



DEVELOPMENT PERMIT NO. DP000951

REGIONAL DISTRICT OF NANAIMO

Name of Owner(s) of Land (Permittee)

1105 CEDAR 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 1, SECTIONS 2 AND 3, NANAIMO DISTRICT, PLAN 48020 EXCEPT PART IN PLAN VIP66090

PID No. 013-239-813

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, Office Building

Schedule D Elevations, Garage

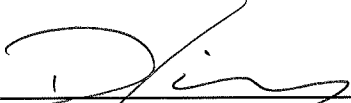
- a) If the applicant does not substantially commence the development permitted by this permit within two years of the date of this permit, the permit shall lapse.

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-OCT-2

Date



D. Lindsay

Director

Community Development

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

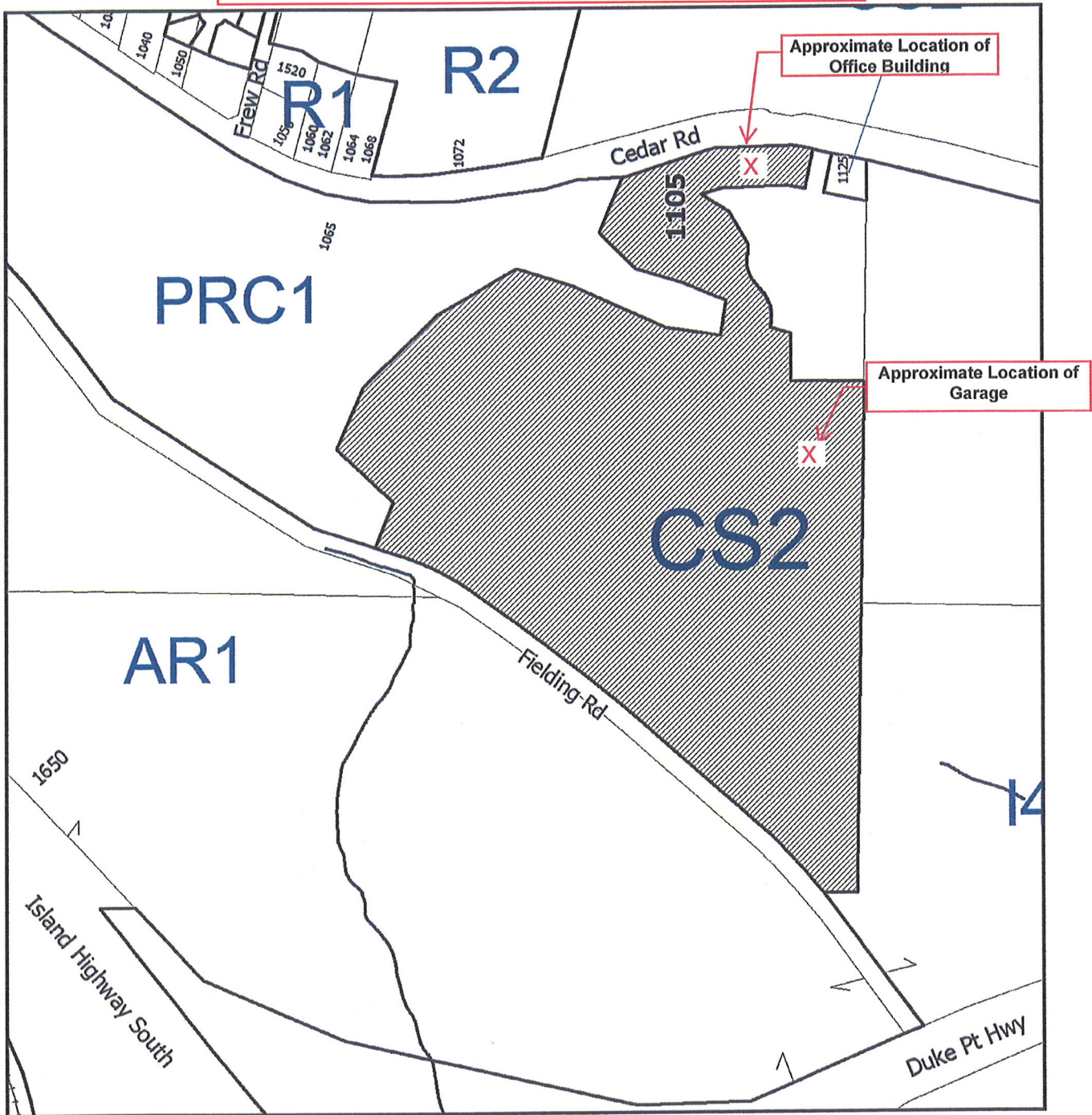
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Prospero attachment: DP000951

Development Permit DP000951
1105 Cedar Road

Schedule A


LOCATION PLAN



DEVELOPMENT PERMIT NO. DP000951

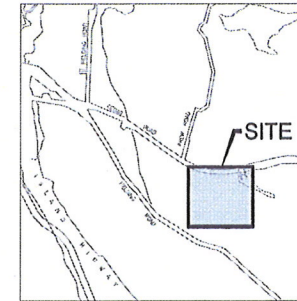
LOCATION PLAN

Civic: 1105 Cedar Road
Lot 1, Sections 2 and 3, Nanaimo District,
Plan 48020, Except part in Plan VIP66090

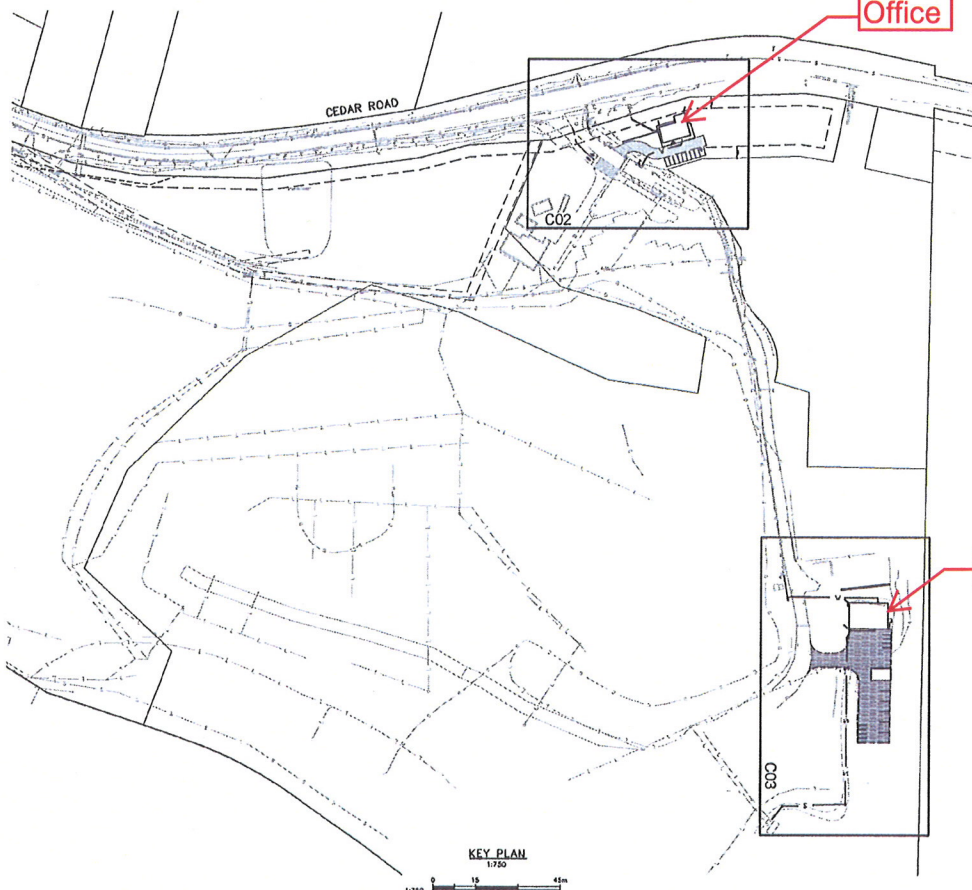
 **Subject Property**

LEGEND

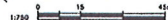
EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
---	---	EDGE OF PAVEMENT	---	---	ROCKER
---	---	CURB AND GUTTER	---	---	TRUCK
---	---	EDGE OF GRAVEL	---	---	OTTER/SLEAVE
---	---	TOP/BOTTOM OF BANK	---	---	WATERMAN (SIZE AND MATERIAL NOTES)
---	---	CATCH BASIN	---	---	SANITARY SEWER (SIZE AND MATERIAL NOTES)
---	---	WATER VALVE	---	---	STORM DRAIN (SIZE AND MATERIAL NOTES)
---	---	FIRE HYDRANT	---	---	UNDERGROUND TELEPHONE
---	---	COVERED DIO	---	---	UNDERGROUND HIGHV
---	---	UTILITY POLE AND STREET LIGHT (LABELLED PP,PPVA,AS ETC)	---	---	WORKMARK
---	---	MANHOLE	---	---	PROPERTY LINE
---	---	OLEFANT	---	---	ELEVATION AND STAKING
---	---	SANITARY/STORM INSPECTION CHAMBER (2000 RGS)	---	---	SANITARY SEWER SERVICE CONNECTION AT MAN
---	---	JUNCTION BOX	---	---	ELEVATION
---	---	AIR VALVE	---	---	PAVEMENT REMOVAL
---	---	WATER VALVE	---	---	NEW ASPHALT



LOCATION PLAN
N15



KEY PLAN
1:750



ISSUES	DATE	ISSUED FOR
A	2015.07.30	GOED FOR LP

GENERAL NOTES:

- ALL WORK AND MATERIALS ARE TO BE AS DESCRIBED IN THE CITY OF NANAIMO ENGINEERING STANDARDS & SPECIFICATIONS LATEST EDITION OR AS OTHERWISE APPROVED BY THE CITY ENGINEER.
- CONNECTION TO, OR ALLOCATION OF, EXISTING CITY-OWNED UTILITIES, REQUIRES AUTHORIZATION BY THE CITY ENGINEER.
- A "PERMIT TO INSTALL WORKS WITHIN STREETS, LANES AND CITY PROPERTY AREAS" WILL BE REQUIRED WHERE CONSTRUCTION IS TO BE UNDERTAKEN IN CITY OF NANAIMO RIGHT-OF-WAYS AND/OR CITY OF NANAIMO-OWNED UTILITIES OR PROPERTIES.
- UPON APPROVAL OF THE PERMIT, THE CITY OF NANAIMO'S CONSTRUCTION DIVISION SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- THE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR TO COMPLY WITH ALL APPLICABLE MINISTRY OF ENVIRONMENT AND DEPARTMENT OF FISHERIES & OCEANS CANADA REQUIREMENTS AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR TO CONFIRM LOCATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO CONFIRM THAT ELEVATION LOCATION AND GRADIENT OF ASPHALT MATCH EXISTING PRIOR TO PLACEMENT OF ASPHALT OR CONCRETE.
- ALL TREES NOT BEING REMOVED IN THE CONSTRUCTION AREA SHALL BE PROTECTED. TO ADJUST ALL MANHOLES, WATER VALVES, HYDRO VALVES, ETC. TO MATCH NEW CONSTRUCTION.
- ALL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED BY USE OF A PIPE LOCATOR AND MANUAL DIGGING. ALL OR ANY STRUCTURES NOT NECESSARILY SHOWN.
- ALL ELEVATIONS ARE TO GEODETIC DATUM AND ARE REFERENCED TO MONUMENT 5642095, ELEVATION = 45.633.
- DATA SOURCES:
-TOPOGRAPHIC SURVEY COMPLETED BY HEROLD ENGINEERING LIMITED IN MAY 2015.
-ASBULIS PROVIDED BY THE CITY OF NANAIMO.
-ASBULIS PROVIDED BY XCO CONSULTANTS LTD.

WATERMAIN NOTES:

- WHERE THE WATERMAIN IS WITHIN 3.0m HORIZONTALLY OR 0.45m VERTICALLY OF A STORM OR SANITARY SEWER, JOINTS ARE TO BE WRAPPED IN ACCORDANCE WITH MINISTRY OF HEALTH GUIDELINES.
- ALL WATER SERVICES TO BE SERIES 200 MUNICIPAL POLYETHYLENE UNLESS OTHERWISE NOTED.
- ALL WATER MAINS ARE TO BE PVC 6500 DR18 (RATED TO 235 psi) WITH INTERNALLY THICKENED BELL UNLESS OTHERWISE NOTED.

STORM SEWER NOTES:

- ALL STORM SERVICES ARE TO BE 100# PVC SDR28 UNLESS OTHERWISE NOTED.

SANITARY SEWER NOTES:

- ALL SANITARY SERVICES ARE TO BE 100# PVC SDR28 UNLESS OTHERWISE NOTED.

LIST OF DRAWINGS

DWG. NO.	DESCRIPTION
C01	KEY PLAN, DRAWING LIST & GENERAL NOTES
C02	ADMINISTRATION BUILDING
C03	GARAGE

2015 BUILDING RELOCATIONS
RDN REGIONAL LANDFILL

NANAIMO, BC
XCO CONSULTANTS LTD.

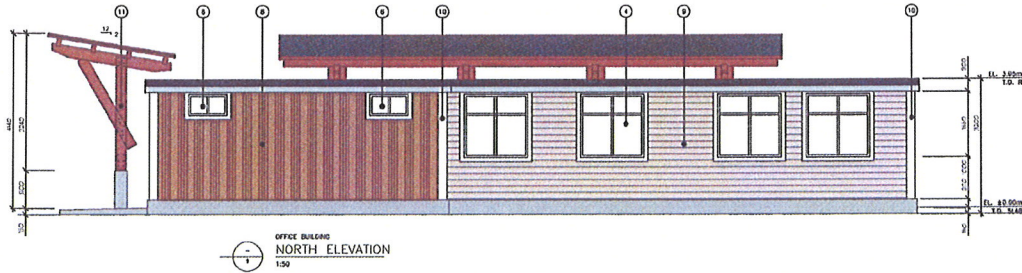
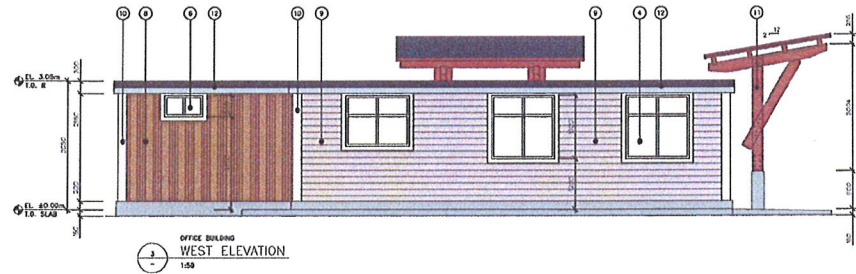
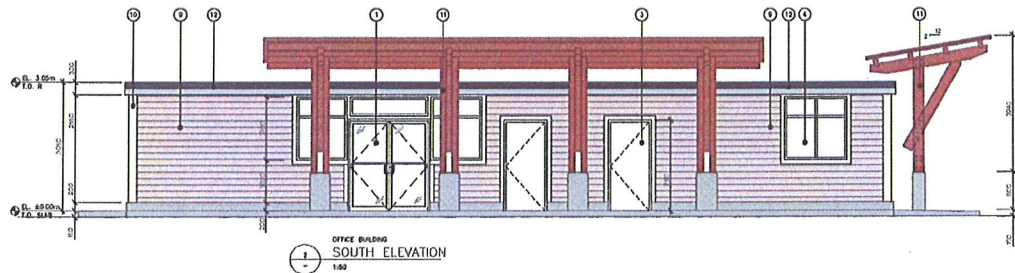
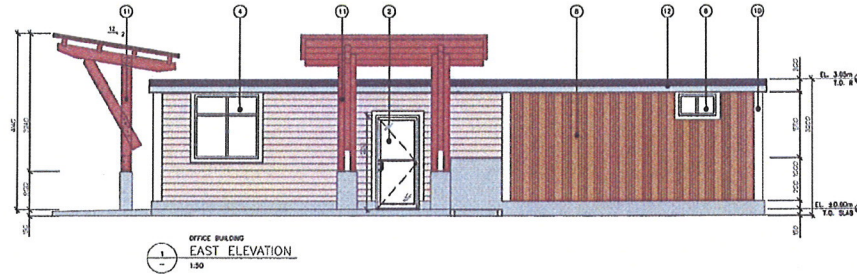
HEROLD ENGINEERING
3761 Shelton Rd, Nanaimo, BC V1T 2V1
Tel: 250-751-8558 Fax: 250-751-8559
Email: info@heroldengineering.com

KEY PLAN,
DRAWING LIST &
GENERAL NOTES

DESIGNED GPH	ENGINEER'S SEAL
DESIGN REVIEW GPH	
DRAWN IEB	
DRAFTING REVIEW GPH	JUL 30 2015
PROJECT No. 3233-002	CLIENT DRAWING No.
SCALE AS SHOWN	PERMIT No.
REV. DRAWING No. C01	REVISION A

RECEIVED
2015-AUG-04
Planning & Design

ELEVATIONS, Office Building



EXTERIOR MATERIALS LEGEND:

- ① DOUBLE DOOR - ANODIZED ALUM FRAME CONVECTION STORE FRONT THERMAL-BROKEN GLAZING ASSEMBLY
- ② SINGLE DOOR - ANODIZED ALUM FRAME CONVECTION STORE FRONT THERMAL-BROKEN GLAZING ASSEMBLY
- ③ SINGLE DOOR - FIBRE-CORE INSULATED METAL BLIND, THERMAL-BROKEN ASSEMBLY
- ④ GLAZING - ANODIZED ALUM FRAME CONVECTION STORE FRONT THERMAL-BROKEN ASSEMBLY
- ⑤ GLAZING - ANODIZED ALUM FRAME CONVECTION WINDOW THERMAL-BROKEN ASSEMBLY
- ⑥ GLAZING - ANODIZED ALUM FRAME CONVECTION HORIZONTAL SLIDER THERMAL-BROKEN ASSEMBLY
- ⑦ GLAZING - CUSTOM ANODIZED ALUM FRAME TRAPEZOID THERMAL-BROKEN ASSEMBLY (EVE)
- ⑧ VERTICAL BOARD & BATTEN BOARD BOARD (SHINGLED) JAMES HARDIE PANEL - 'SHOOKY' FINISH, 2 1/8" H x 1/2" x 2-1/2" L BATTEN: JAMES HARDIE TRIM - SHOOKY 1 3/4" x 1/2" RIPPED BOARD. PAINT FINISH: COVOLVE STONE (JAMES HARDIE COLOR PLAN)
- ⑨ HORIZONTAL LAP BOARD: JAMES HARDIE 'SHOOKY' BOARD, 2 1/8" H x 1/2" x 2-1/2" L BATTEN: JAMES HARDIE TRIM - SHOOKY 1 3/4" x 1/2" RIPPED BOARD. PAINT FINISH: MONKEYT BLU (JAMES HARDIE COLOR PLAN)
- ⑩ TRIM BOARD: JAMES HARDIE 'SHOOKY' BOARD, 2 1/8" H x 1/2" x 2-1/2" L BATTEN: JAMES HARDIE TRIM - SHOOKY 1 3/4" x 1/2" RIPPED BOARD. PAINT FINISH: MONKEYT BLU (JAMES HARDIE COLOR PLAN)
- ⑪ HEAVY WOOD TRUSS POST & BEAM: 12"x12" DOUGLAS FIR #1 OR BTR
- ⑫ FINISH BOARD: JAMES HARDIE PANEL - 'SHOOKY' FINISH (EVE) PAINT FINISH: MONKEYT BLU (JAMES HARDIE COLOR PLAN)

ELEVATION LEGEND:

- COVOLVE
- HORIZONTAL LAP BOARD & BATTEN BOARD
- VERTICAL BOARD & BATTEN BOARD
- HEAVY WOOD TRUSS POST

ISSUES	
No.	DATE ISSUED FOR
1	2015.03.20 BUDGET REVIEW
2	2015.02.20 DEVELOPMENT PERMIT

REGIONAL DISTRICT OF NANAIMO
8300 Hammond Bay Road
Nanaimo, BC V9T 6G1
Tel: 250-300-4111 Fax: 250-300-4163

NEW BUILDING RDN REGIONAL LANDFILL
XCO CONSULTANTS LTD.
ENVIRONMENTAL ENGINEERS & SCIENTISTS EDMONTON AB T6E 2H3

HEROLD ENGINEERING
3701 Shanton Rd. Nanaimo, BC V9T 2H1
Tel: 250-751-8558 Fax: 250-751-8559
Email: info@heroldengineering.com

OFFICE BUILDING ELEVATIONS

RECEIVED
2015-ALG-04
Planning & Design

ISSUED FOR
DEVELOPMENT PERMIT

DESIGNED ES	ENGINEER'S SEAL
ISSUED REVIEW ES	
DRAWN LH	
CHECKED REVIEW ES	
PROJECT No. 3133-003	CLIENT BRAND No. n/a
SCALE AS SHOWN	PERMIT No. n/a
DWG. NUMBER No. A301	REVISION 2

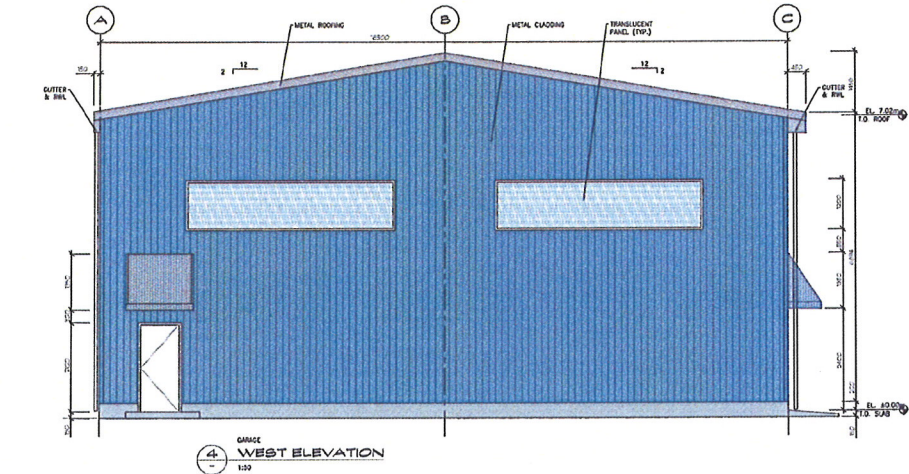
DESIGN ALL DRAWINGS SHOWING PROVIDED REVIEW

File: M:\Projects\3133-003 New Building RDN Regional Landfill - Production\3133-003-001.dwg OFFICE ELEVATIONS.dwg Plot Time: Jul 21, 11:48 AM User: Admin

Development Permit DP000951
1105 Cedar Road

Schedule D

ELEVATIONS, Garage



ELEVATION LEGEND:

[Concrete texture]	CONCRETE
[Metal roofing texture]	METAL ROOFING
[Blue metal texture]	METAL CLADDING
[Dark blue metal texture]	METAL FLASHING

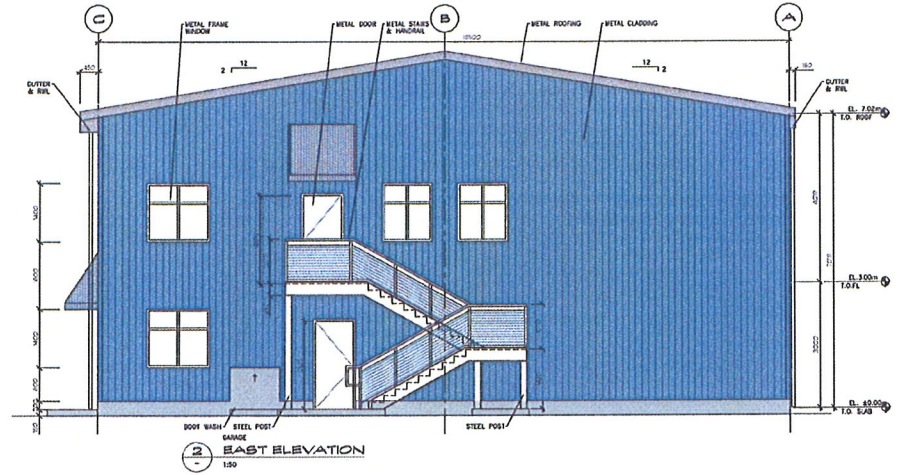
ISSUES

DATE	ISSUED FOR
2015.07.20	CLEAR PERMIT
2015.07.20	DEVELOPMENT PERMIT

FOR CONSULTANT

REGIONAL DISTRICT OF NANAIMO

6300 Hammond Bay Road
Nanaimo, BC V9T 5G2
Tel: 250-250-4111 Fax: 250-250-4113



NEW BUILDING
RDN REGIONAL LANDFILL

XCG CONSULTANTS LTD.
ENVIRONMENTAL ENGINEERS & SCIENTISTS EDMONTON AB T6E 2H3

HEROLD ENGINEERING

2101 Shelburne Rd, Nanaimo, BC V9T 2H1
Tel: 250-791-8508 Fax: 250-791-8509
Email: mail@herold-engineering.com

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GARAGE ELEVATIONS

DESIGNED ES	ENGINEER'S SEAL
DESIGN REVIEW ES	
DRAFTED LKH	
SPACING REVIEW ES	
PROJECT NO. 2233-0238	CLIENT DRAWING NO.
SCALE AS SHOWN	PERMIT NO. n/o
REL. DRAWING NO. A302	REVISION 2

ISSUED FOR DEVELOPMENT PERMIT

REVISION ALL DRAWINGS SHOWING PREVIOUS REVISION

Plan 10 (North) 2015-07-20 New Building RDN Regional Landfill - Structure 002 Drawing 1/2 (Elevation) 1105 CEDAR ROAD GARAGE ELEVATIONS - by: Herold Engineering Ltd. Date: Jul. 20, 15 10:22 AM Name: Neeraj