



DEVELOPMENT PERMIT NO. DP000995

SATGUR DEVELOPMENTS INC.
Name of Owner(s) of Land (Permittee)

1880 DUFFERIN CRESCENT
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 9, SECTION 15, RANGE 8, MOUNTAIN DISTRICT, PLAN EPP15172

PID No. 028-727-495

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 Building Elevations
Schedule D Floor Plans
Schedule E 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.
5. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

Siting of Buildings

Front Yard Setback (Section 13.4.4)

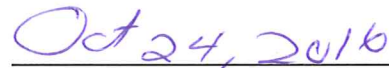
Where a property line abuts a major road, the front yard setback for that property shall be 7.5m. Dufferin Crescent is a major road and requires a 7.5m setback.

The building is sited at 3.65m, a front yard setback variance of 3.85m.

AUTHORIZING RESOLUTION PASSED
BY COUNCIL THE 17TH DAY OF OCTOBER, 2016.



Corporate Officer
Jane Armstrong
Corporate Officer
City of Nanaimo



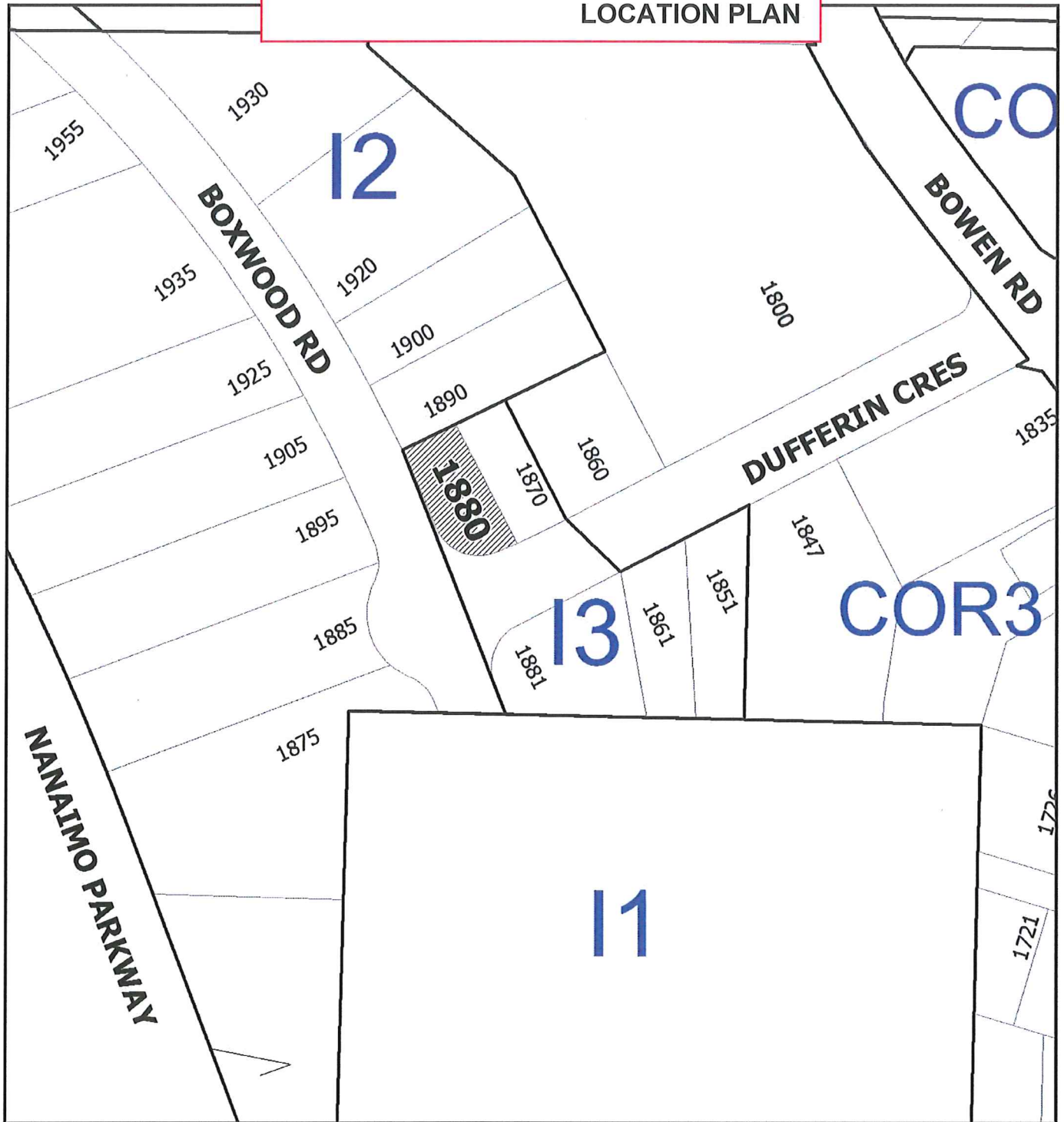
Date

DS/ln
Prospero attachment: DP000995

Development Permit DP000995
1880 Dufferin Crescent

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP000995

LOCATION PLAN

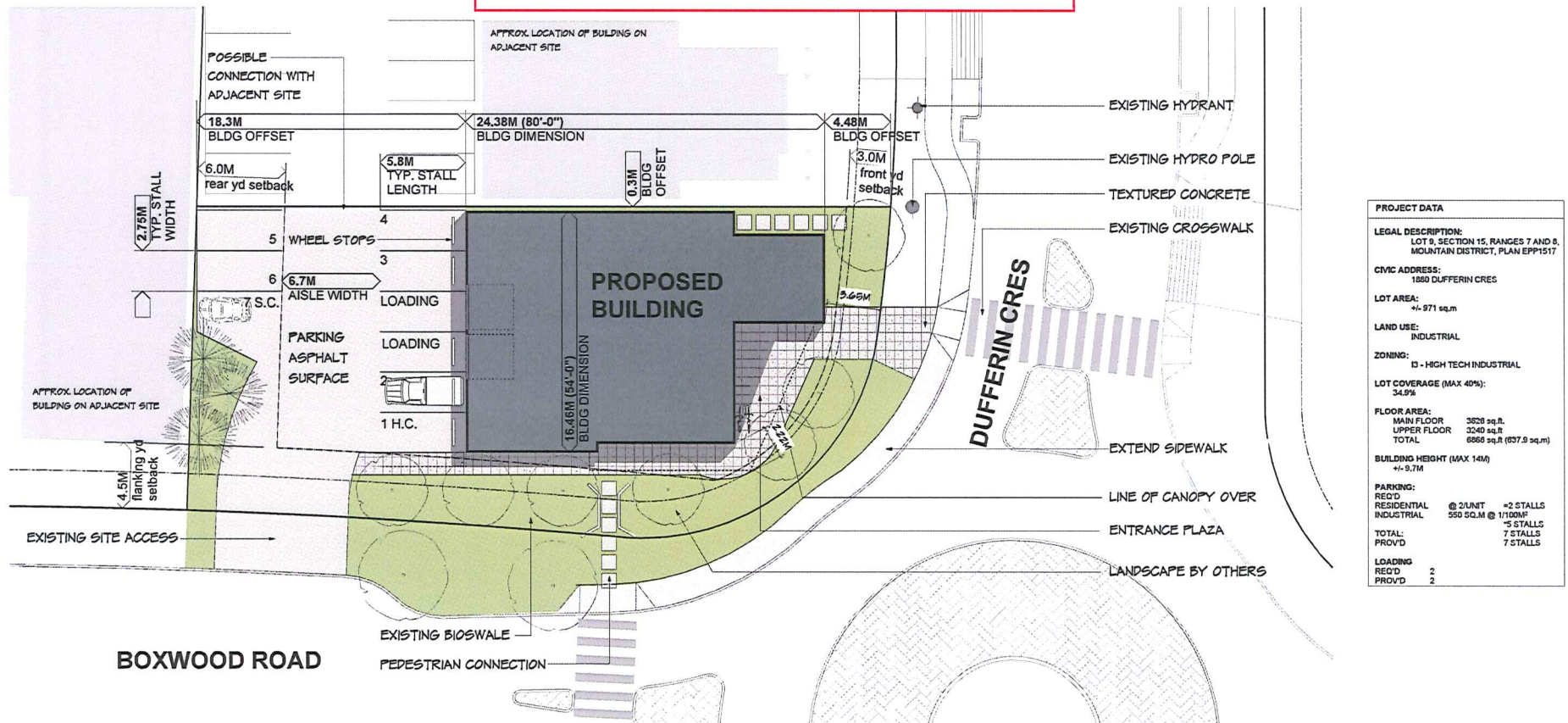
Civic: 1880 Dufferin Crescent
Lot 9, Section 15, Range 8,
Mountain District, Plan EPP15172



 **Subject
Property**

Development Permit DP000995
1880 Dufferin Crescent

Schedule B
SITE PLAN



PROJECT DATA	
LEGAL DESCRIPTION: LOT 9, SECTION 15, RANGES 7 AND 8, MOUNTAIN DISTRICT, PLAN EPP1517	
CIVIC ADDRESS: 1880 DUFFERIN CRES	
LOT AREA:	± 971 sq.m
LAND USE:	INDUSTRIAL
ZONING:	IS - HIGH TECH INDUSTRIAL
LOT COVERAGE (MAX 40%): 34.5%	
FLOOR AREA:	
MAIN FLOOR	3528 sq.ft.
UPPER FLOOR	3240 sq.ft.
TOTAL	6868 sq.ft. (637.9 sq.m)
BUILDING HEIGHT (MAX 14M): ± 9.7M	
PARKING:	
REQ'D	RESIDENTIAL
INDUSTRIAL	553 SQ.M @ 1710RPS
TOTAL	5 STALLS
PROVD	7 STALLS
LOADING:	
REQ'D	2
PROVD	2



SITE PLAN
SCALE: 1:125

proposed industrial building
1880 Dufferin Crescent
Nanaimo, B.C.

PROJECT # d1368.10.15
DRAWING # PR1

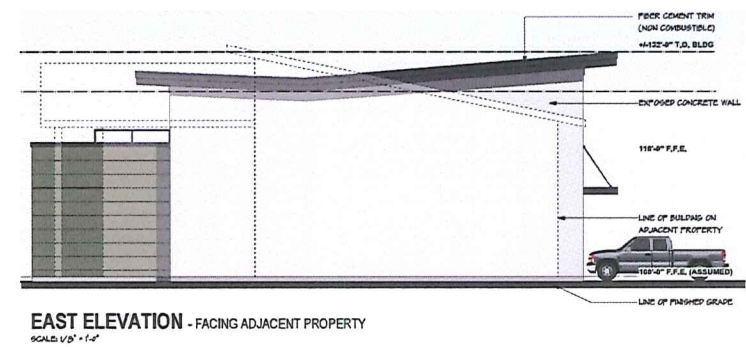
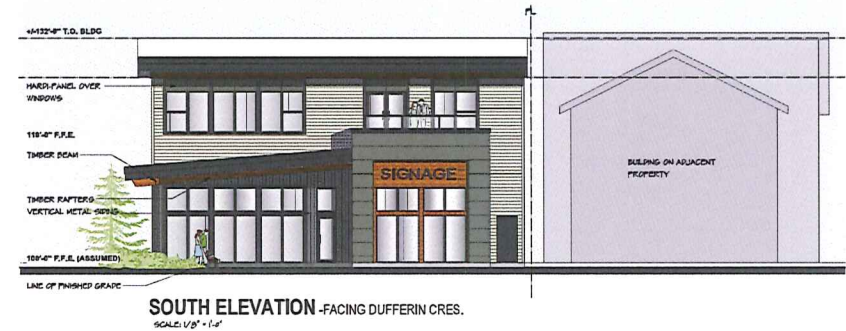
DELINEA.

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1880 Dufferin Crescent

Schedule C

BUILDING ELEVATIONS



proposed industrial building
1880 Dufferin Cres,
Nanaimo, B.C.

DELINEA.

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PROJECT # d1368.10.15
ISSUED: 06 MAR. 2015
REVISED: 13 MAR. 2015
ISSUED: 19 APR. 2016

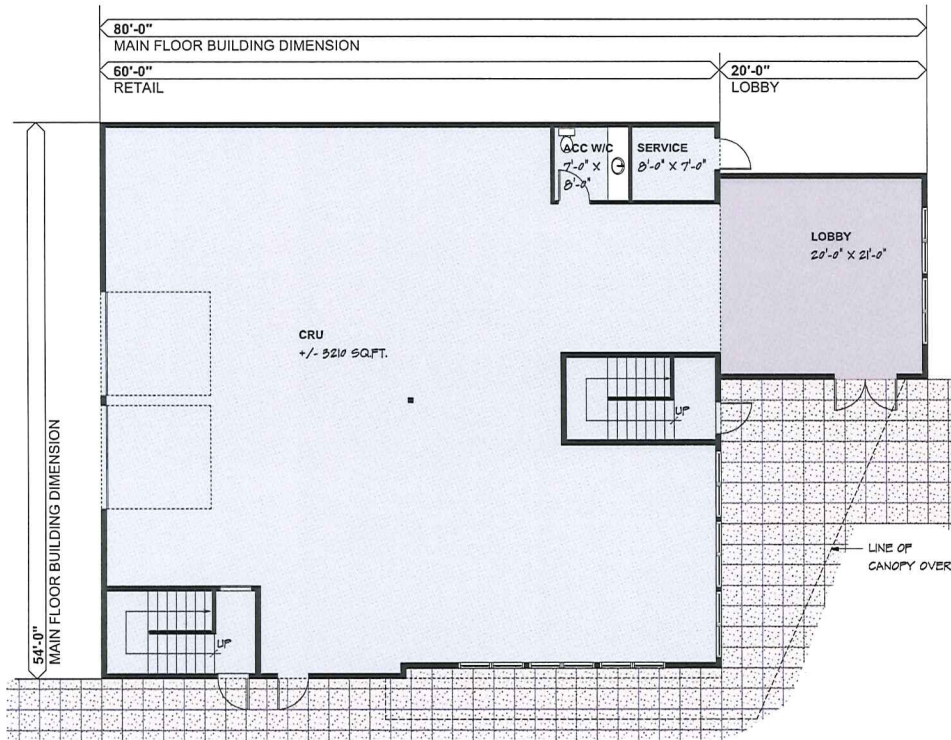
DRAWING #

PR3

Development Permit DP000995
1880 Dufferin Crescent

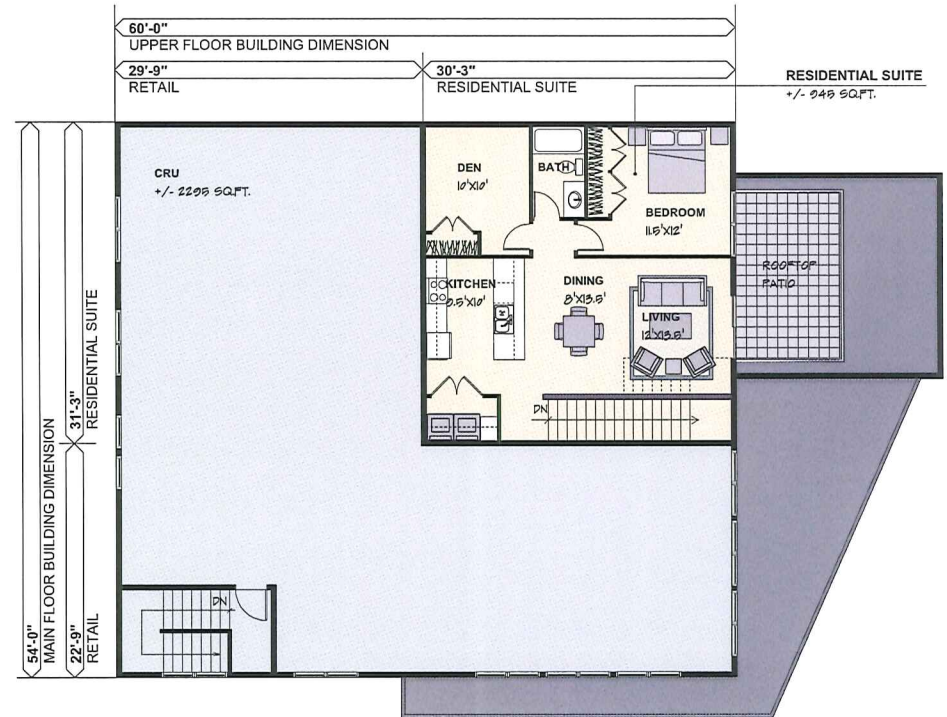
Schedule D

FLOOR PLANS



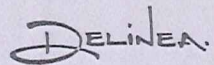
MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0"
AREA: 3626 SQ.FT.



UPPER FLOOR PLAN

SCALE: 3/16" = 1'-0"
AREA: 3240 SQ.FT.



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proposed industrial building

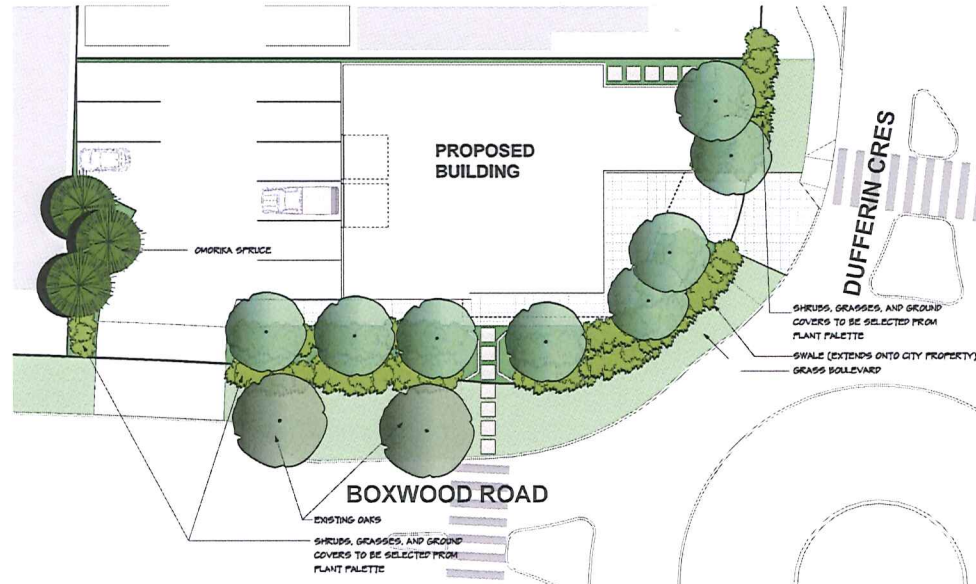
1880 Dufferin Cres,
Nanaimo, B.C.

PROJECT #: d1368.10.15
ISSUED: 06.MAR.2015
REVISED: 13.MAR.2015
ISSUED: 19.APR.2016

DRAWING #:

PR2

LANDSCAPE PLAN



LANDSCAPE PLAN

SCALE: 1/150

PLANT PALETTE

Botanical Name	Common Name	Pot Size
Deciduous Trees		
Betula jacquemontii	Himalayan Birch	8 cm gal
Coniferous Trees		
Picea omorika	Serbian Spruce	2 m H
Evergreen Shrubs		
Mahonia nervosa	Dull Oregon Grape	1 gal
Pinus mugo mugo	Mugo Pine	1 gal
Vaccinium corymbosum	Evergreen Huckleberry	1 gal
Viburnum davidii	David's viburnum	1 gal
Deciduous Shrubs		
Ribes sanguineum	Red Flowering Currant	1 gal
Grasses		
Festuca glauca	Blue Fescue Grass	1 gal
Hellebrachion sempervirens	Blue Owl Grass	1 gal
Muscadinia virginiana	Dwarf Maiden Grass	1 gal
Hemerocallis alpestris	Firecracker Grass	1 gal
Perennials		
Hemerocallis Stella D'Oro	Dwarf Daylily	1 gal
Hosta	Hosta	1 gal
Ferns		
Polystichum munitum	Sword Fern	1 gal
Reeds		
Juncus effusus	Common Rush	Plugs

DATE	REV.	DESCRIPTION
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CONSULTANT		



VICTORIA DRAKEFORD
LANDSCAPE ARCHITECT
236 Pine St. Nanaimo, B.C. V9R-2B6
250-754-4335 victoria@island.net

PROJECT	

PROPOSED DEVELOPMENT 1880 DUFFERIN

SHEET TITLE	

SCALE	1/150	DATE	10.04.2016
DRAWN	VJD	CHECKED	
PROJECT NUMBER		DUFFERIN	
DRAWING NUMBER			L1