL GRADE 54.23 M  
AVERAGE FINISH GRADE 54.23 M  
MAX PERMITTED RIDGE 63.23 M  
ACTUAL RIDGE 62.35 M

A - F = Proposed locations  
for Bonus Room  
Additions

SITE INFORMATION

GROSS SITE AREA = 184362 SF (17122 SM) (1.71 Ha)  
NET SITE AREA = 165741 SF (15397.34 SM)  
DENSITY 1.71 Ha X 16 UNITS/Ha = 27.39 UNITS PERMITTED  
UNIT TYPE A 11 UNITS AT 1407 SF PLUS GARAGE 264 SF = 15477 SF + 2904 SF  
UNIT TYPE B 9 UNITS AT 1060 SF PLUS GARAGE 308 SF = 10940 SF + 2772 SF  
UNIT TYPE C 7 UNITS AT 1564 SF PLUS GARAGE 264 SF = 10948 SF + 1848 SF  
GROSS BUILDING AREA 41253 SF LIVING SPACE + 7440 SF GARAGES  
FLOOR AREA RATIO = 0.29 (BASED ON NET AREA AFTER ROAD DEDICATION OF 1724.88 SM)  
SETBACKS PROVIDED  
FRONT 10'-0" (3.0 M)  
REAR 30'-7" (9.34 M)  
SIDE 10'-10" (3.3 M) MIN  
MAXIMUM BUILDING HEIGHT PROPOSED 27'-10" (8.5 M)  
AMENITY SPACE PROVIDED IN AVERAGE REAR YARD AREA OF 1100 SF X 27 UNITS 29700 SF  
PLUS AREA LEFT NATURAL/LANDSCAPED APPROX 20000 SF  
PARKING PROVIDED:  
SINGLE GARAGE PER UNIT PLUS ONE SPACE IN FRONT OF GARAGE = 54 SPACES  
PLUS 10 VISITOR PARKING SPACES  
TO BE BUILT IN PHASES: UNIT 1, 2 AND 3 IN PHASE 1 AND 4-5 UNITS PER PHASE FOR BALANCE

UNITS TYPES A AND B WILL BE DETERMINED AT BUILDING PERMIT APPLICATION  
BONUS ROOMS WILL BE LOCATED ON UNITS 4, 7, 12, 15 AND 21 ONLY IF REQUIRED  
AND WILL BE DETERMINED AT BUILDING PERMIT APPLICATION  
UNIT TYPE C WILL REMAIN AS INDICATED

PROPOSED DEVELOPMENT PLAN  
SCALE 1" = 30'-0"

DEVELOPER/BUILDER  
0766010 BC LTD  
604 574 8005

PROPOSED  
27 UNIT  
DEVELOPMENT  
1060  
TIMBERWOOD  
DRIVE

DRAWING:

SCALE: NOTED

DATE: AUG. 2015  
BLOG PERMIT

DRAWN BY: KEN

REVISION:

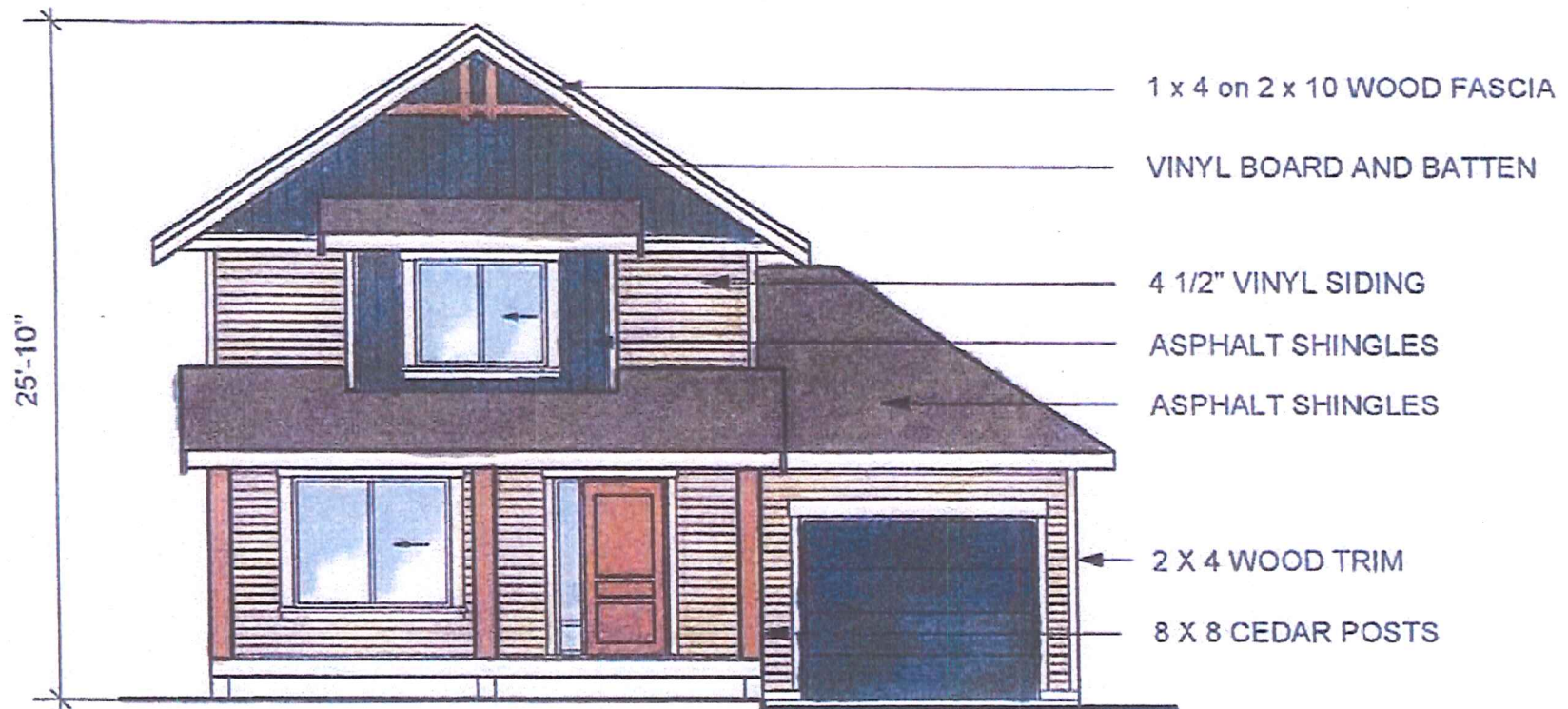
SHEET:



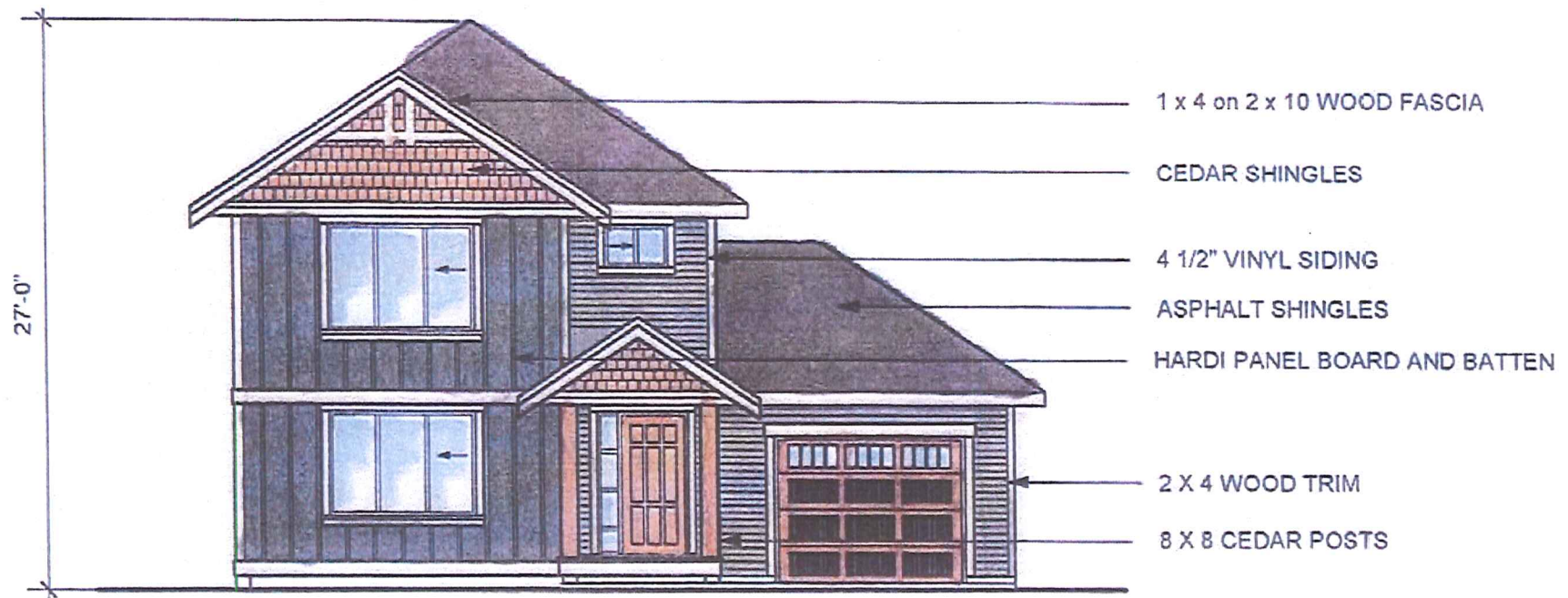
Development Permit DP000931  
1060 Timberwood Drive  
1/2

Schedule D

APPROVED UNIT TYPES, A & B



UNIT TYPE A 1407 SF

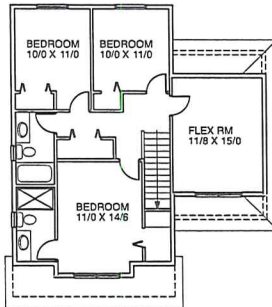


UNIT TYPE B 1660 SF

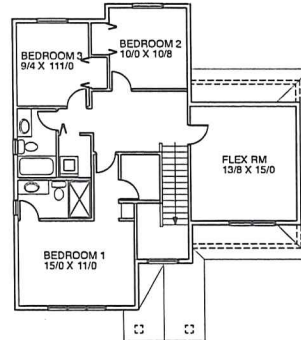
## PROPOSED UNIT TYPES D & E

Copyright reserved. These plans and designs are at all times the property of the designer to be used for the address herein. Written consent is required from the designer before any reproduction. Contractor is hereby at least, surveys, dimensions, specifications, location of building on site, and location of all services prior to construction. All work to be done in accordance with the B.C. Building Code, current edition, and all local building laws.

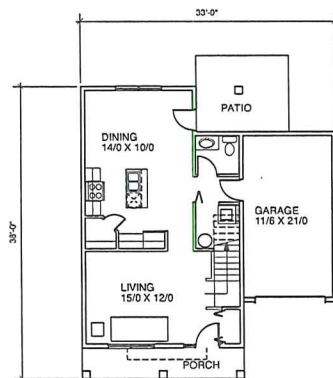
All work to be done in a prudent manner and to the approval of warranty provider, designer is not responsible for any field review or compliance to codes and/or poor building practices. Designer recommends that owner / builder retain independent inspectors to ensure proper design and construction of building envelope.



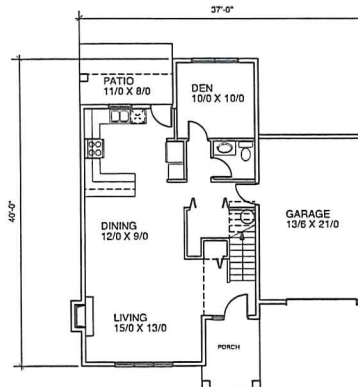
UPPER FLOOR 921 SF



UPPER FLOOR 1046 SF



MAIN FLOOR 678 SF PLUS GARAGE 264 SF



MAIN FLOOR 806 SF PLUS GARAGE 308 SF



UNIT TYPE D 1599 SF



UNIT TYPE E 1852 SF

DEVELOPER/BUILDER  
0766010 BC LTD  
604 574 8005

**PROPOSED  
27 UNIT  
DEVELOPMENT  
1060  
TIMBERWOOD  
DRIVE**

**DRAWING:**

SCALE: NOTED

DATE: NOV 22, 2011

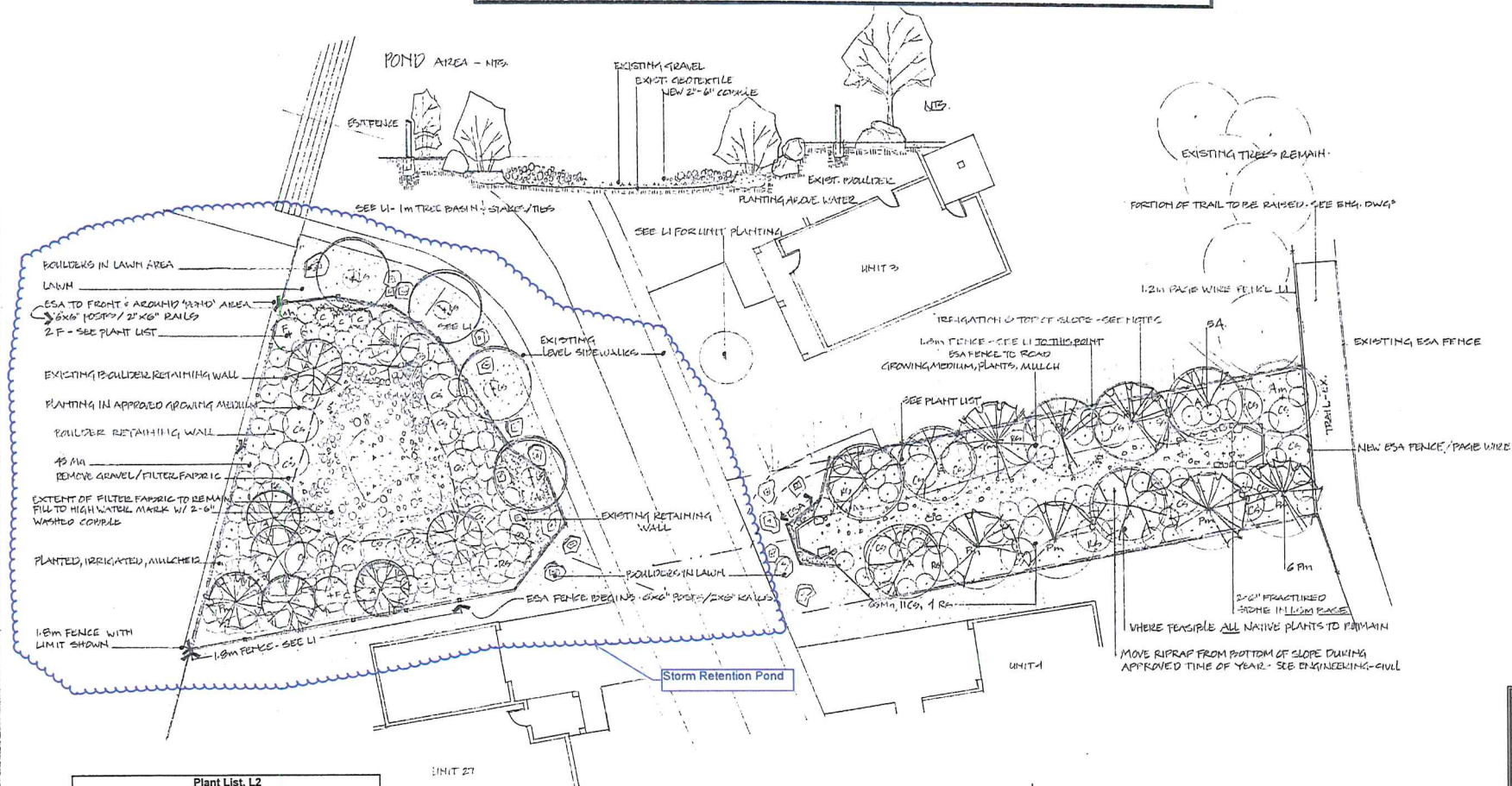
DRAWN BY: KEN

REVISION:

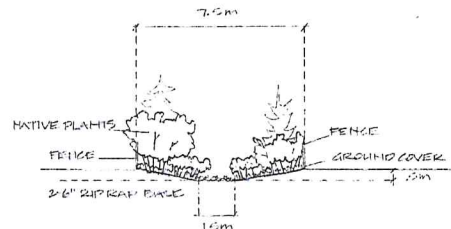
**SHEET:**



## STORM WATER RETENTION POND



Sym	Qty	Botanical Name	Common Name	Sp.	Size
<b>Plant List, L2</b>					
<b>Trees</b>					
A	11	Alder	Alder	As shown	2 m
Am	1	Aster macrophyllum	Oxeye	5 m	2.5 m
Pm	1	Pseudotsuga menziesii	Douglas Fir	5 m	2 m
<b>Shrubs, grasses, ground cover</b>					
Al	105	Arctostaphylos uva-ursi	Kinnikinnick	5 m	10 cm
Ca	3	Calluna vulgaris	Heather	1 m	#1
Ca	23	Coronilla stolonifera	Red Twig Dogwood	As shown	#2
F	2	Fern	Fern	As shown	#2
Ma	105	Malva aquilegifolia	Tall Oregon Grape	5 m	#1
Ha	5	Hieracium	Red Currant	2 m	#2
Sa	2	Salix scouleriana	Scouler's Willow	1 m	#1
<b>Notes:</b>					
See L1 for plant list outside of storm water easement.					
All plants, maintenance, irrigation, and planting to be to BCLNA standards and City of Nanaimo Engineering standards. Soil analysis to be made available to Landscape Designer prior to placement.					
Size on plant list shall be considered maximum sizes.					
Planting soil depth for lawn areas 150 mm.					
Soil depth for planted areas shall be 450 mm, trees - 600 mm on all sides.					
All invasive species within the area to be removed (Broom, Himalayan Blackberry) and native plants identified and left undisturbed (eg. Douglas Fir, Big Leaf Maple, Ocean Spray) for the duration of the two year maintenance period and installation of landscape.					
Minimum two-year maintenance period to include: Irrigation blow out and start up.					
Planting and turf maintenance to BCLNA standard, Level 2.					
Tree care: Ensure leaders are not pruned.					
Irrigation installation to be to I.A.D.C. standards and in accordance with City of Nanaimo Engineering standards, Section 14. Temporary 2 year irrigation system to ensure plant establishment in 7.5 m wide water course and at top of banks of pond area. Shrub sprays on rises to be used. Maximum system hydrostatic pressure downstream of water service 80 PSI. Pumps not to exceed 5 FPS. Maximum allowable velocity in any circuit: 5 FPS. Maximum flow per valve: 30 GPM. All valves shall be located underground in lockable valve boxes.					
Installation of mainline or lateral line shall not be installed beyond any known limit of work or property line. All pipe to be bedded in sand or screened bottom free of rocks. Do not bid on course construction rubble.					
System to be pressure tested with Consultant present prior to backfilling. Check and adjust sprinkler heads for proper operation and coverage prior to final inspection.					
As built of system must be presented to Owner upon completion and before final payment of contract.					



Bench detail, L1



Equiparc [www.equiparc.com](http://www.equiparc.com)  
 2 x EP 1423 Bench with backrest  
 Installed as per manufacturers specifications  
 Secured on concrete footing - typical  
 Galvanized steel supports  
 Recycled plastic  
 H: 34 inches D: 26 inches L: 71 inches  
 Sand colour

20-08-15	- Submitted for Phase 2/3 Building permit
05-10-15	- Updated on storm easement / pond
05-05-16	- Submitted for B Permit
07-07-17	- Submitted for Approval
11-10-17	- Submitted for Building Permit
23-04-18	- Planning plan for storm easement & Bench detail
15-02-19	- Revisions - Gates on Easement
17-01-19	- Submitted for D.P.
15-01-19	- Revisions - concrete
12-10-11	- For review
20-11-11	- Draft Layout
Date	Rev Description

Keltie Chamberlain, B.A., C.Mut  
 Landscape Design & Consulting

2140 Robin Hood Drive, Nanaimo BC V9T 1P1  
 Phone: (250) 852-0436 Fax: (250) 723-0810  
[keltie@keltiedesign.com](mailto:keltie@keltiedesign.com)  
[www.keltiedesign.com](http://www.keltiedesign.com)



Project  
**1060 Timberwood Dr**  
 Nanaimo BC

Sheet Title  
**Landscape Plan**  
 Storm water Easement

**RECEIVED**  
 City Planning & Design Services at 10:00 am, Sep 07, 2019

Date: May 2012  
 Drawn: K.C.  
 Scale: 1:100 or as shown

Sheet No.: L2 of 2

1060 Timberwood Drive  
 Nanaimo, BC