



DEVELOPMENT PERMIT NO. DP000962

LEDER INVESTMENTS LTD.
Name of Owner(s) of Land (Permittee)

1061 MAUGHAN 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:

PARCEL A (BEING A CONSOLIDATION OF LOTS 19 & 20, SEE FB167834), SECTION 2, RANGE 8, NANAIMO DISTRICT, PLAN VIP63717

PID No. 027-492-681

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.

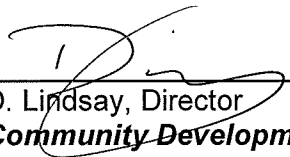
Schedule A Location Plan
Schedule B Site Plan
Schedule C Elevations
Schedule D Landscape Plan

- 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

2016-APR-6
Date

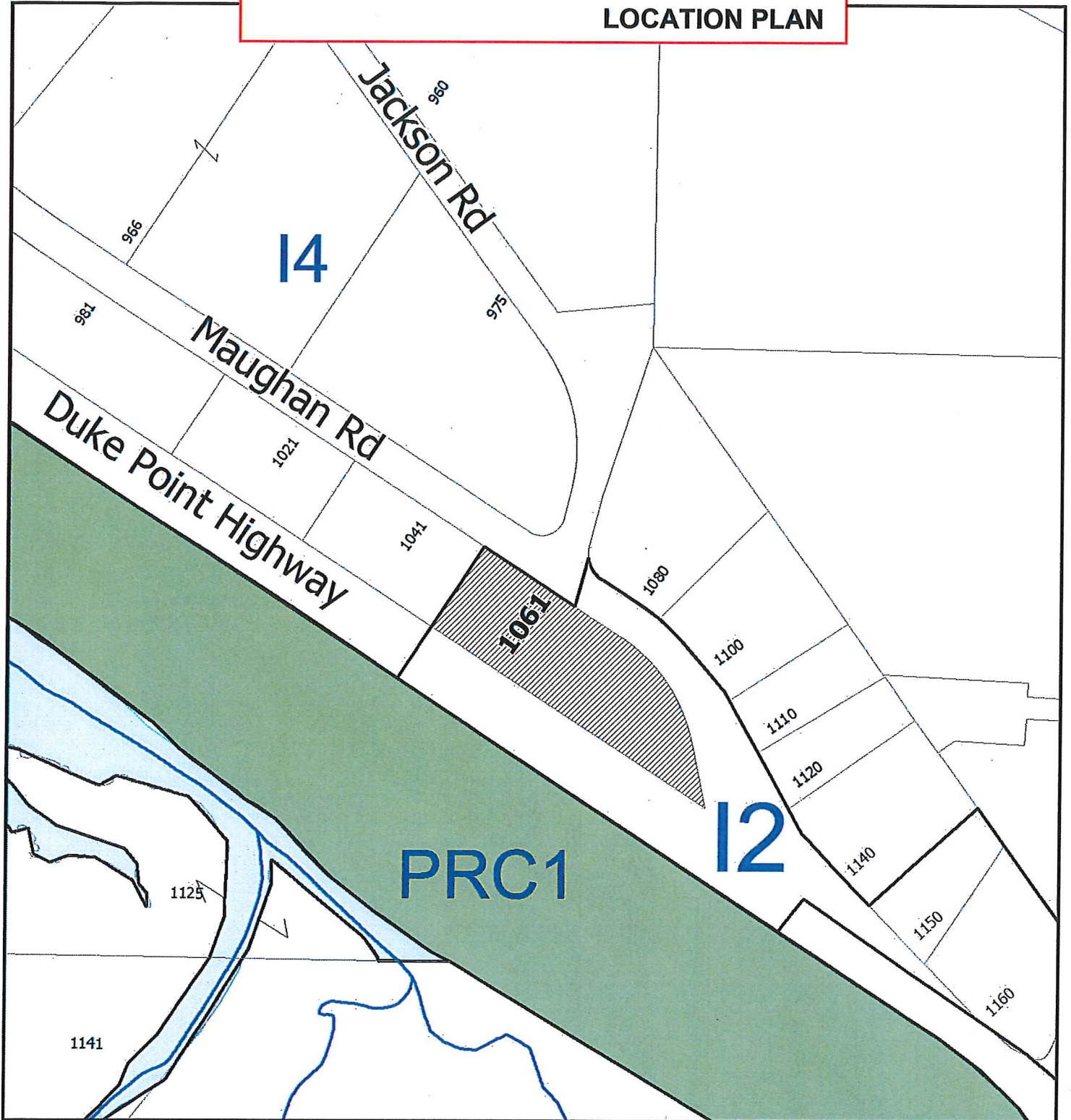

D. Lindsay, Director
Community Development
Pursuant to Section 154 (1)(b) of the Community Charter

GN/in
Prospero attachment: DP000962

Development Permit DP000962
1061 Maughan Road

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP000962

LOCATION PLAN

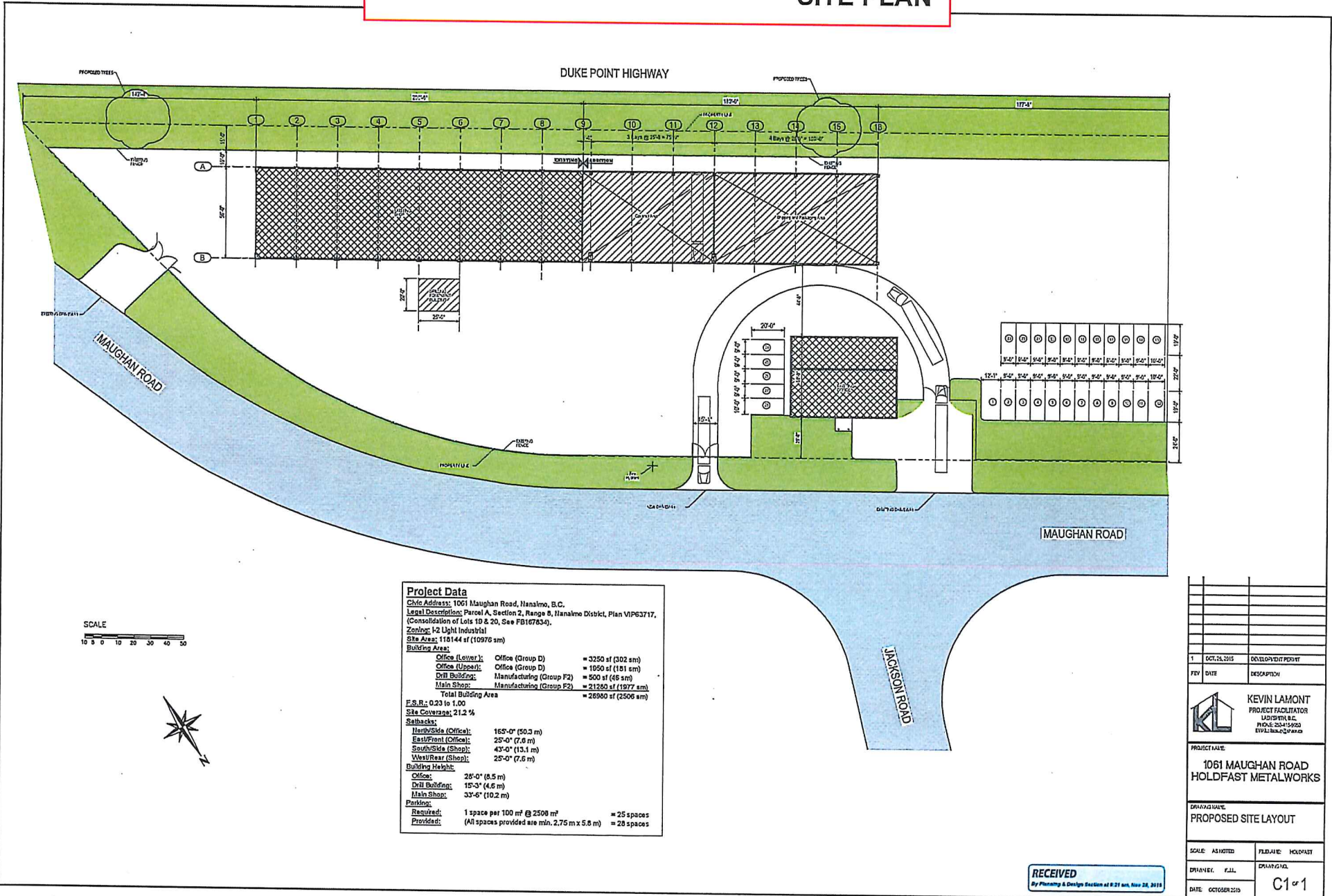
 **Subject Property**

Civic: 1061 Maughan Road

Parcel A (being a consolidation of Lots 19 and 20, see FB167834)

Section 2, Range 8, Nanaimo District, Plan VIP63717





REV	DATE	DESCRIPTION
1	OCT. 26, 2015	DEVELOPMENT PERMIT

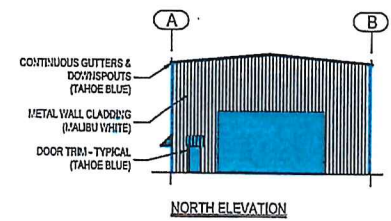
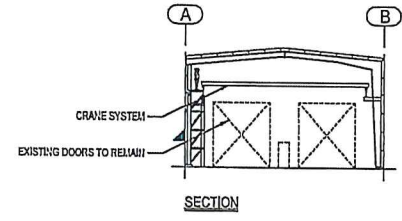
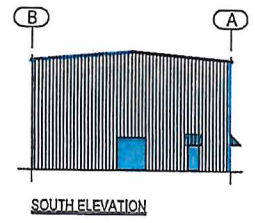
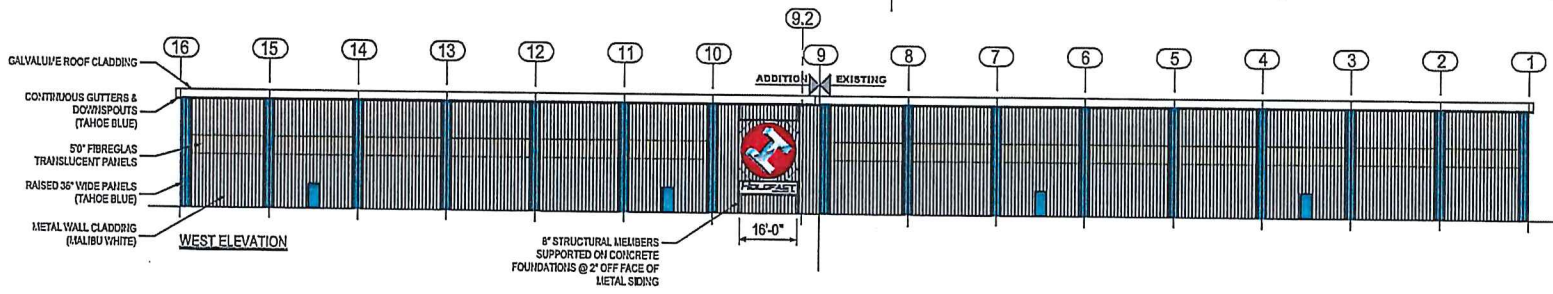
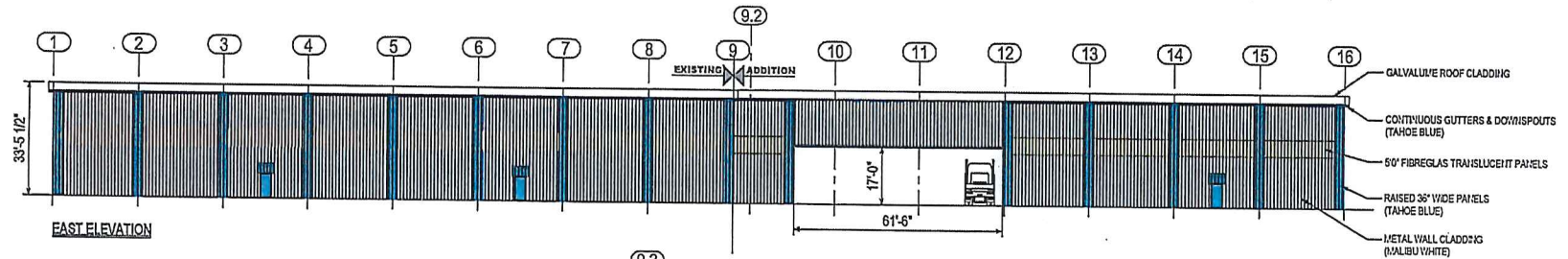
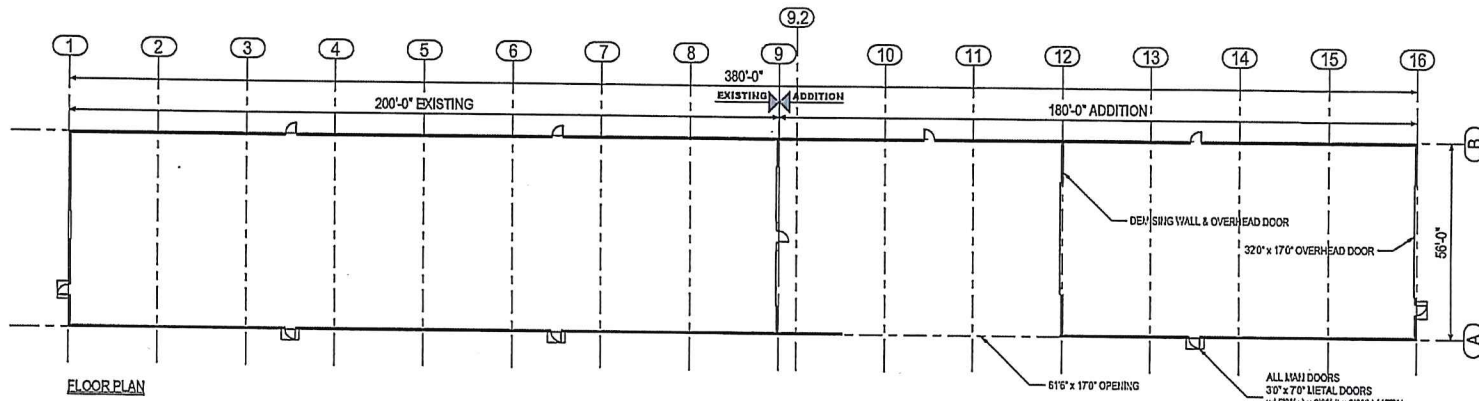
KL KEVIN LAMONT
PROJECT FACILITATOR
LUSKIN, B.C.
PHONE: 250-539-5900
EMAIL: k.lamont@kl.ca

PROJECT NAME
**1061 MAUGHAN ROAD
HOLDFAST METALWORKS**

DRAWING TITLE
PROPOSED SITE LAYOUT

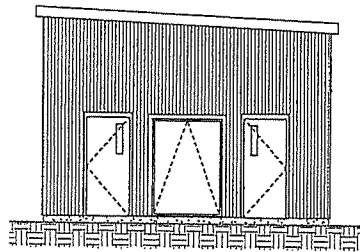
SCALE	AS NOTED	FILED BY	HOLDFAST
DRAWN BY	F.J.L.	DRAWING NO.	
DATE	OCTOBER 2015		C1 of 1

RECEIVED
By Planning & Design Section at 8:21 am, Nov 28, 2015

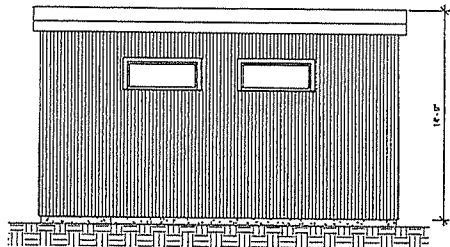


PLANNING & DESIGN RECEIVED 2018-MAR-01

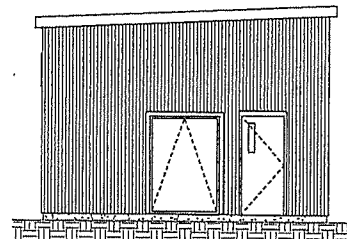
1	OCT. 24, 2015	DEVELOPMENT PERMIT
REV	DATE	DESCRIPTION
KEVIN LAMONT PROJECT FACILITATOR LADYBYNA, B.C. PHONE: 250-466-2222 EMAIL: kel@kl.com		
PROJECT NAME		
1061 MAUGHAN ROAD HOLDFAST METALWORKS		
DRAWING NAME		
PROPOSED SHOP EXTENSION		
SCALE: AS SHOWN	FIELD NO: HOLDFAST	
DRAWN BY: K.J.L.	DATE: OCTOBER 2015	PROJECT NO: A1 of 1



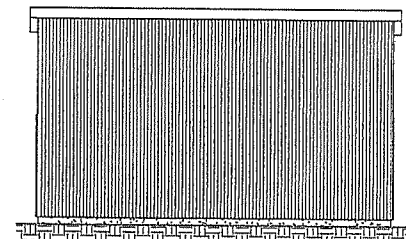
① South View
1/4" = 1'-0"



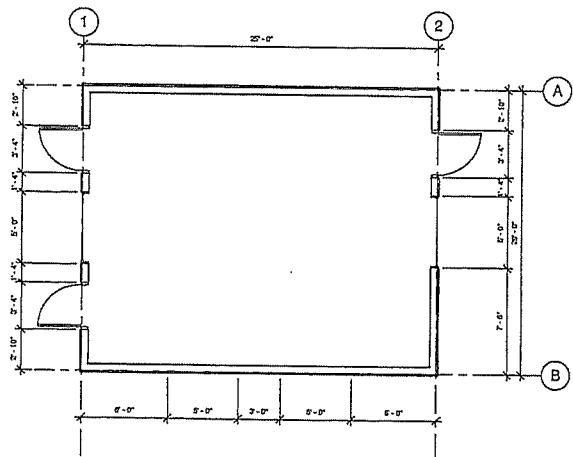
② East View
1/4" = 1'-0"




③ North View
1/4" = 1'-0"



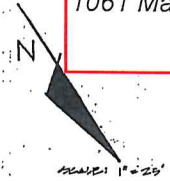
④ West View
1/4" = 1'-0"



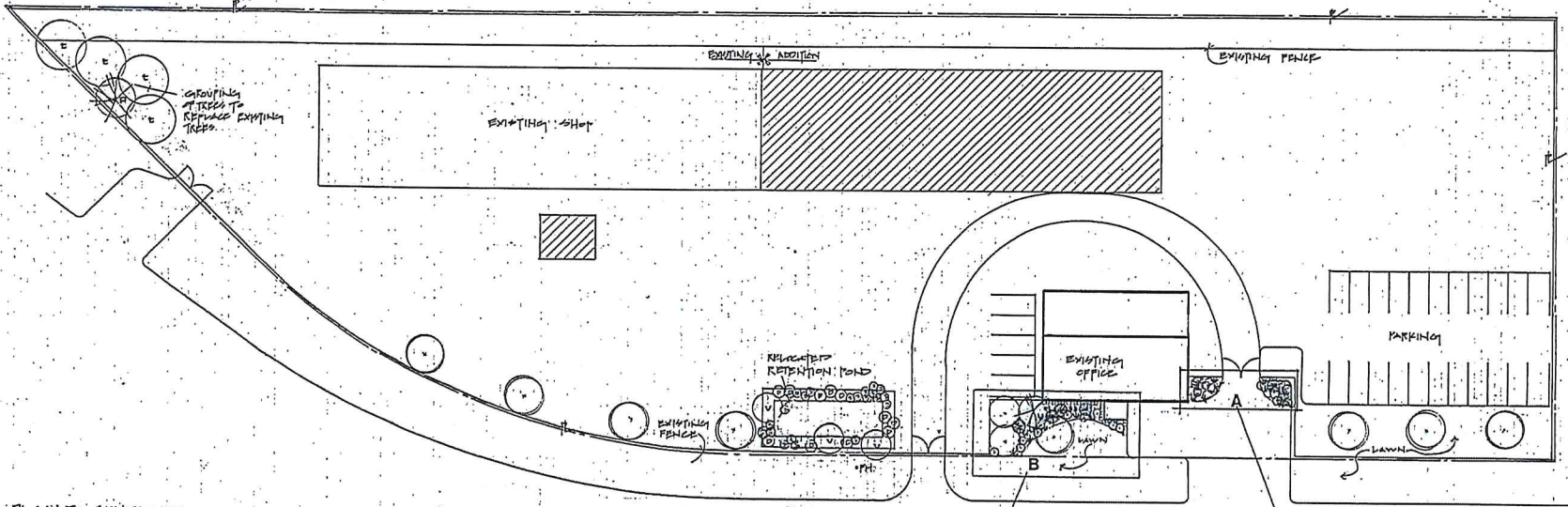
⑤ First Floor
1/4" = 1'-0"

	Kevin Lamont Project Facilitator LadySmith, B.C. Phone: (250) 416-9930 Email: kfacup@ahaw.ca
	PROJECT NAME: Holdfast Metalworks Drilling Building
SHEET NAME: Proposed Building	
FILE NUMBER: _____	
DRAWN BY: KL	
DATE: 2015-10-25	
A1	
SCALE: 1/4" = 1'-0"	

10/20/15 11:52:03 AM



DUKE POINT HIGHWAY

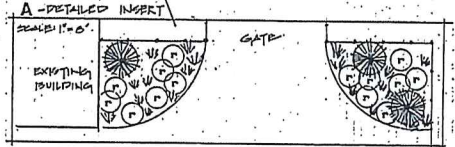
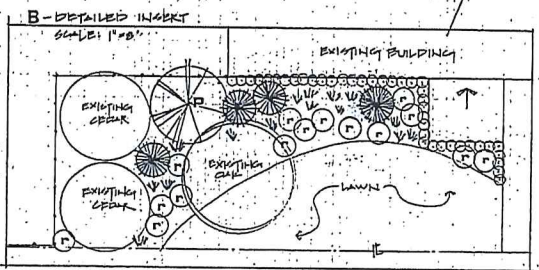


PLANT SCHEDULE

REP.	QTY.	BOTANICAL NAME / COMMON NAME	SIZE
P	2	PIVOT PLANTING 'VALLEYVIEW' PYRAMID / COLUMNAR PINE (TO REPLACE DEAD CEDAR)	8'15"
P	7	PIVOT MUGO MUGHO / MUGO PINE	4'2"
R	30	RIVER METALIBI RED / GROUNDCOVER STRIPS ROSE	4'2"
VL	35	HELIOTROPICUM SEMPERVIRENS / BLUE OAT GRASS	4'1"
COEO	12	EXISTING BOXWOOD, REPLACE DEAD PLANTS	4'2"
○	1	EXISTING OAK TREES, REPLACE ALL DEAD TREES	14m CAL.
○	4	POPULUS TREMULOIDES / TREMBLING ASPEN	12m CAL.
○	3	ASPER CIRCULATUM / WINE MAKE	15m HIG
○	12	CORNUS STOLONIFERA / RED OAK REDWOOD	4'1"
○	20	SPYRACA DOUGLASSII / HARDY HAWK	4'1"

NOTES:

ALL PLANTS AND PLANTING TO BE TO BELLA LANDSCAPE STANDARDS, LATEST EDITION. REINSTATE CURB AND DRIVE AT GATE ENTRANCE & FRONT OF OFFICE BUILDING. REMOVE AND REPLACE DEAD PLANTS WITH NEW PLANTS. REINSTATE LAWN AREAS IN FRONT OF BUILDING & PARKING AREA. REINSTATE & UPGRADE IRRIGATION SYSTEM TO ACCOMMODATE NEW PLANTINGS & LAWN AREAS. ALL PLANTED TREES (4" DB AREA) TO BE MULCHED WITH PINE FIR BARK MULCH, MIN 3" DEPTH.



HOLDFAST METALWORKS 1001 MAUGHAN RD.
 PROPOSED LANDSCAPE PLAN

SCALE: AS NOTED
 DRAWN & DESIGN BY: JANICE NEW
 NEW LANDSCAPES 250.701.7649
 DATE: NOV. 2, 2015
 REVISIONS: FEBRUARY 24, 2016 (RETENTION POND & PLANT ADDITIONS)

PLANNING & DESIGN
 RECEIVED
 2016-MAR-01