



**DEVELOPMENT PERMIT NO. DP000938**

**PAULA JOHNSON / LORNE JOHNSON, and  
JOANNE WHITFORD / KENT WHITFORD**  
Name of Owner(s) of Land (Permittee)

**Units 5 and 6 1637 BOWEN 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(s):

**PID No. 000-044-261**

**STRATA LOT 5, SECTION 14, RANGE 8, MOUNTAIN DISTRICT, STRATA PLAN 996, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

**PID No. 000-044-270**

**STRATA LOT 6, SECTION 14, RANGE 8, MOUNTAIN DISTRICT, STRATA PLAN 996, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

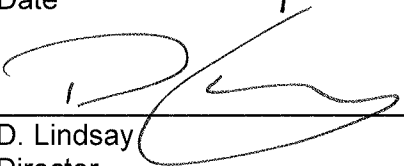
3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

<b>Schedule A</b>	<b>Location Plan</b>
<b>Schedule B</b>	<b>Site Plan</b>
<b>Schedule C</b>	<b>Building Elevations</b>
<b>Schedule D</b>	<b>Letter of Rationale</b>

- 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-July-17  
Date

  
D. Lindsay  
Director

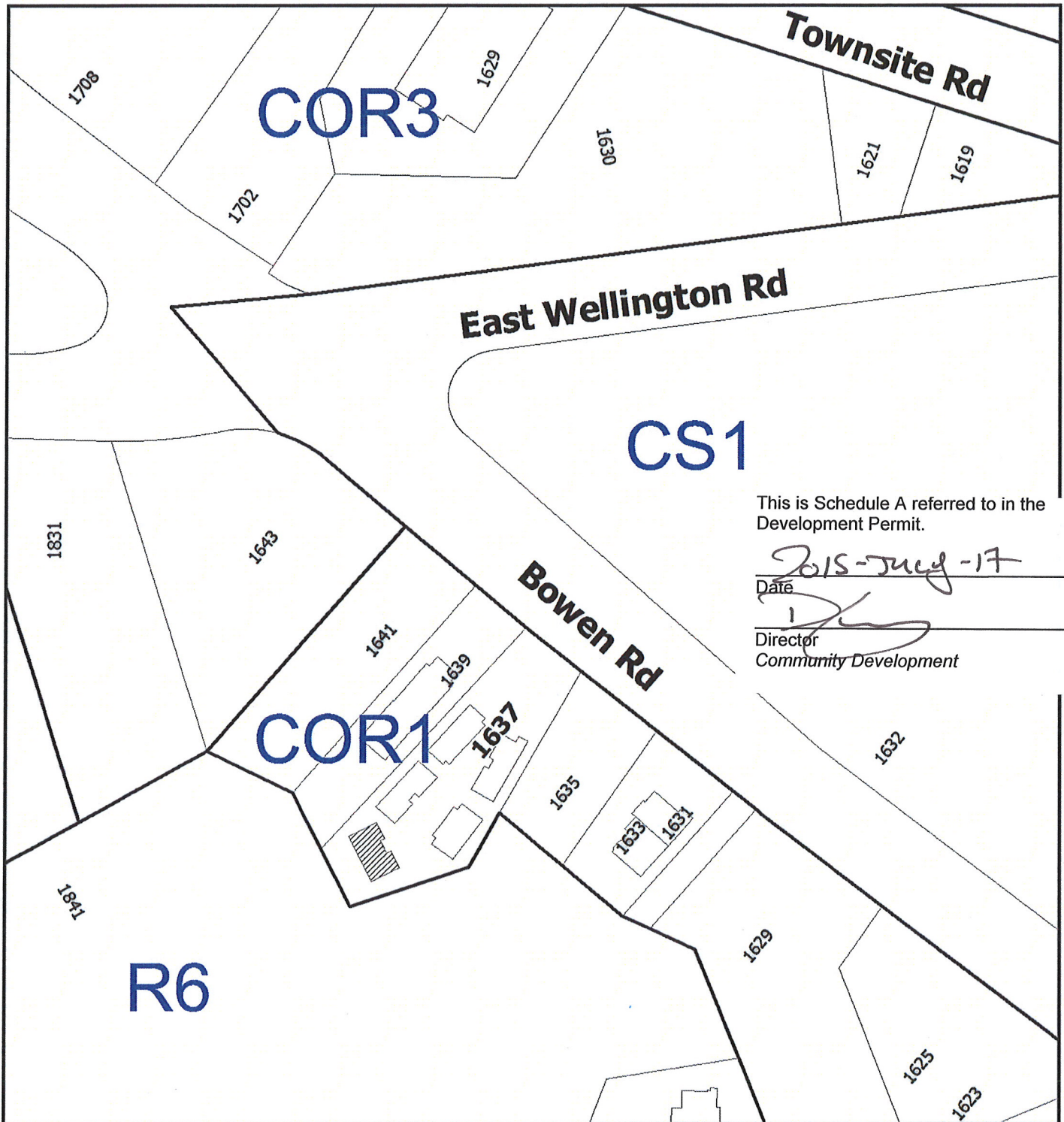
**Community Development**

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

GN/In

*Prospero attachment: DP000938*

SCHEDULE A



This is Schedule A referred to in the Development Permit.

*2015-July-17*  
Date


*[Signature]*  
1  
Director  
Community Development

DEVELOPMENT PERMIT NO. DP000938

**LOCATION PLAN**

Civic: Units 5 and 6 - 1637 Bowen Road




 **Subject Property**



# Schedule B

## SITE PLAN

DATE OF : MAY 13, 2015.



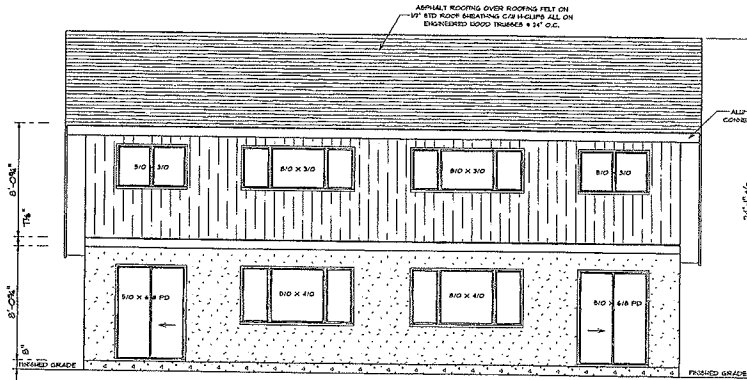
ANDRÉ MCNICOLL B.C.I.S.  
THIS DOCUMENT IS INVALID UNLESS SIGNED AND SEALED.

RECEIVED  
DP938  
JUN 04 2015  
CITY OF BAILLIE  
COMMUNITY DEVELOPMENT  
NO RESPONSIBILITY OF LIABILITY

Development Permit DP000938  
1637 Bowen Road, Units 5 & 6

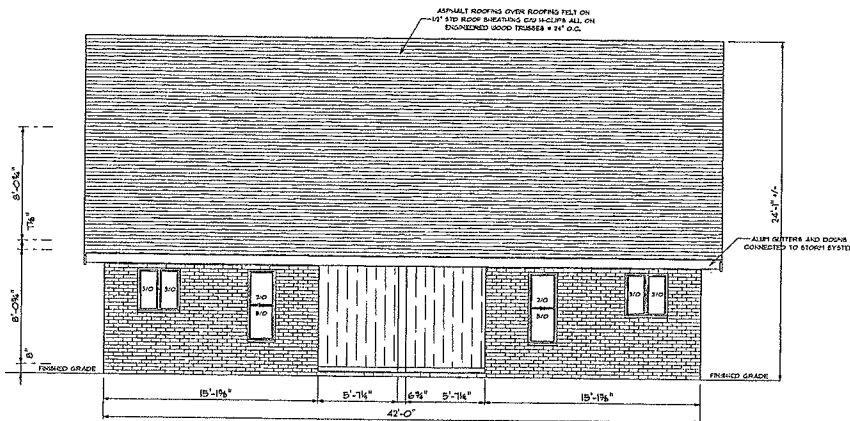
Schedule C

# BUILDING ELEVATIONS



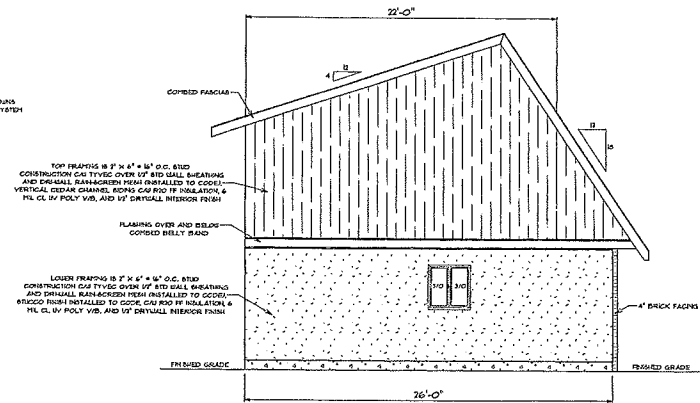
REAR ELEVATION

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



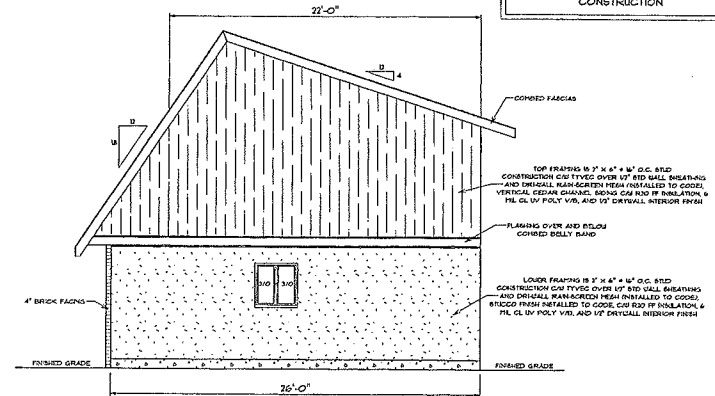
FRONT ELEVATION

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



LEFT ELEVATION

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



RIGHT ELEVATION

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

**NOTICE**  
THIS DRAWING WAS PREPARED  
FOR PRELIMINARY USE ONLY  
ALL RIGHTS RESERVED  
NOT TO BE USED FOR  
CONSTRUCTION

These drawings are prepared for the purpose of obtaining a Development Permit only. They are not to be used for construction. The owner is responsible for obtaining all necessary permits and for ensuring that the construction complies with all applicable codes and regulations. The designer is not responsible for any errors or omissions in these drawings.

NO.	DATE	REVISION

RON DIRKSON DESIGN SERVICES  
PO BOX 814  
NANAIMO, B.C.  
V9R 5H2  
TEL: (250) 336-1111  
FAX: (250) 336-1112

This is Schedule C referred to in the  
Development Permit.

2015-July-17  
Date

Director  
Community Development

1/0"

1/14

PROJECT  
REPLACEMENT OF  
UNITS 5 & 6  
1637 BOWEN ROAD,  
NANAIMO, BC

CLIENT  
COAST CLAIMS  
"KELLY EISLER"

SHEET FILE  
- ELEVATIONS

DATE  
A-01

RECEIVED  
By L. Nielsen at 3:10 pm, Jun 04, 2015

LETTER OF RATIONALE



May 31, 2015

Attention: Tamera Rogers  
Planning Assistant, Planning and Design Section  
Community Development Department – CITY OF NANAIMO

This is Schedule D referred to in the  
Development Permit.

2015-July-17  
Date  
Director  
Community Development

**RE Development Permit Application  
Bowen Court VIS 996, Strata Lot 5 and 6, Unit 5 and 6  
1637 Bowen Road, Nanaimo, BC, V9S 1G7**

Tamera:

I write on behalf of THE OWNERS, STRATA PLAN VIS 996 – BOWEN COURT  
regarding a Development Permit Application.

On November 30, 2014 a fire destroyed unit 5 and 6 at Bowen Court (See email  
report attached). At an Annual General Meeting of dated December 2, 2015 the  
owners agreed to repair the damaged property with an estimated time-line to  
complete the repair of 9-12 months (See item 13.2 of minutes attached).

The scope of the repair is to restore the two units according to the original  
development design and construction, with the only upgrades or alterations  
being to bring the structures up to current building codes.

To this end an insurance adjuster (Kelly Eisler of Coast Claims) has been  
engaged to oversee the site demolition, debris removal, site survey, design  
drawings, tender package to construction companies for the re-built. Tom  
Semper, strata manager has been assigned agency to represent the strata  
corporation and the individual owners of unit 5 and 6 in relation to the City of  
Nanaimo. The Owners of Strata Plan VIS 996 agree to proceed with the  
development permit.

Yours truly,

A handwritten signature in black ink, appearing to read 'Tom S'.

Tom Semper  
Strata Manager and Agent for THE OWNERS STRATA PLAN VIS 996

