



**DEVELOPMENT PERMIT NO. DP001012**

**JESSE'S ENTERPRISES LTD**  
Name of Owner(s) of Land (Permittee)

**3217 HAMMOND BAY 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, SECTION 15A, WELLINGTON DISTRICT, PLAN EPP49224**

**PID No. 029-635-781**

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 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.

**CONDITIONS OF PERMIT**

1. The subject property is developed in accordance with the Site Plan prepared by Ryan Turner, dated 2017-MAY-30, as shown on Schedule B.
2. The proposed building is developed in general accordance with the Building Elevations prepared by Ken Brault, dated 2017-MAY-29, as shown on Schedule C.
3. The proposed development is generally accordance with the Landscape Plan prepared by Topographics, dated 2017-MAY-30, as shown on Schedule D.

AUTHORIZING RESOLUTION PASSED BY  
COUNCIL THE 19TH DAY OF JUNE, 2017.

  
\_\_\_\_\_  
Corporate Officer

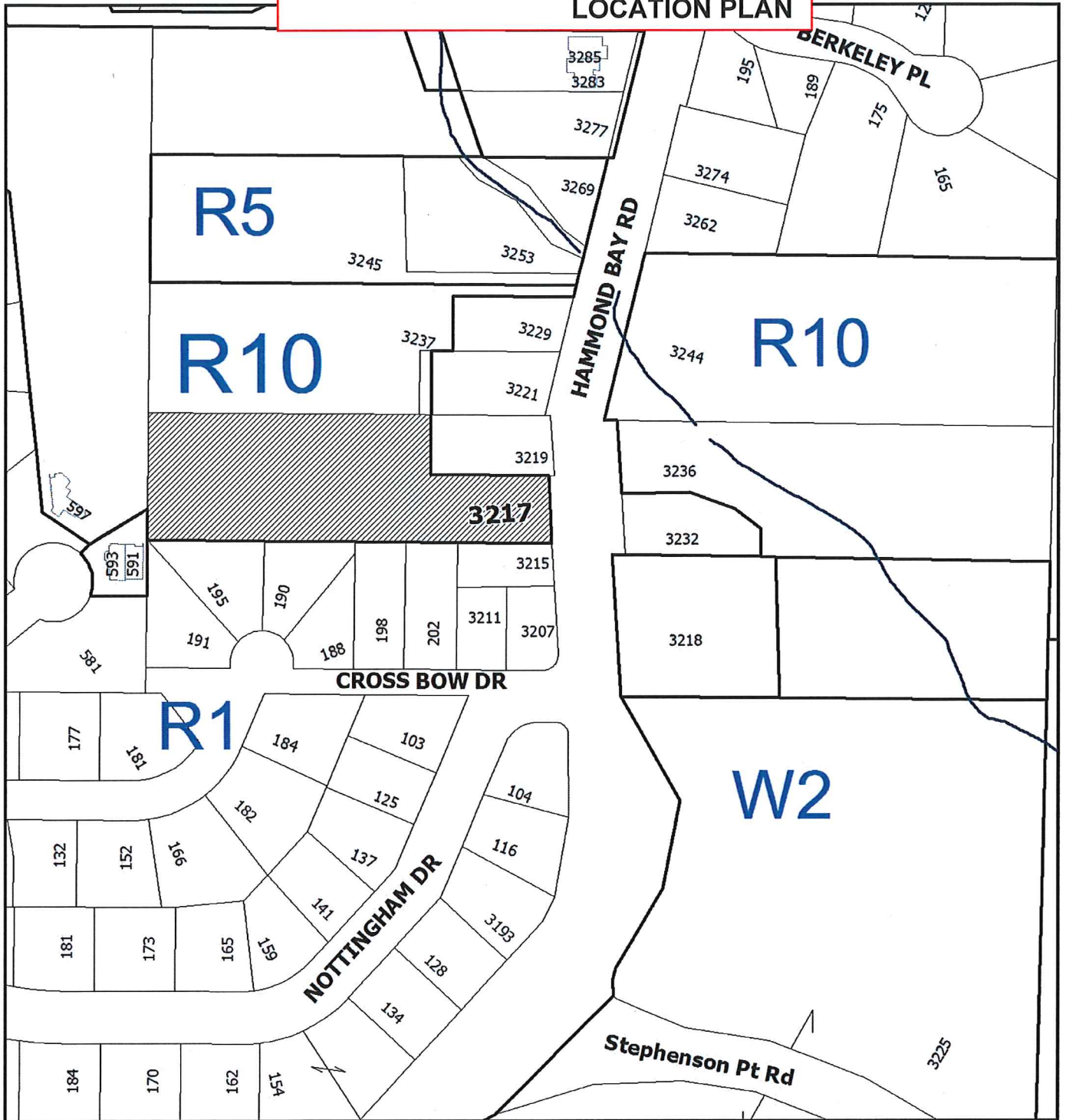
  
\_\_\_\_\_  
Date

GN/in

Prospero attachment: DP001012

Development Permit DP0001012 Schedule A  
3217 Hammond Bay Road

**LOCATION PLAN**



DEVELOPMENT PERMIT NO. DP001012

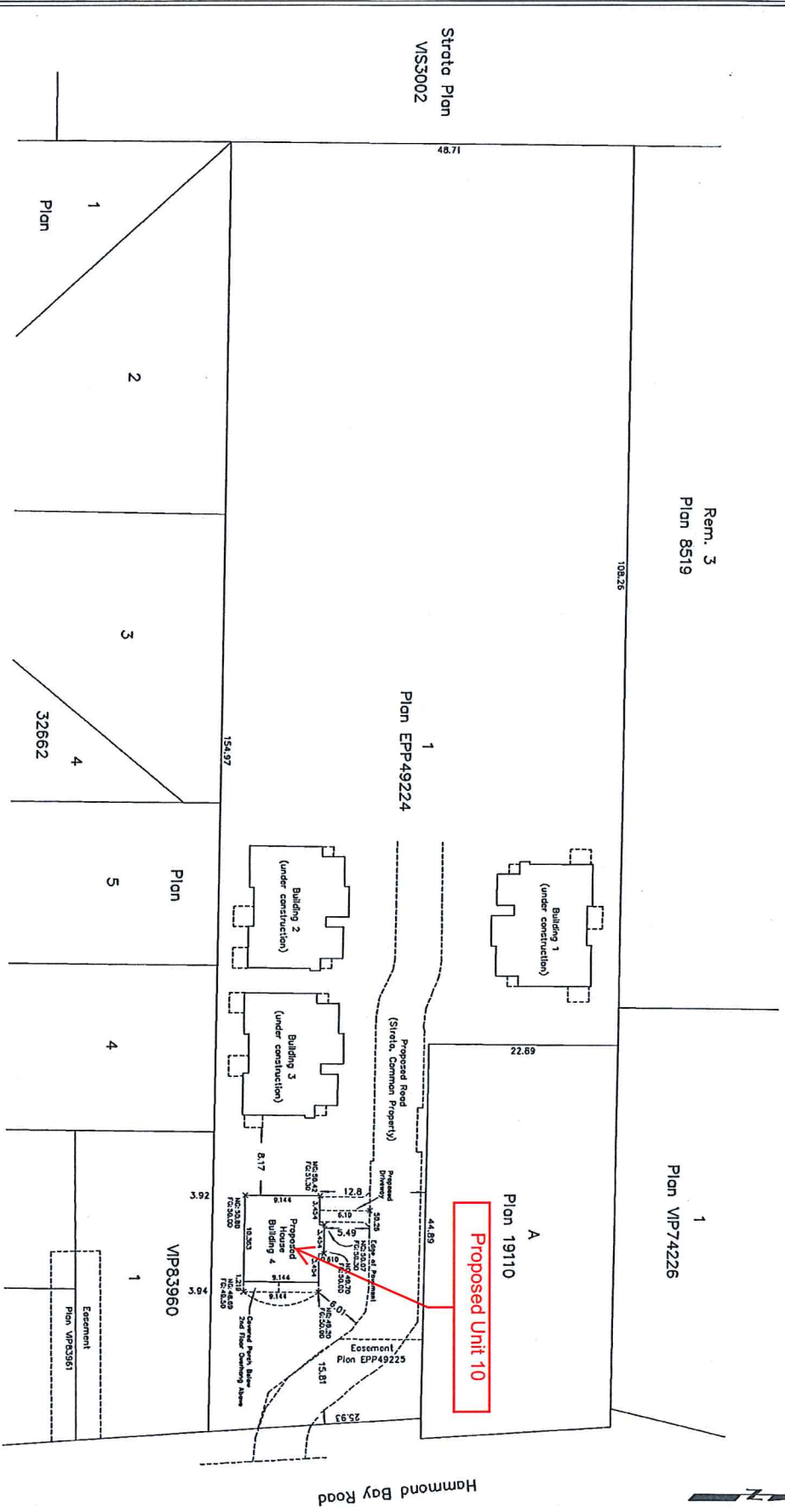
**LOCATION PLAN**



 **Subject Property**

Civic: 3217 Hammond Bay Road  
Lot 1, Section 15A, Wellington District,  
Plan EPP49224

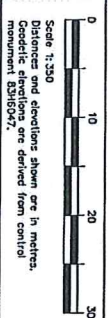
**Development Permit DP0001012 Schedule B**  
**3217 Hammond Bay Road**  
**SITE PLAN**



Strata Plan  
V/S3002

Note:  
This property is effected by  
the following registered documents:  
2260200, R243124, V/S303, R12582,  
2260200, R243124, V/S303, R12582,  
& C4401356, C4461240, C4461242.

Site Plan showing proposed building on:  
Lot 1, Section 13A,  
Wellington District, Plan EPP49224,  
Client: Monies  
Scale: 1:250  
Date: May 20th, 2017  
Drawn by: [signature]



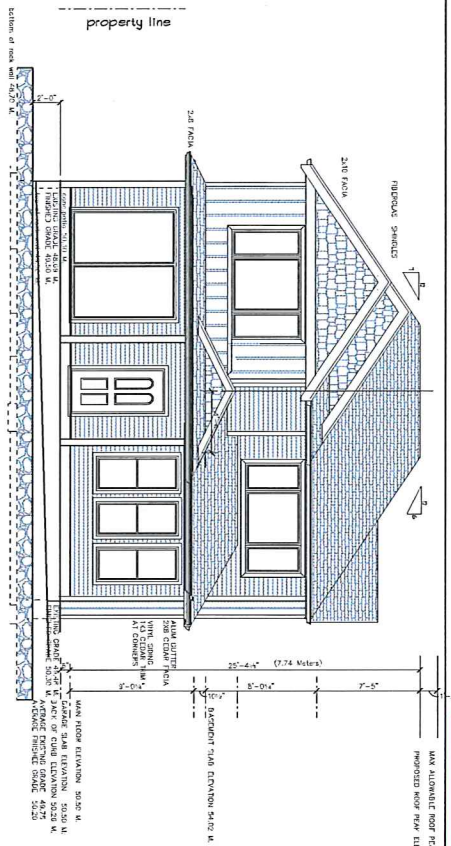
Date	Revision:
August 17, 2016	First Issue
May 20, 2017	Revised Planlines Crossed, Revised Covered Pouch

Certified correct this 30th day of May, 2017.  
**Ryan Turner**  
 P/NZMH1  
 (This document is not valid unless officially signed and sealed.)  
 B.C.L.S.

**Turner & Land surveying-**  
 250, 753, 9778  
 605 Centra Road  
 Nanaimo, BC V9R 3A4

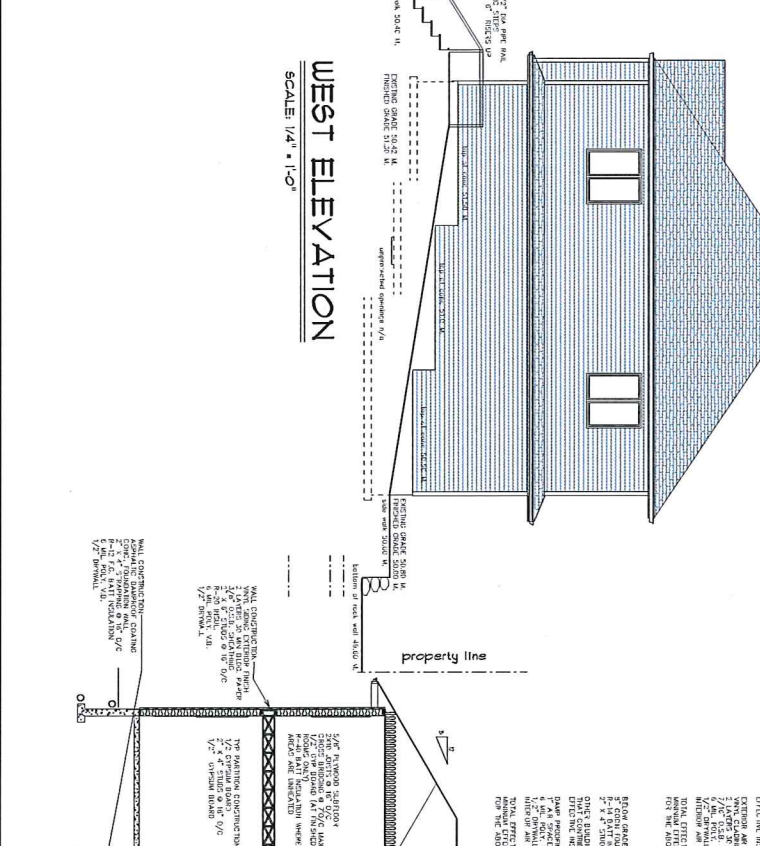
Exposured Building Height - Building 4  
 Average natural grade = 49.81  
 Average finished grade = 50.718  
 Allowable building height = 9.00  
 Proposed roof peak elevation = 59.81  
 Proposed roof peak elevation = 58.24  
 Proposed main floor = 50.50  
 Proposed garage slab = 50.60  
 Minimum garage slab = 50.25  
 B.C.L.S. has been retained to pin foundation heights.

**Development Permit DP0001012    Schedule C**  
**3217 Hammond Bay Road    BUILDING ELEVATIONS**

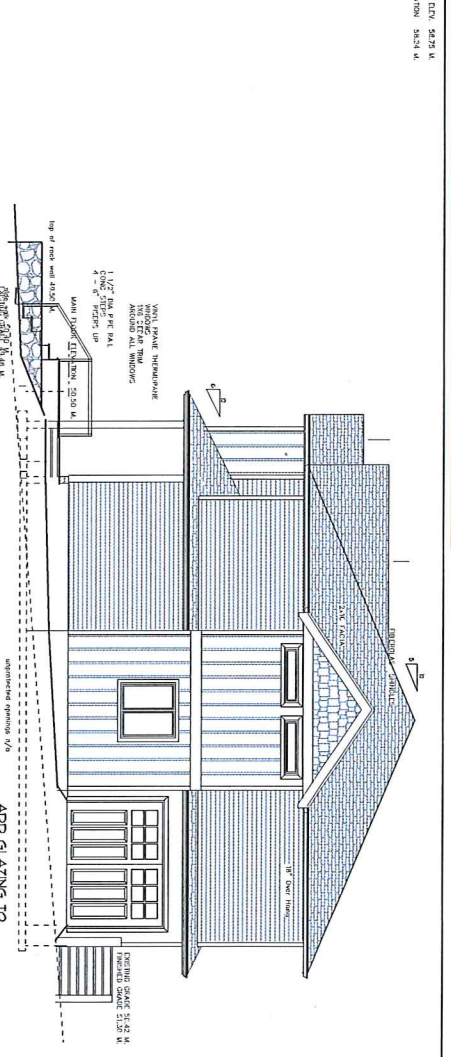


**FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"

Straight Street Design - Iron Dreams is Design  
 1194 COLLIER DR. NANTUXO B.C. V1S 9R4  
 604-793-3929    KERRIN DYAL

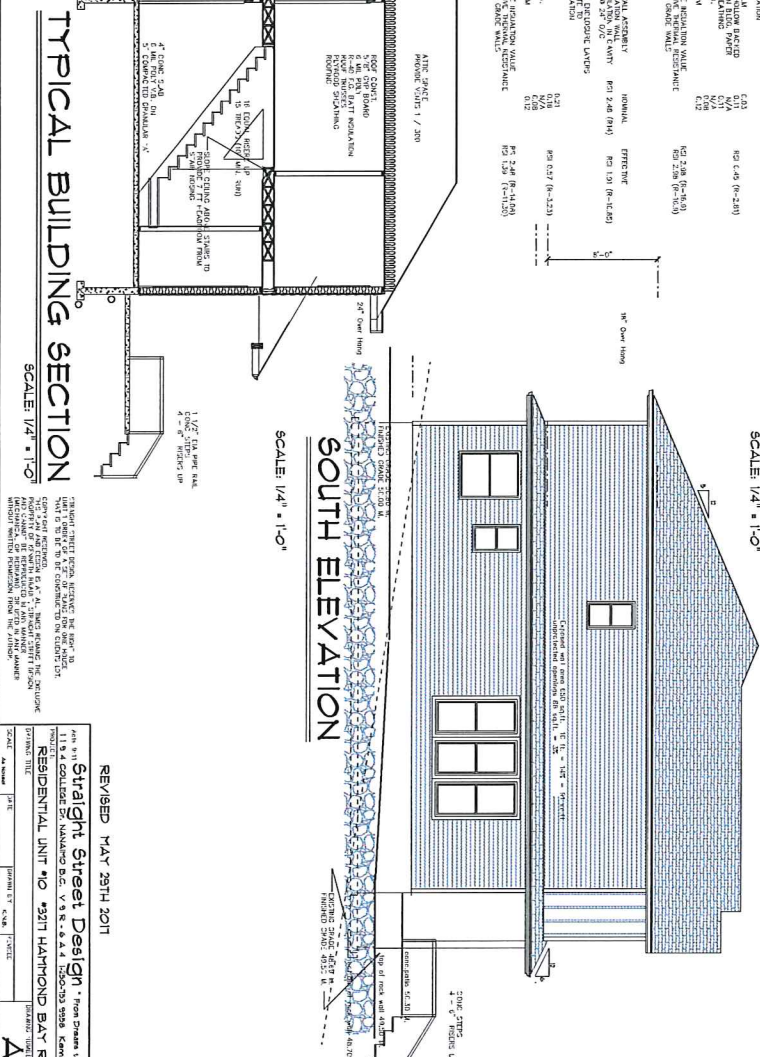


**WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

ADD GLAZING TO  
 GARAGE DOOR TO MATCH  
 APPROVED D.P.



**SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	FOUNDATION	1	SQ. FT.	150.00	150.00
2	CONCRETE	1	SQ. FT.	100.00	100.00
3	BRICK	1	SQ. FT.	200.00	200.00
4	ROOFING	1	SQ. FT.	120.00	120.00
5	INSULATION	1	SQ. FT.	80.00	80.00
6	WALLS	1	SQ. FT.	180.00	180.00
7	FLOORING	1	SQ. FT.	100.00	100.00
8	CEILING	1	SQ. FT.	80.00	80.00
9	PAINT	1	SQ. FT.	120.00	120.00
10	LABOR	1	HOUR	15.00	15.00
11	PERMITS	1	SET	500.00	500.00
12	FOUNDATION	1	SQ. FT.	150.00	150.00
13	CONCRETE	1	SQ. FT.	100.00	100.00
14	BRICK	1	SQ. FT.	200.00	200.00
15	ROOFING	1	SQ. FT.	120.00	120.00
16	INSULATION	1	SQ. FT.	80.00	80.00
17	WALLS	1	SQ. FT.	180.00	180.00
18	FLOORING	1	SQ. FT.	100.00	100.00
19	CEILING	1	SQ. FT.	80.00	80.00
20	PAINT	1	SQ. FT.	120.00	120.00
21	LABOR	1	HOUR	15.00	15.00
22	PERMITS	1	SET	500.00	500.00

REVISED MAY 28TH 2011

**Straight Street Design - Iron Dreams is Design**  
 1194 COLLIER DR. NANTUXO B.C. V1S 9R4  
 604-793-3929    KERRIN DYAL

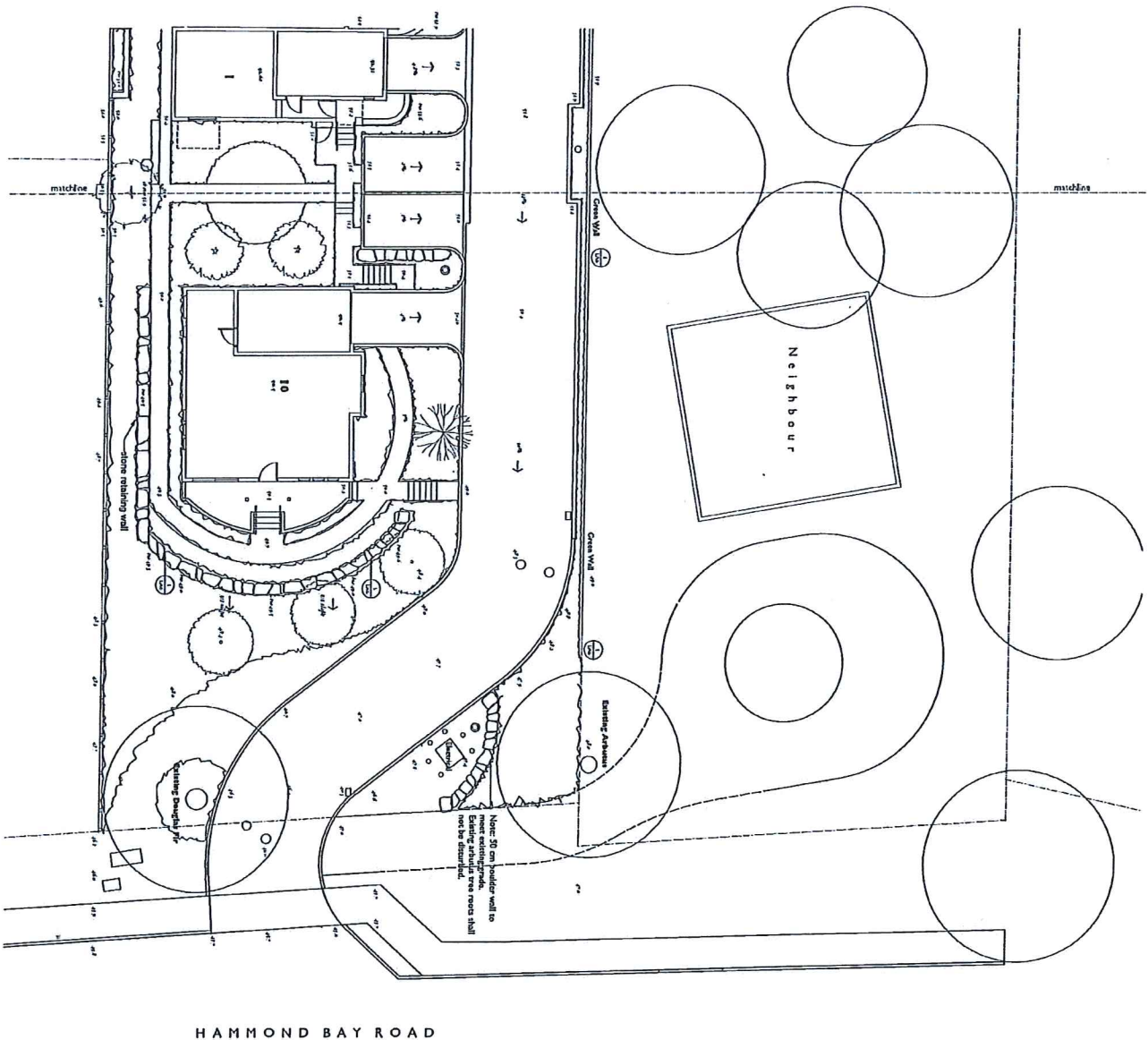
RESIDENTIAL UNIT NO. 3217 HAMMOND BAY ROAD

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




DATE: MAY 28, 2011

PROJECT NO: A-2

LANDSCAPE PLAN



Legend

-  Stone Wall
-  Crank Stone
-  Light Standard



UNIT 10  
 3217 Hammond Bay Road, Nanaimo BC

**Grading Plan**  
 Scale 1:100  
 TOPOGRAPHICS  
 LANDSCAPE ARCHITECTURE  
 250-2517-7750  
**LA4**