



DEVELOPMENT PERMIT NO. DP001048

GURDWARA SAHIB MIRI PIRI DARBAR SIKH TEMPLE INC.

Name of Owner(s) of Land (Permittee)

305 PRIDEAUX STREET

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 B (DD 29290N) OF LOTS 15 AND 16, BLOCK 25, SECTION 1, NANAIMO DISTRICT, PLAN 584

PID No. 008-794-758

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.

TERMS OF PERMIT

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


1. *Section 11.5.1 Siting of Buildings* – to reduce the minimum front yard setback for the second and third storeys from 4m to 3.14m.
2. *Section 11.5.1 Siting of Buildings* – to reduce the minimum south side yard setback from 3m to 1.98m.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan prepared by Ellins Architect Inc. dated 2018-JAN-31 as shown on Schedule B.
2. The development is generally in accordance with the Building Elevations prepared by Ellins Architect Inc., dated 2018-MAR-19 as shown on Schedule C.
3. The development is in substantial compliance with the Landscape Plan prepared by Ellins Architect Inc. dated 2018-MAR-19 as shown on Schedule D.

REVIEWED AND APPROVED ON

2018-APRIL-12
Date



D. Lindsay, Director

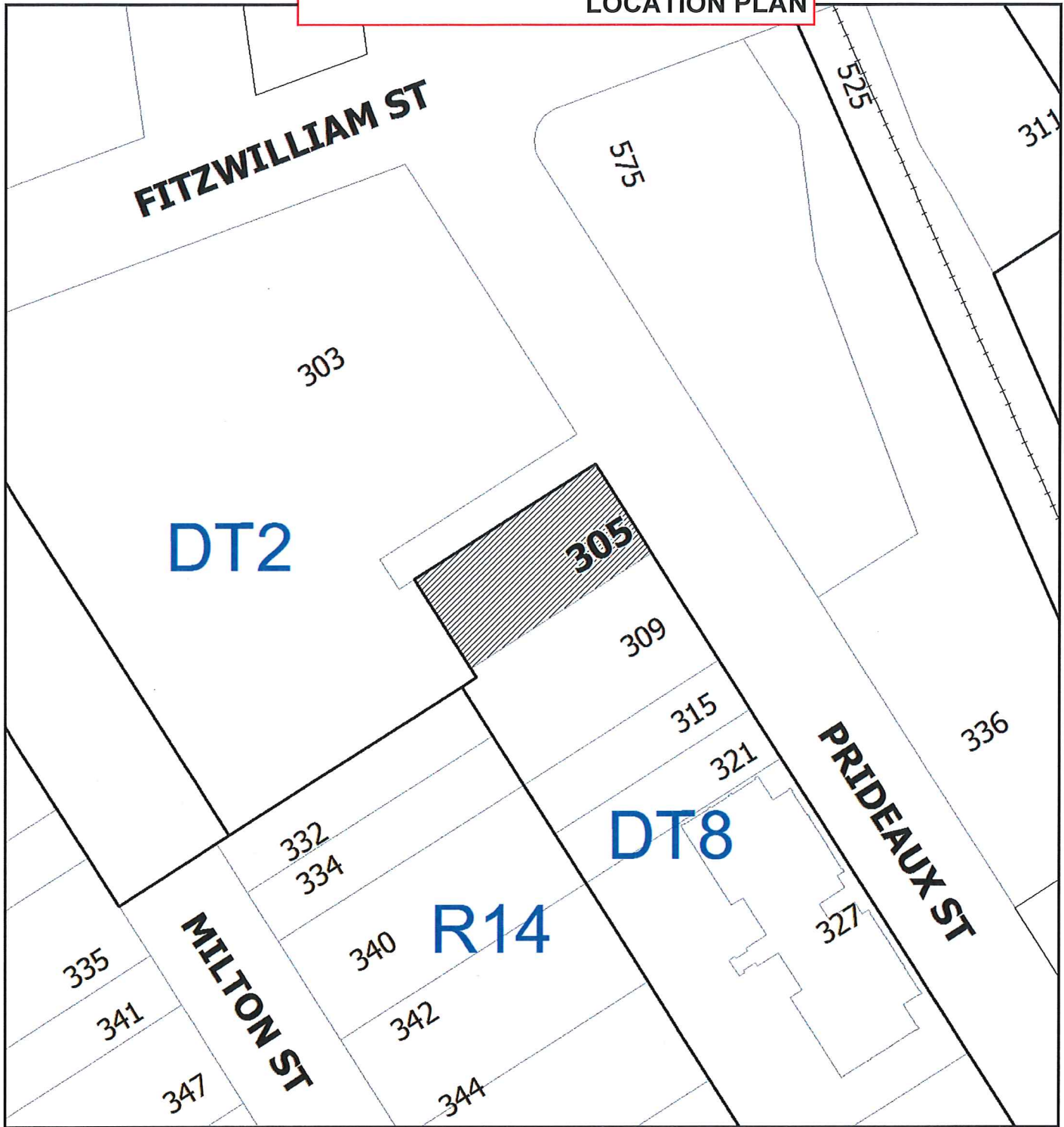
Community Development

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

TR/In
Prospero attachment: DP001048

Development Permit DP001048 Schedule A
305 Prideaux Street

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001048



LOCATION PLAN

Civic: 305 Prideaux Street
Parcel B (DD 29290N) of Lots 15 and 16,
Block 25, Section 1, Nanaimo District, Plan 584

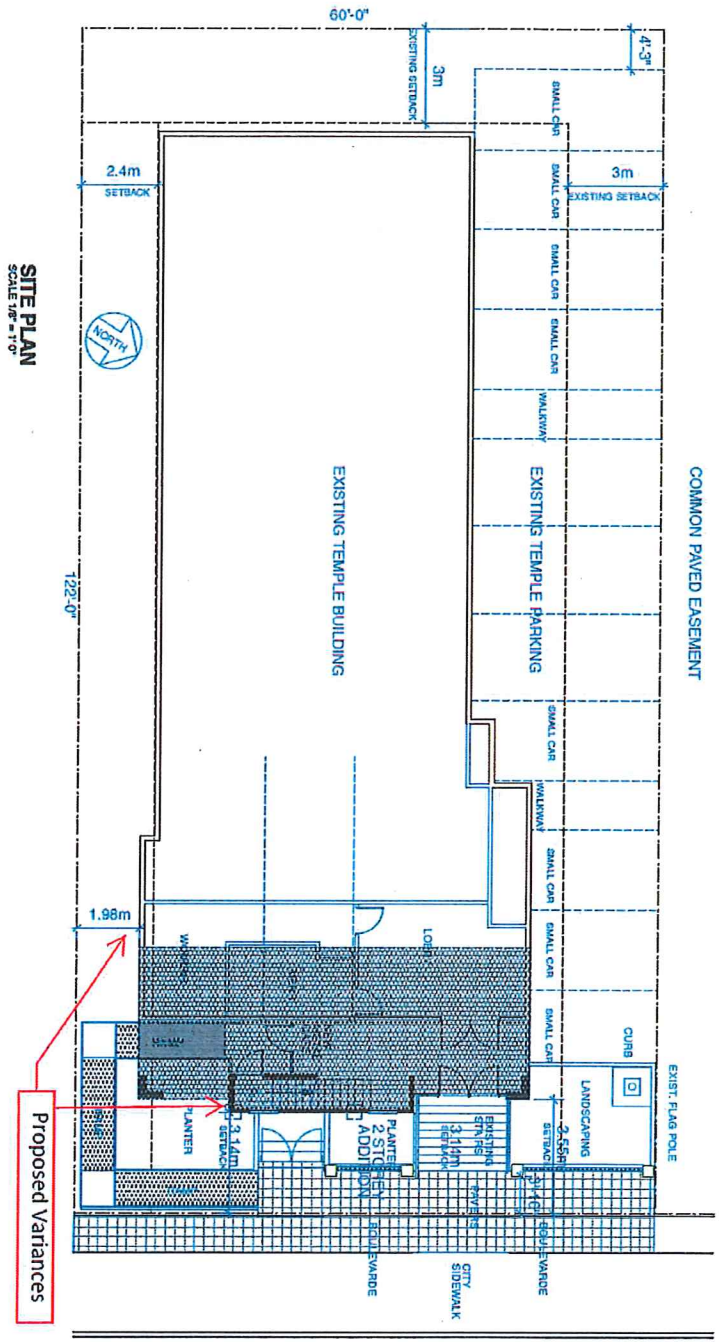


**Subject
Property**

Development Permit DP001048 Schedule B
305 Prideaux Street

SITE PLAN

PROJECT DATA : ADDITION & RENOVATION TO MIRI PIRI DARBAR TEMPLE
 CIVIC ADDRESS : 305 PRIDEAUX ST. NANAIMO
 LEGAL : PARCEL B (DD29290N) PARCEL B OF LOTS 15 & 16, BLOCK 25, SECTION 1, NANAIMO DISTRICT PLAN 584
 EXISTING ZONING: DTB - OLD CITY MIXED USE - F.A.R. .85
 EXISTING BUILDING AREA LOWER FLOOR: 8099.51 SQ. FT. UPPER FLOOR: 3908.5 SQ. FT. TOTAL AREA: 8277.46
 PERMITTED ADDITION 10% = 827.74 SQ. FT.
 TOTAL PERMITTED AREA = 8899.22 SQ. FT.
 PROPOSED ADDITION UPPER FLOOR = 821 SQ. FT. COMPRISES



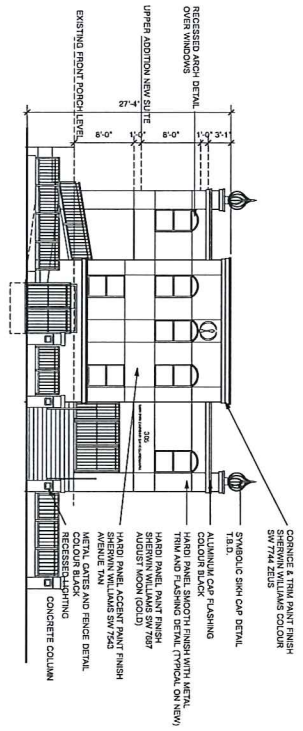
SITE PLAN
SCALE 1/8" = 1'-0"

Proposed Variances

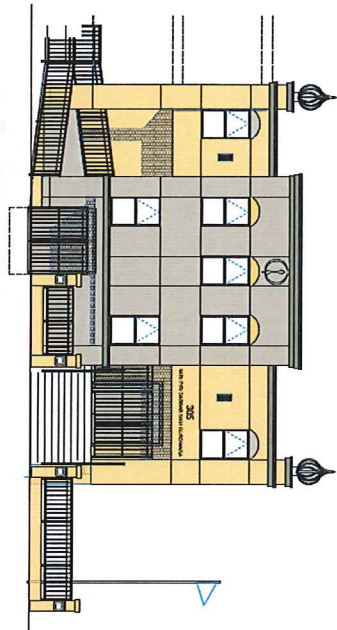
RECEIVED
 DP1048
 2018-MAR-03
 Current Planning & Subdivision

<p>MIRI PIRI DARBAR GURDWARA 305 PRIDEAUX STREET NANAIMO, B.C.</p>	
<p>20 Hill Road Nanaimo, BC V9R 6K1 Phone: (250) 754-1111 Fax: (250) 754-1112 Website: www.elijahsarchitect.com elijahs architect inc. ARCHITECTURE • PLANNING • INTERIOR DESIGN</p>	
<p>DRAWN BY: _____ DATE: _____ SCALE: _____ PROJECT NO.: _____ DRAWING NO.: A1</p>	<p>KEY PLAN SITE PLAN COLOURED FRONT ELEVATION</p>
<p>DATE: _____ REVISION: _____ APPR. BY: _____ DATE: _____</p>	

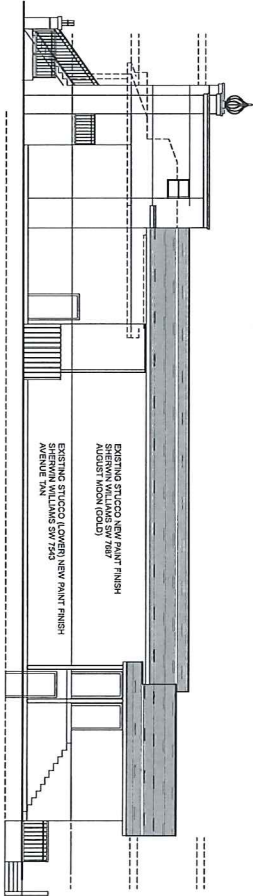
BUILDING ELEVATIONS



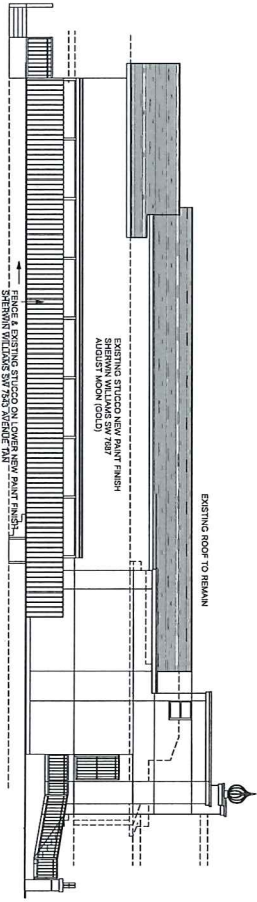
FRONT ELEVATION
SCALE 1/8" = 1'-0"



FRONT ELEVATION ALONG STREET



NORTH ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"

EXISTING GROSS FLOOR AREA 6217.46 SF
PERMITTED 10% ADDITION 621.78 SF

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2018-MAR-21
City of Nanaimo
Development Permit & Subdivision

NOT TO SCALE
FOR INFORMATION ONLY
THIS DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE. THE CITY OF NANAIMO IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION.

NO.	DATE	REVISION
1	APRIL 5, 2017	DP APPLICATION
2	MAY 15, 2017	NO. 1048 (2017) PERMITS
3	JANUARY 31, 2018	NO. 1048 (2017) PERMITS
4	MAY 15, 2018	NO. 1048 (2017) PERMITS

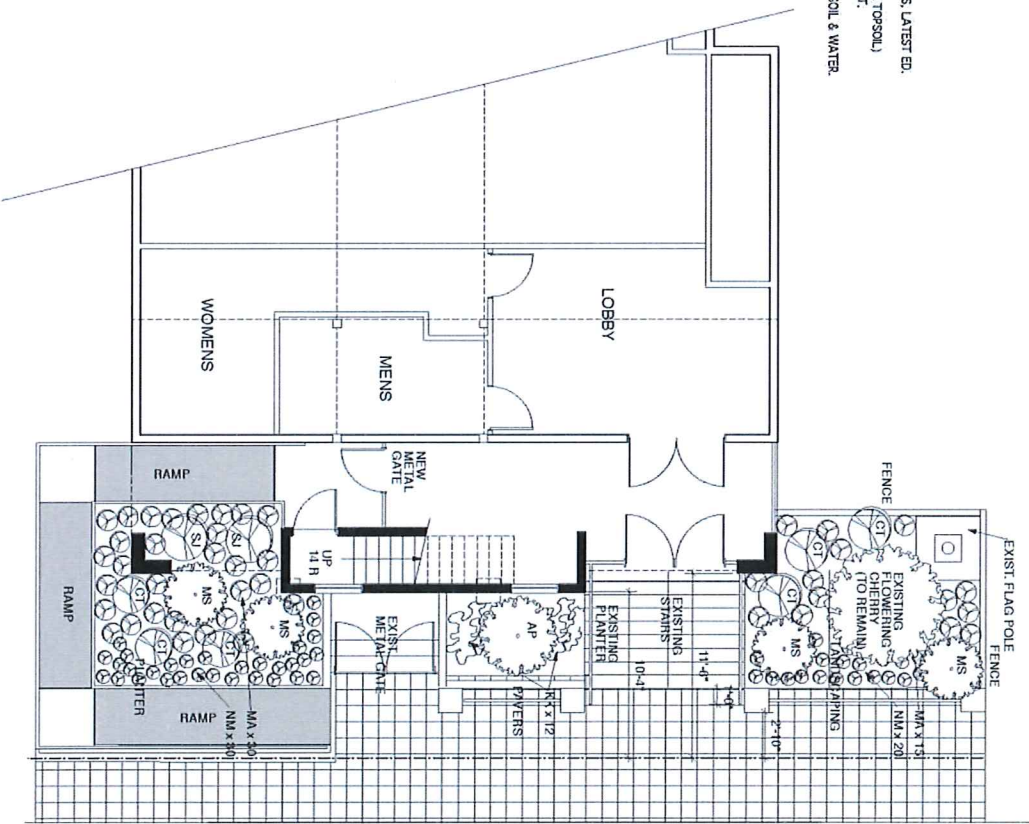
MIRI PIRI DARBAR GURDWARA
305 PRIDEAUX STREET
NANAIMO, B.C.


elins architect inc.
architects • planners • interior design

PROJECT NO.	2018-1048
DATE	2018-MAR-21
SCALE	AS SHOWN
DRAWN BY	MD
CHECKED BY	MD
PROJECT NO.	2018-1048
DRAWING NO.	A3

LANDSCAPE LEGEND					
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES:					
	1				existing flowering, 2m
AP	1	Acer Palmatum	Japanese Maple	2m	red foliage
MS	4	Magnolia Spicata	Sar Magnolia	7gal	spring flowering
SHRUBS:					
OT	6	Choisy's Tamara	Manzanita Orange	2gal	deciduous flowering
SJ	2	Skimmia Japonica	Skimmia	2gal	deciduous flowering
MA	43	Mahonia Aquifolium	Oregon Grape	1gal	evergreen
NM	50	Nepeta Fullerii	Calamin	1gal	evergreen
GRD COVER:					
KK	12	Utricularia	Kimbleknick	1gal	native groundcover

- NOTES:
1. ALL PLANTS AND PLANTING TO BE BCSPA / BCNTA LANDSCAPE STANDARDS, LATEST ED.
 2. ALL PLANTS TO BE PLANTED IN THE SPRING.
 3. BEFORE ANY EXCAVATED SOIL WITH NEW SOIL TO A DEPTH OF 18" (LOCAL TOPSOIL).
 4. SOME MEAL SHOULD BE ADDED AND MIXED INTO LOOSE SOIL IN PLANTING PIT.
 5. CHEMICAL FERTILIZERS SHOULD NOT BE USED.
 6. WHEN PLANTING DISTURB ROOTS AS LITTLE AS POSSIBLE. BACK FILL WITH SOIL & WATER.
 7. ALL PLANTING BEDS TO BE COVERED WITH CEDAR BARK MULCH
 8. LANDSCAPE IRRIGATION PLAN TO BE PROVIDED AT TIME OF PERMIT



MAIN FLOOR PLAN 3206 SF
 LANDSCAPE PLAN
 SCALE 1/4" = 1'-0"

RECEIVED
 DP1048
 2018-MAR-21
 Current Planning & Services

<p>LANDSCAPE PLAN</p>		<p>MIRI PIRI DARBAR GURDWARA 305 PRIDEAUX STREET NANAIMO, B.C.</p>	
<p>DRAWING: ellins architect inc.</p>		<p>DATE: 2018-MAR-21</p>	
<p>SCALE: AS SHOWN</p>		<p>PROJECT NO.: 2018-MAR-21</p>	
<p>DRAWING NO.: A2</p>		<p>DRWING: ellins architect inc.</p>	