



**DEVELOPMENT PERMIT NO. DP001018**

**DWIGHT MACKAY AND JACKILYN MACKAY**

**Name of Owner(s) of Land (Permittee)**

**4125 JINGLE POT 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 A, SECTION 5, WELLINGTON DISTRICT, PLAN 21667**

**PID No. 003-437-302**

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 Cross Sections**

**Schedule E Landscape Plan and Detail**

- 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.

### TERMS OF PERMIT

The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

1. *Section 13.4.4* – to reduce the minimum required front yard setback from a major road for Buildings 1 and 2 from 7.5m to 4.5m.
2. *Section 13.4.2* – to reduce the minimum required rear yard setback from a residential zoned property for Building 2 from 7.5m to 4.5m.
3. *Section 6.10.2* – to increase the maximum permitted height of a retaining wall from 2.4m to 3.71m.

### CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Delinea Design Consultants Ltd dated 2016-DEC-13.
2. The development is in general compliance with the elevations prepared by Delinea Design Consultants Ltd., dated 2016-OCT-03 (Building 1) and 2016-DEC-05 (Building 2).
3. The subject property is in general compliance with the landscape plan and specifications prepared by Victoria Drakeford Landscape Architect dated 2016-DEC-19.
4. The subject property is in general compliance with the cross sections for the retaining walls prepared by Delinea Design Consultants Ltd dated 2015-DEC-05.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 9TH DAY OF JANUARY, 2017.

*Sky Snelgrove*

Corporate Officer

Sky Snelgrove  
Deputy Corporate Officer  
City of Nanaimo

TR/In  
Prospero attachment: DP001018

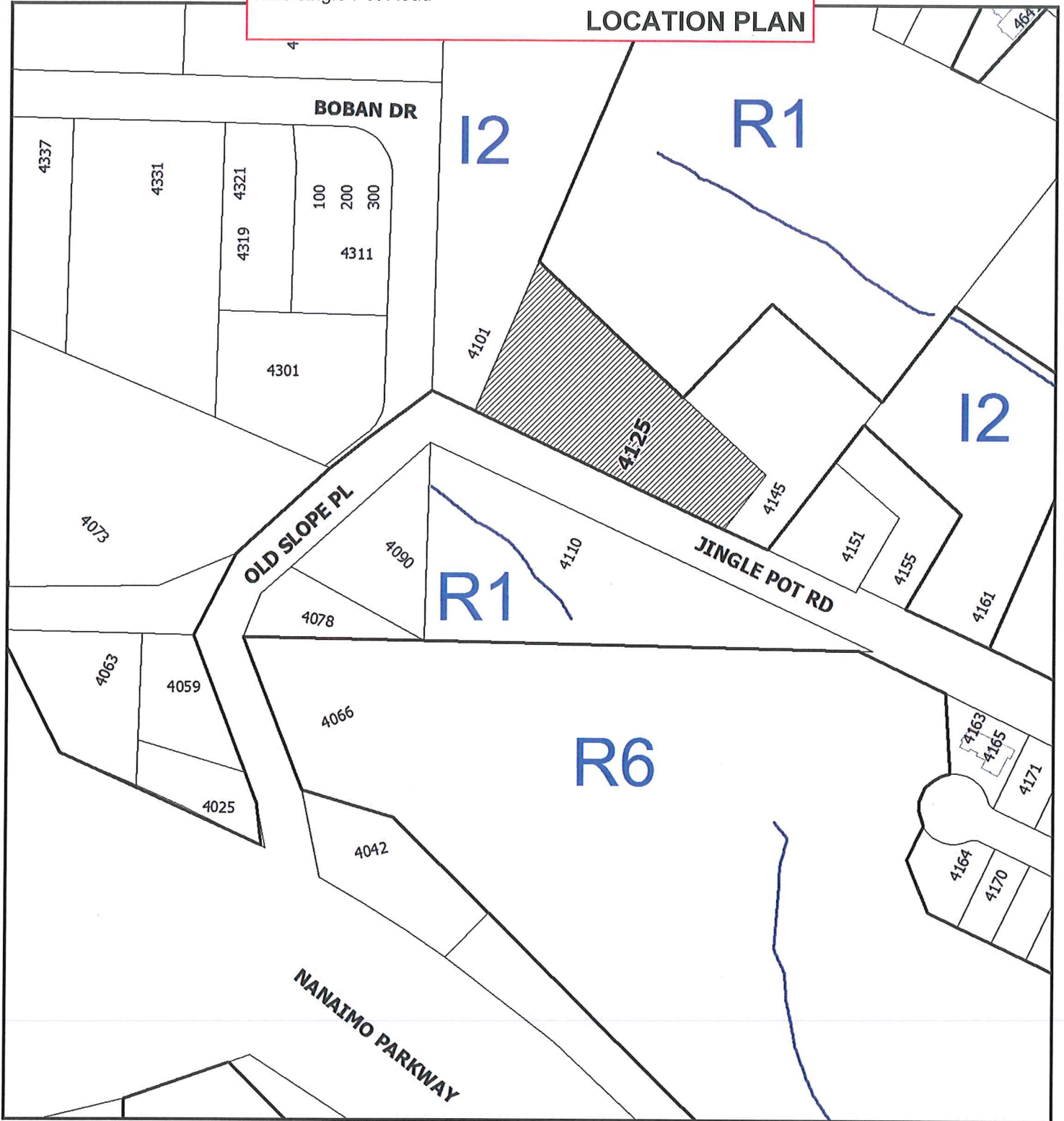
*January 12, 2017*

Date

Development Permit DP001018  
4125 Jingle Pot Road

SCHEDULE A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001018

LOCATION PLAN

Civic: 4125 Jingle Pot Road  
Lot A, Section 5, Wellington District, Plan 21667

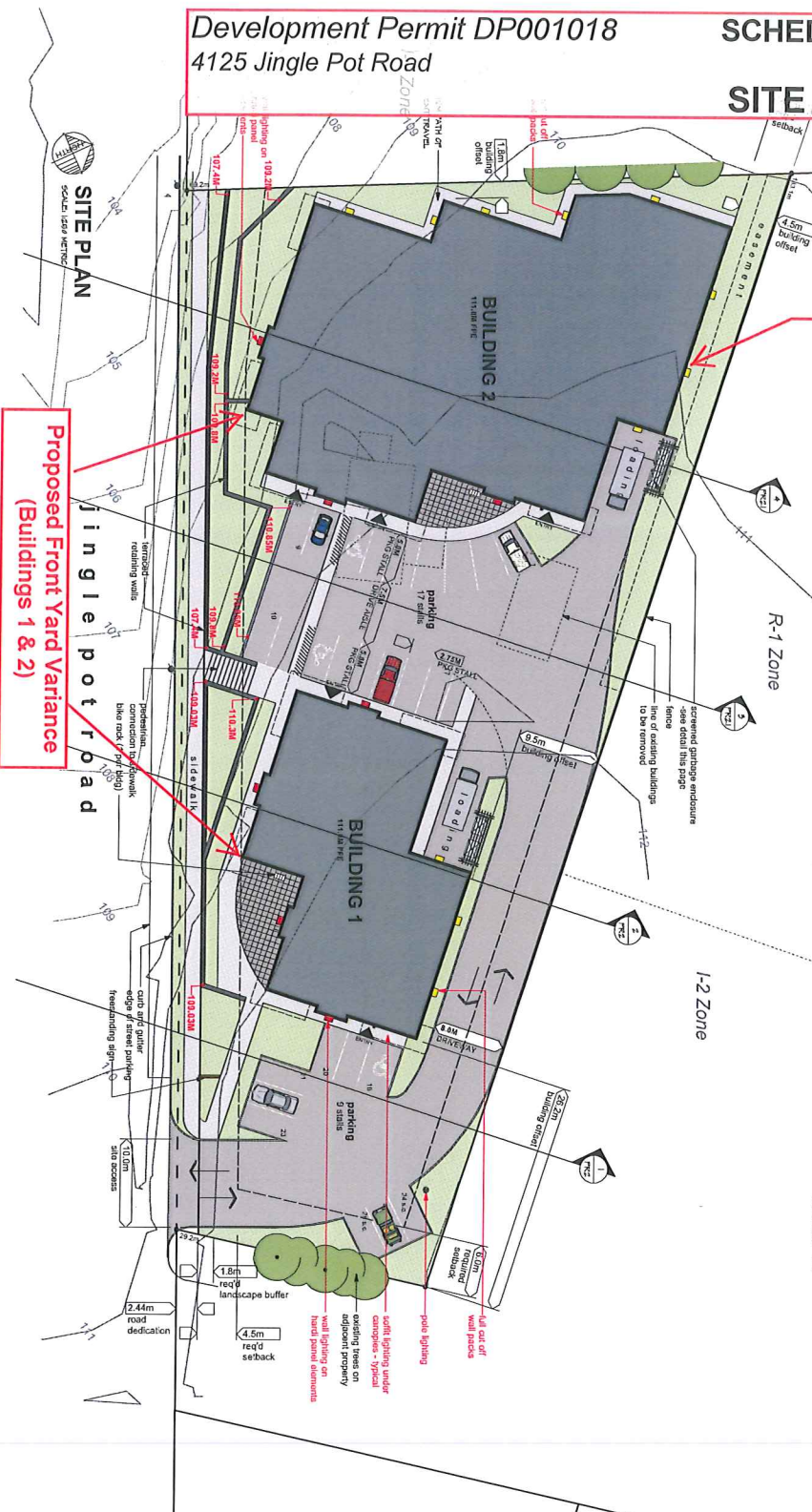


Subject  
Property

Development Permit DP001018  
4125 Jingle Pot Road

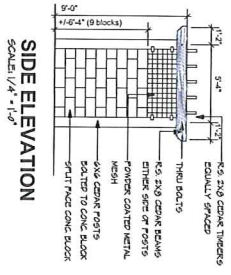
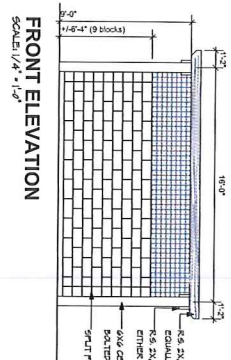
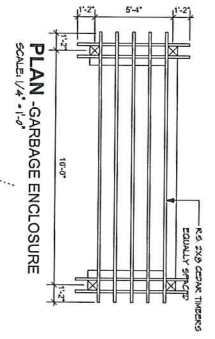
SCHEDULE B

SITE PLAN



Proposed Rear Yard Variance (Building 2)

Proposed Front Yard Variance (Buildings 1 & 2)



PROJECT DATA:

LEGAL DESCRIPTION: LOT 1, SECTION 8, WELLINGTON DISTRICT	BUILDING FLOOR AREA: BUILDING 1: 670 SQ.M. BUILDING 2: 148 SQ.M.
OWNER: CIVIC ASSESBLES	PROPOSED LOT COVERAGE: 2165 SQ.M. / 5270 SQ.M. = 41.0%
PLAN NUMBER: E-12-2018-0107 ROAD	ALLOWABLE LOT COVERAGE: 42%
PROPOSED LOT COVERAGE: 2165 SQ.M. / 5270 SQ.M. = 41.0%	REQUIRED PARKING: 2165 SQ.M. = 22 STALLS 1767 SQ.M. C.F.A. = 28 STALLS PARKING PROVIDED: 42% = 28 (TOTAL) STALLS
LOT AREA: 5270 SQ.M.	

ALLOWABLE USES

- LABORATORY
- LIGHT INDUSTRIAL
- MANUFACTURING CONTRACTORS OFFICE
- PRODUCTION STUDIO
- RESEARCH FACILITY
- REPAIR SHOP
- SERVICE INDUSTRY
- STORAGE WAREHOUSE
- TRUCK TRAILER HEAVY EQUIPMENT SALES

ALLOWABLE ACCESSORY USES

- OFFICE
- RESTAURANT

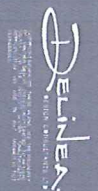
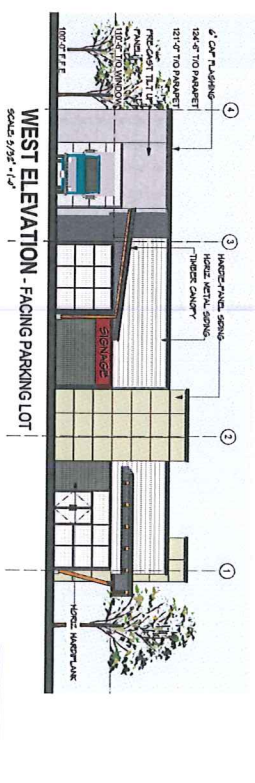
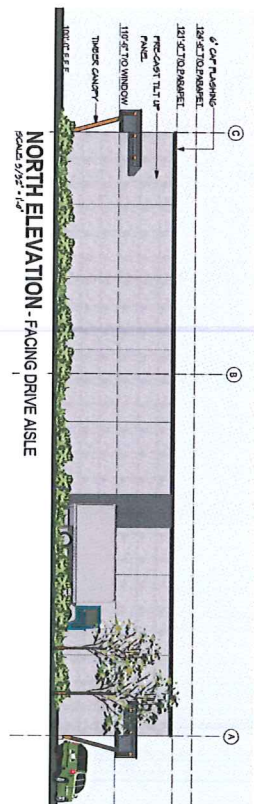
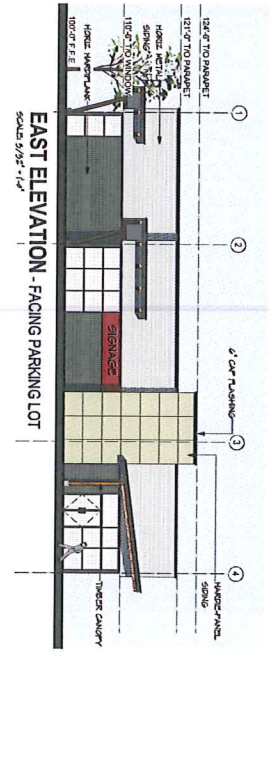
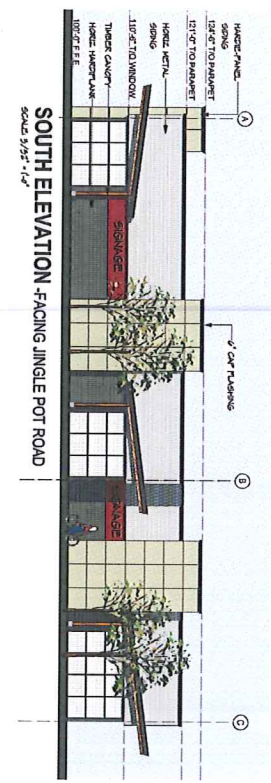
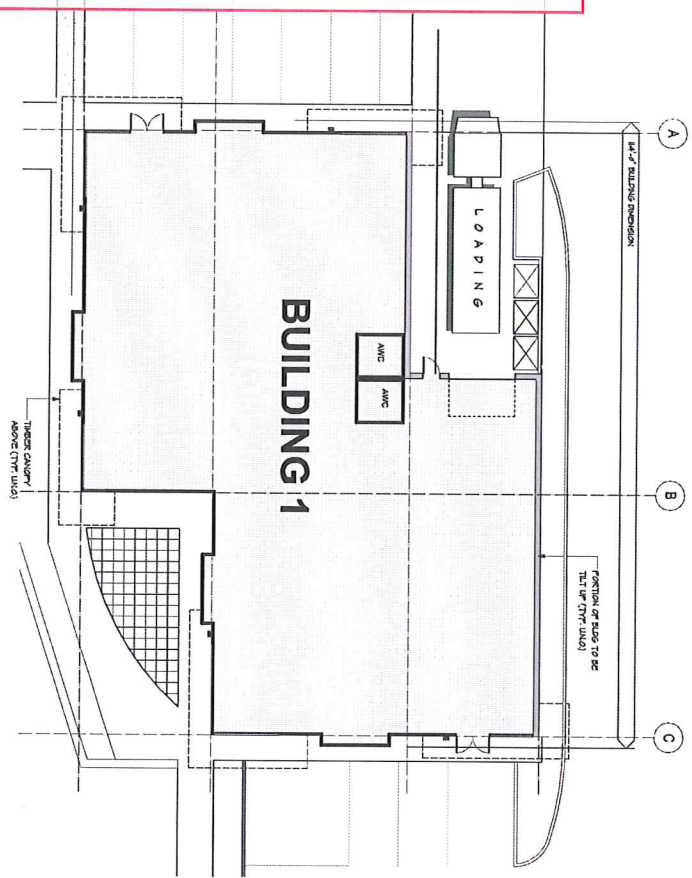


INDUSTRIAL DEVELOPMENT FOR:  
**4125 JINGLEPOT ROAD**  
Nanaimo, B.C.

PROJ. NO. 1907-2319  
ISSUED FOR PERMIT: 07 OCT 2019  
REVISED SETBACKS: 20 DEC 2019  
DRAWING NO. SK1

RECEIVED  
By Current Planning at 2:16 pm, Dec 20, 2018

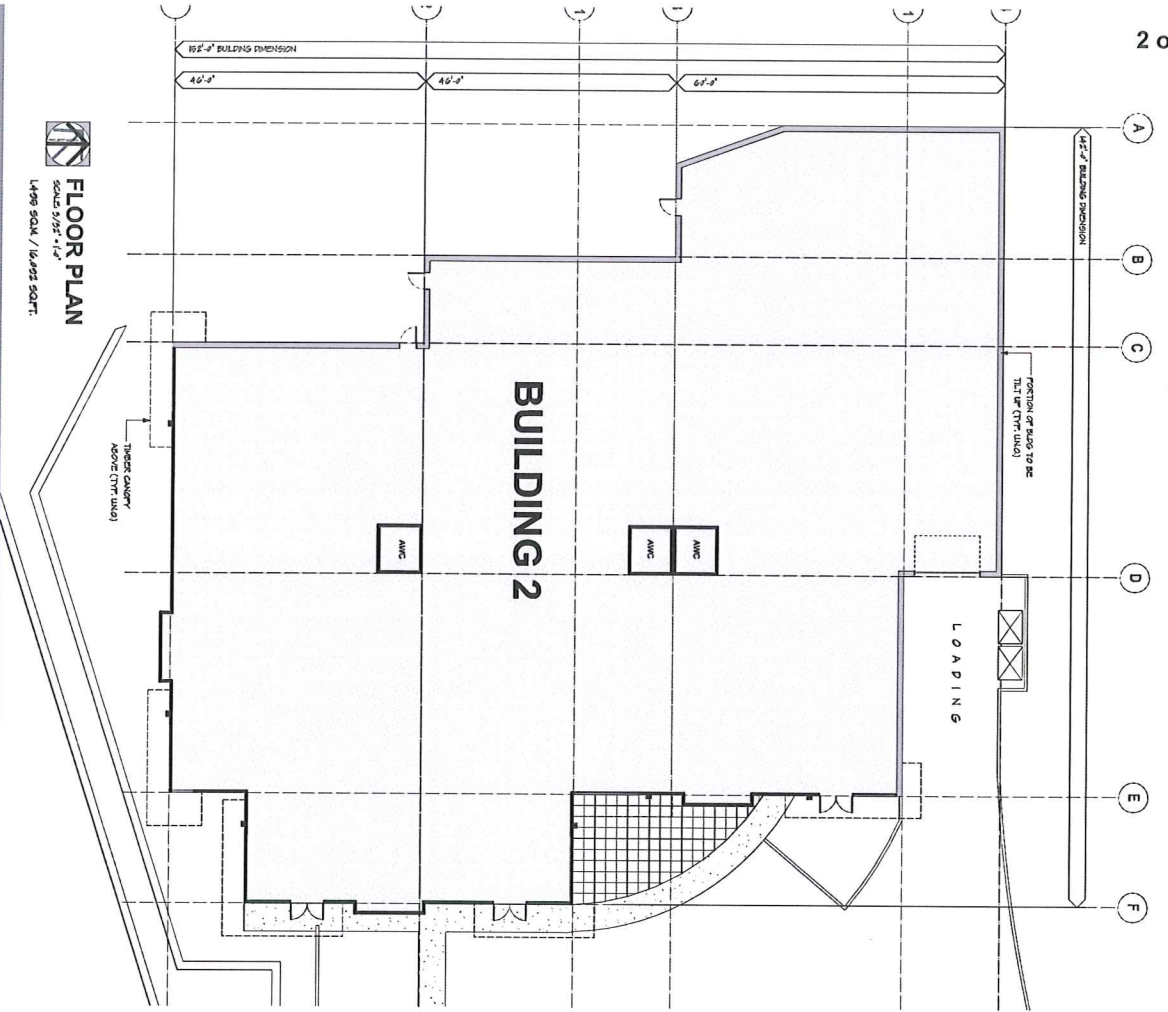
BUILDING ELEVATIONS



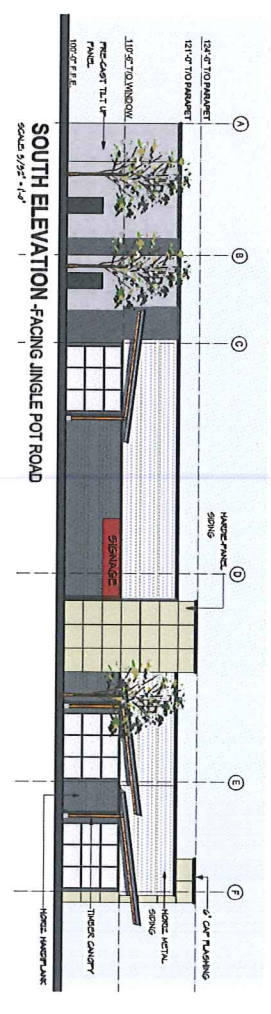
INDUSTRIAL DEVELOPMENT FOR:  
**4125 JINGLEPOT ROAD**  
Nanaimo, B.C.

PROJECT: 19422-10  
ISSUED FOR: 03 OCT 2016  
DRAWING #: PR3

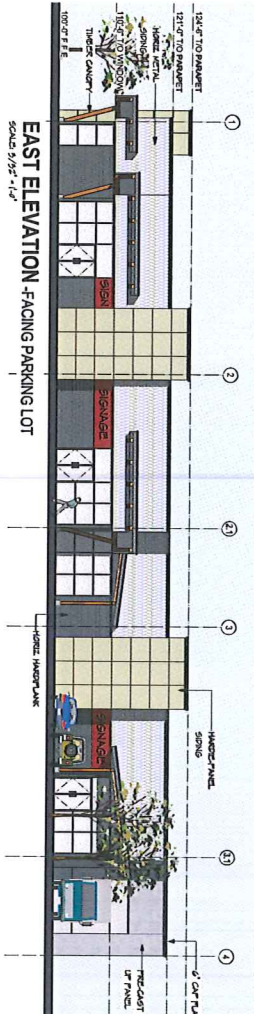




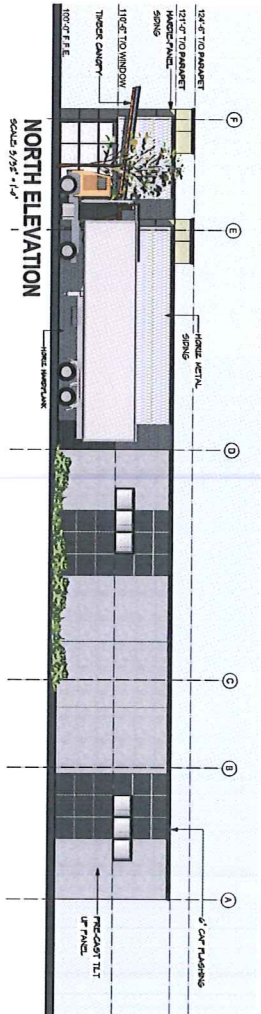
**FLOOR PLAN**  
 SCALE 3/32" = 1'-0"  
 1/4" = 8'-0" / 1/8" = 4'-0" S.C.T.



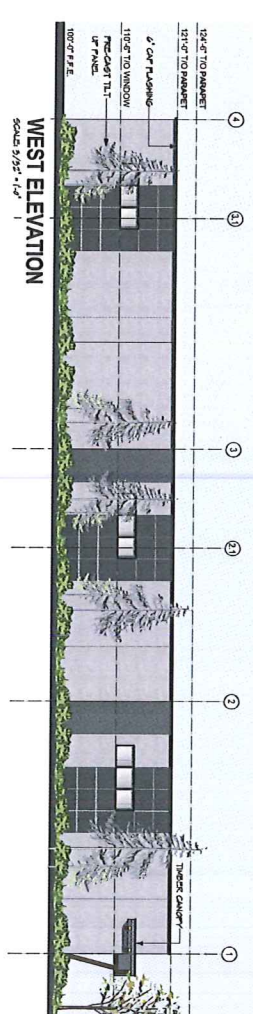
**SOUTH ELEVATION - FACING JINGLE POT ROAD**  
 SCALE 3/32" = 1'-0"



**EAST ELEVATION - FACING PARKING LOT**  
 SCALE 3/32" = 1'-0"



**NORTH ELEVATION**  
 SCALE 3/32" = 1'-0"



**WEST ELEVATION**  
 SCALE 3/32" = 1'-0"

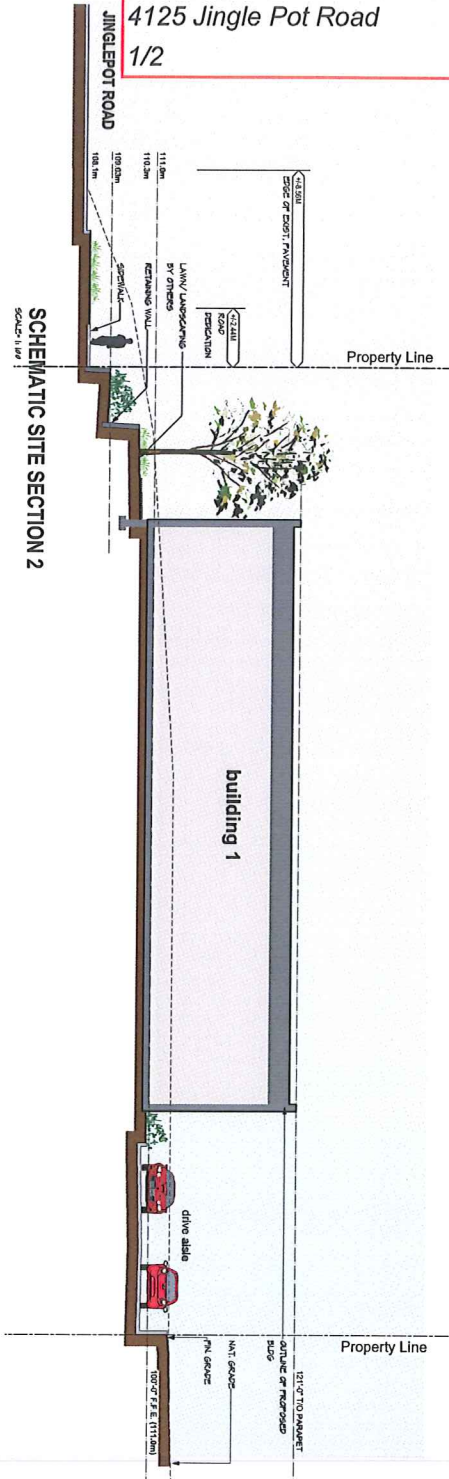
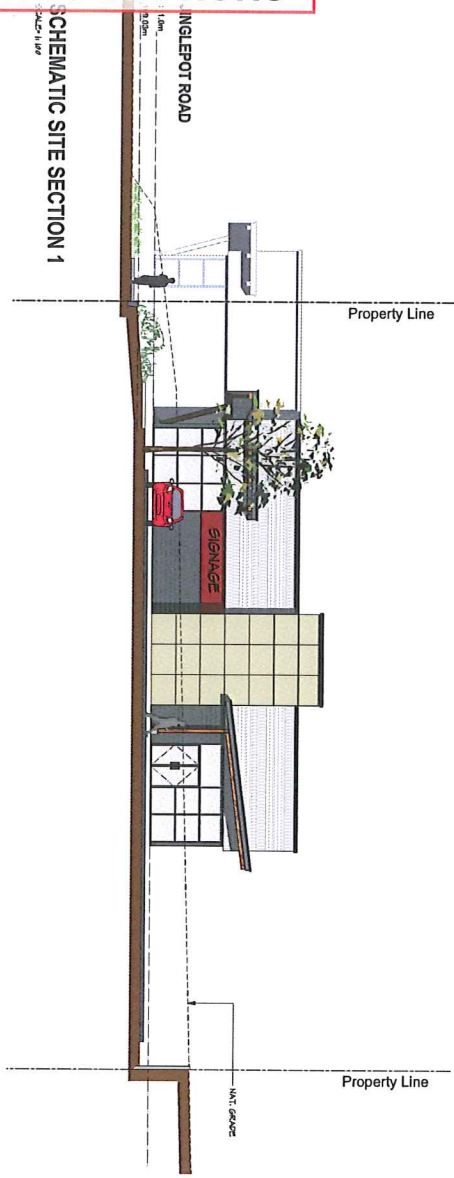


INDUSTRIAL DEVELOPMENT FOR:  
**4125 JINGLEPOT ROAD**  
 Nanaimo, B.C.

PROJECT NO. 19422-10  
 REVISION: 01/20  
 DRAWING NO. 02/DC-2018  
**PR4**

**RECEIVED**  
 By Council Planning at 2:52 pm, Dec 09, 2018

Development Permit DP001018 SCHEDULE D  
 4125 Jingle Pot Road  
 1/2  
**CROSS SECTIONS**

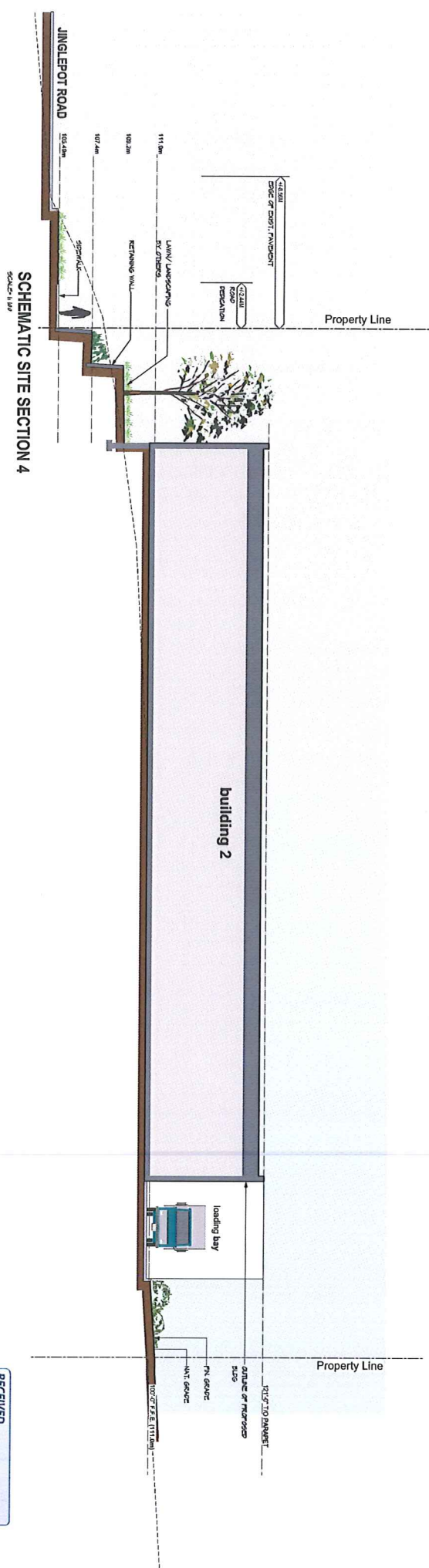
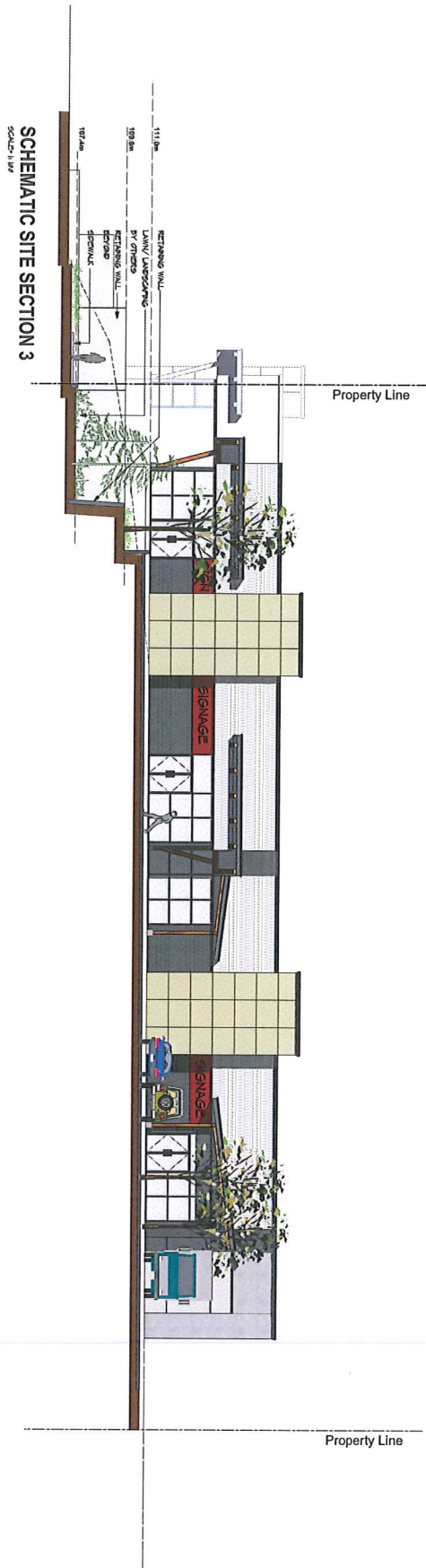


INDUSTRIAL DEVELOPMENT FOR:  
**4125 JINGLEPOT ROAD**  
 Nanaimo, B.C.

PROJECT # 1187-23-01  
 ISSUED 01 SEP 2018  
 REVISED 01 OCT 2018  
 REVISION 03 DEC 2018  
 DRAWING NO. 0001/1187-23-01  
**PR2.0**

**RECEIVED**  
 By Council Planning at 3:33 pm, Dec 08, 2018





INDUSTRIAL DEVELOPMENT FOR:  
**4125 JINGLEPOT ROAD**  
Nanaimo, B.C.

PROJECT # 190-22-01  
ISSUED FOR DP 01 SEP 2018  
DESIGN 01 OCT 2018  
CONTRACT 03 DEC 2018

**PR.2.1**

**RECEIVED**  
By Council Meeting at 2:34 pm Dec 03, 2018



Development Permit DP001018 SCHEDULE E  
4125 Jingle Pot Road  
**LANDSCAPE PLAN & DETAIL**

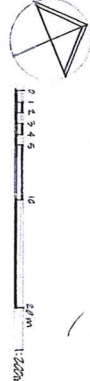
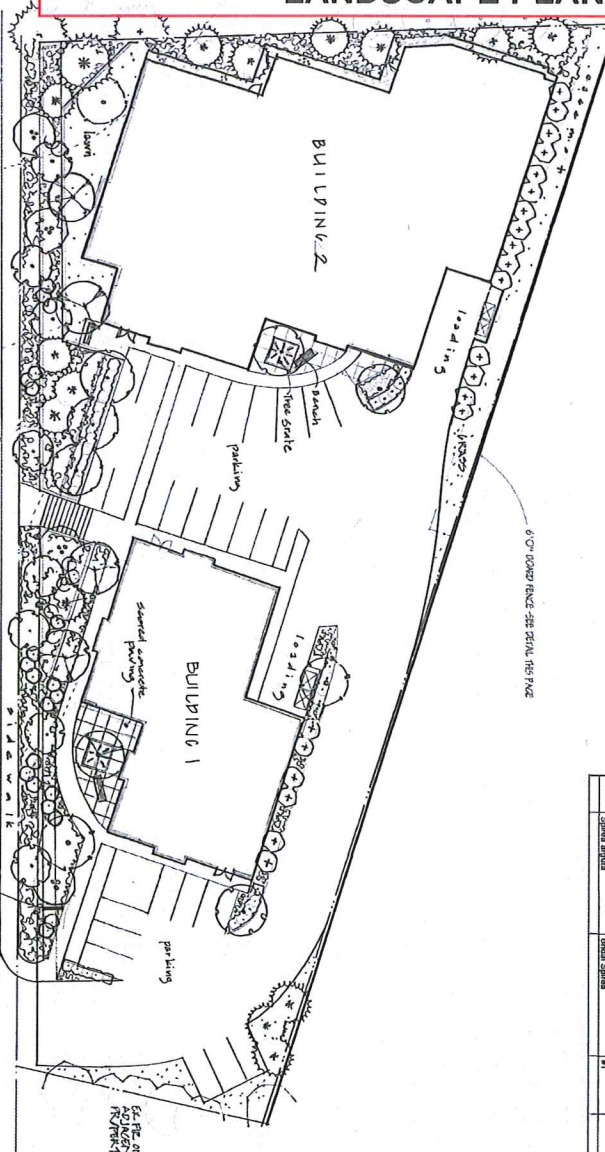
**DESIGN RATIONALE**

**Introduction**  
The site is on the east side of Jingle Pot Road, approximately 1/2 mile from the intersection. The site is a 1.2-acre lot, and the plan shows the location of the building, parking, and landscaping. The site is bounded by Jingle Pot Road to the north and east, and by an existing road to the south.

**Site Analysis**  
The site is a 1.2-acre lot, and the plan shows the location of the building, parking, and landscaping. The site is bounded by Jingle Pot Road to the north and east, and by an existing road to the south. The site is a 1.2-acre lot, and the plan shows the location of the building, parking, and landscaping.

**Plant Selection**  
The plant selection is based on the site conditions and the design goals. The plants are selected for their ability to thrive in the site conditions and for their ability to provide the desired landscape effects.

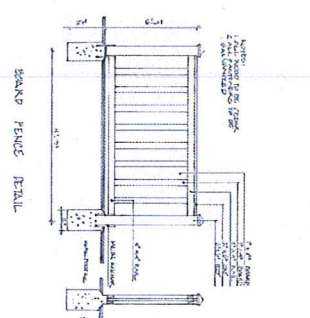
**Planting Details**  
The planting details are provided for the various plant species. The details include the plant species, the quantity, the size, and the planting location. The planting details are provided for the various plant species.



**PLANT PALETTE**

Code	Botanical Name	Common Name	Height
1	Abies grandis	Western White Pine	12m
2	Thuja occidentalis	Green Giant	12m
3	Juniperus horizontalis	Horizontal Juniper	1.5m
4	Yucca filamentosa	Spiky Yucca	1.5m
5	Philadelphus	Flowering Quince	1.5m
6	Hydrangea	Hydrangea	1.5m
7	Spirea	Spirea	1.5m
8	Prunella	Prunella	1.5m
9	Salix	Salix	1.5m
10	Hamamelis	Hamamelis	1.5m
11	Malus	Malus	1.5m
12	Malus	Malus	1.5m
13	Malus	Malus	1.5m
14	Malus	Malus	1.5m
15	Malus	Malus	1.5m
16	Malus	Malus	1.5m
17	Malus	Malus	1.5m
18	Malus	Malus	1.5m
19	Malus	Malus	1.5m
20	Malus	Malus	1.5m

Code	Botanical Name	Common Name	Height
21	Chamaecyparis	Chamaecyparis	1.5m
22	Juniperus	Juniperus	1.5m
23	Thuja	Thuja	1.5m
24	Yucca	Yucca	1.5m
25	Philadelphus	Philadelphus	1.5m
26	Hydrangea	Hydrangea	1.5m
27	Spirea	Spirea	1.5m
28	Prunella	Prunella	1.5m
29	Salix	Salix	1.5m
30	Hamamelis	Hamamelis	1.5m
31	Malus	Malus	1.5m
32	Malus	Malus	1.5m
33	Malus	Malus	1.5m
34	Malus	Malus	1.5m
35	Malus	Malus	1.5m
36	Malus	Malus	1.5m
37	Malus	Malus	1.5m
38	Malus	Malus	1.5m
39	Malus	Malus	1.5m
40	Malus	Malus	1.5m



**INDUSTRIAL DEVELOPMENT**  
**4125 JINGLE POT RD**  
**NANK, INDIANA**  
**CONCEPTUAL LANDSCAPE PLAN**  
 DATE: 11.9.16  
 DRAWN BY: WJD  
 CHECKED BY: WJD  
 PROJECT NUMBER: WJLWJL  
 CONSULTING ENGINEER: WJLWJL