



DEVELOPMENT PERMIT NO. DP001050

0971051 BC LTD

Name of Owner(s) of Land (Permittee)

3240 FIELDSTONE WAY

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 2, SECTION 15, WELLINGTON DISTRICT, PLAN 48490

PID No. 014-321-131

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 Site Plan with Variances
Schedule D Building Elevations
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:

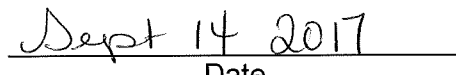
1. *Section 7.5.1 Siting of Buildings* – to reduce the flanking side yard setback for the principal building (Unit 1) from 4m to 1.32m.
2. *Section 7.5.1 Siting of Buildings* – to reduce the side yard setback for the principal building (Unit 3) from 3m to 1.34m.
3. *Section 7.6.1 Size of Buildings* – to increase the maximum height for a principal building with a flat roof pitch less than 4:12 from 7m to 7.4m.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Delinea Design Inc., dated 2017-JUL-13, as shown on Schedule C.
2. The development is in general compliance with the Building Elevations prepared by Delinea Design Inc., dated 2017-JUL-13, as shown on Schedule D.
3. The subject property is in general compliance with the landscape plan and specifications prepared by Victoria Drakeford Landscape Architect, received 2017-MAY-05, as shown on Schedule E.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 11TH DAY OF **SEPTEMBER, 2017.**


Corporate Officer


Date

GN/ln

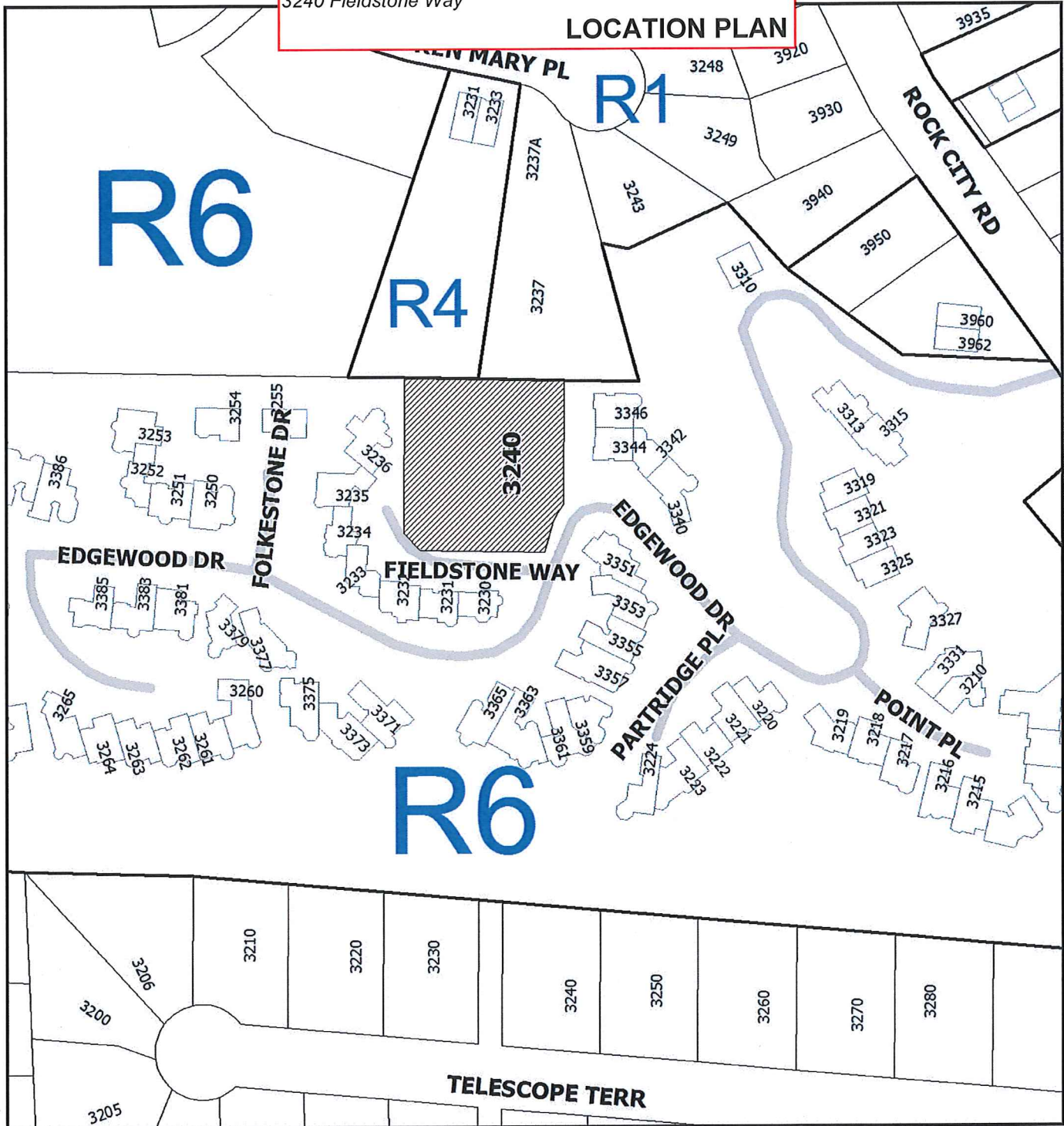
Prospero attachment: DP001050

Development Permit DP001050

Schedule A

3240 Fieldstone Way

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001050



LOCATION PLAN

Civic: 3240 Fieldstone Way
Lot 2, Section 15, Wellington District,
Plan 48490



**Subject
Property**

SITE PLAN



SUBJECT PROPERTY —



KEY PLAN

NOT TO SCALE

| PRELIMINARY PROJECT DATA | | FLOOR AREA: | |
|--------------------------|----------------------------|--------------------|------------------------------|
| OWNER ADDRESS: | 3340 HEDSTOWN WAY | UNIT 1 FLOOR AREA: | 1715 SQ.FT. |
| LOCAL ADDRESS: | WILSON BLVD. ARLINGTON | MAIN FLOOR: | 2515 SQ.FT. |
| ZONING: | R4 - TOWNHOUSE RESIDENTIAL | CONDO: | 2750 SQ.FT. |
| LOT SIZE: | 2729 SQ.M | UNIT 2 | |
| LOT COVERED: | 30.1% (40% ALLOWED) | LOWER FLOOR: | 1845 SQ.FT. |
| P.A.S.: | 0.25 (0.45 ALLOWED) | CONDO: | 2115 SQ.FT. |
| | | TOTAL: | 5715 SQ.FT. |
| | | UNIT 3 | |
| | | LOWER FLOOR: | 890 SQ.FT. |
| | | CONDO: | 900 SQ.FT. |
| | | UNIT 4 FLOOR: | 2245 SQ.FT. |
| | | CONDO: | 2245 SQ.FT. |
| | | CONDO: | 575 SQ.FT. |
| | | BUILDING AREA: | 8645 SQ.FT. (8222 SQ.M) |
| | | (FOOTPRINTS ONLY) | |
| | | TOTAL FLOOR AREA: | 10 070 SQ. FT. (938.5 SQ. M) |



SITE PLAN

SCALE: 1:250 METRIC



Delinea
DESIGN CONSULTANTS LTD

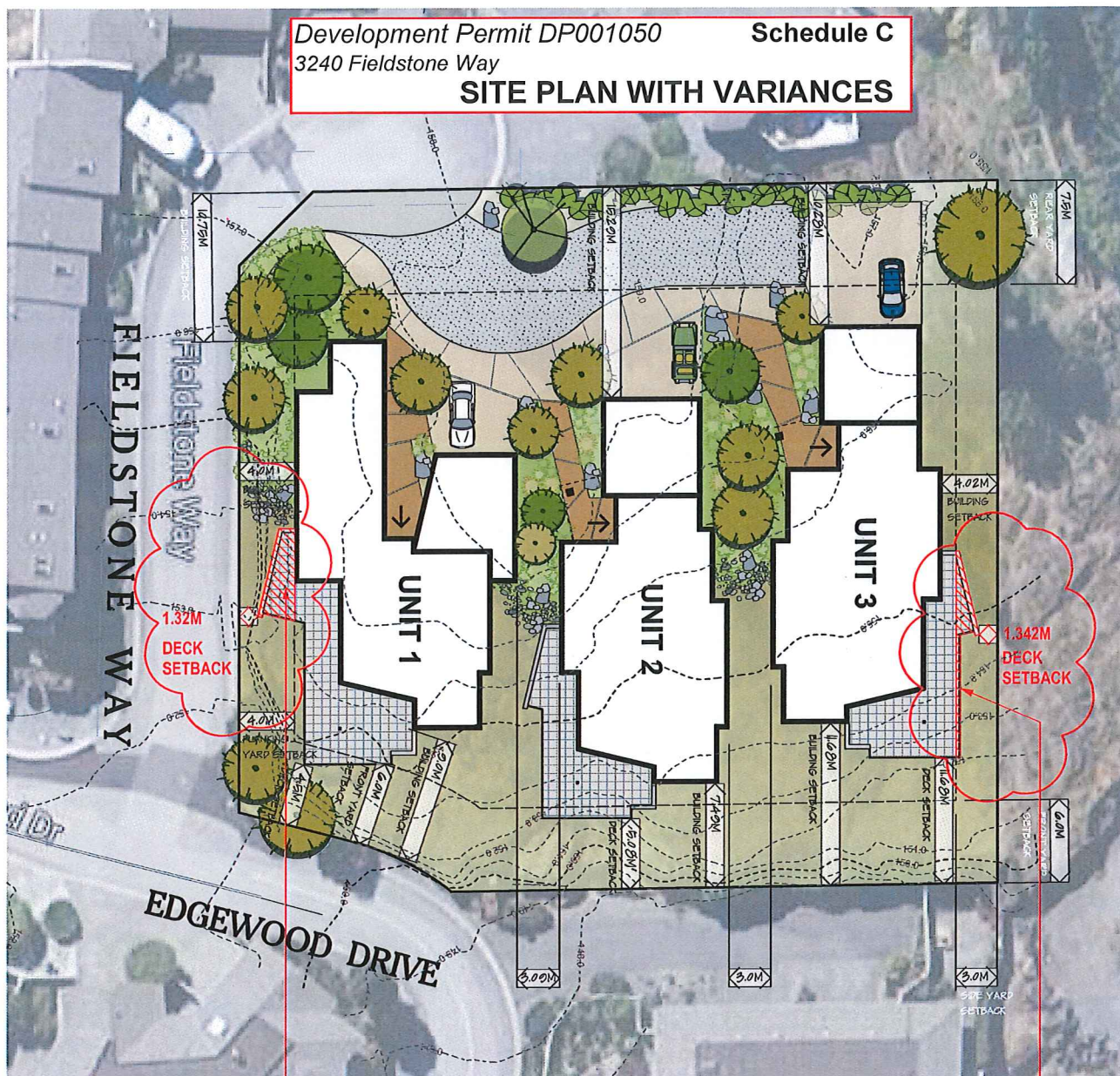
proposed residences for
3240 FIELDSTONE WAY
panama, b.c.

| | |
|------------------------|------------|
| ISSUED: | 02 SEP. 16 |
| FOR PREPAC | 21 SEP. 16 |
| FOR REVIEW | 28 OCT. 16 |
| REVISED | 03 DEC. 16 |
| REVISED | 22 DEC. 16 |
| FOR DEVELOPMENT PREPAC | 03 MAY. 17 |
| FOR DAP PRESENTATION | 08 JUNE 17 |
| REVISED & REISSUED | 19 JUNE 17 |

PR1

SITE PLAN

SITE PLAN WITH VARIANCES



AREA OF PROPOSED VARIANCE

AREA OF PROPOSED VARIANCE



SITE PLAN

SCALE: NTS

SCALE: NTS

**HATCHED AREA INDICATES
AREAS OF SETBACK VARIANCE**

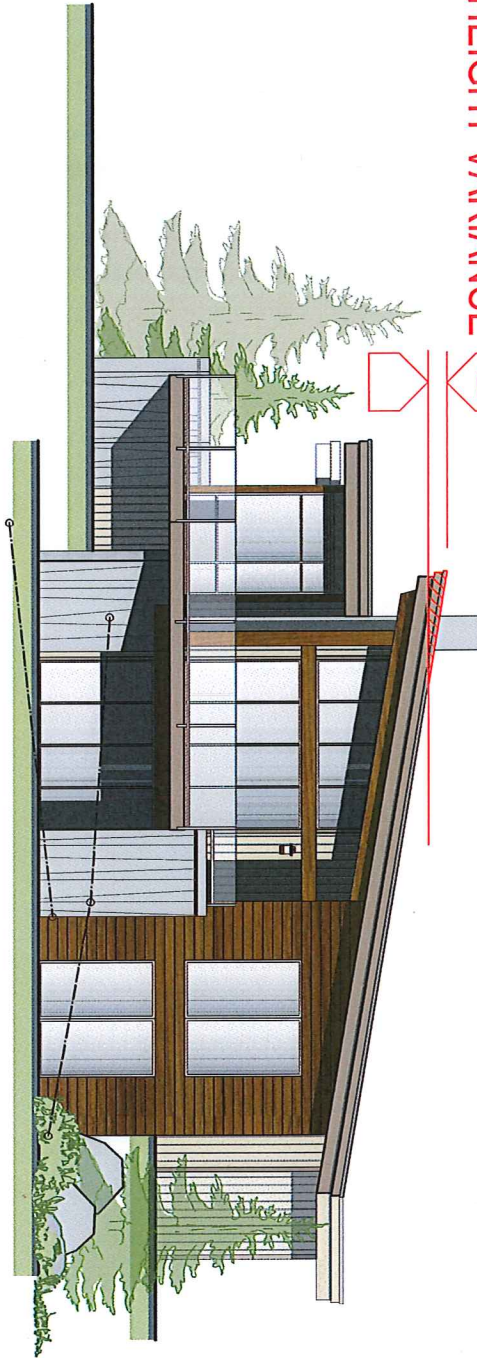
PROJECT #1424.15.11
ISSUED: 13 JULY 2012

2

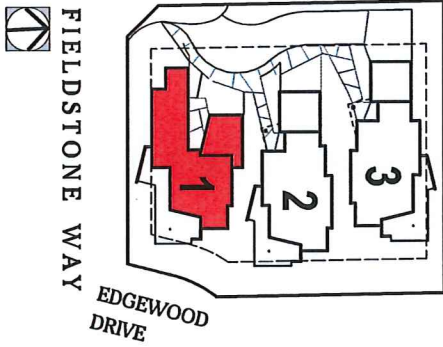
BUILDING ELEVATIONS

AREA OF REQUESTED
0.4M HEIGHT VARIANCE

0.4M



EAST ELEVATION



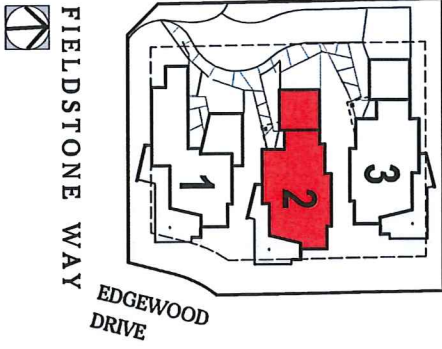
UNIT 1

SOUTH ELEVATION



AREA OF REQUESTED
0.4M HEIGHT VARIANCE

0.4M



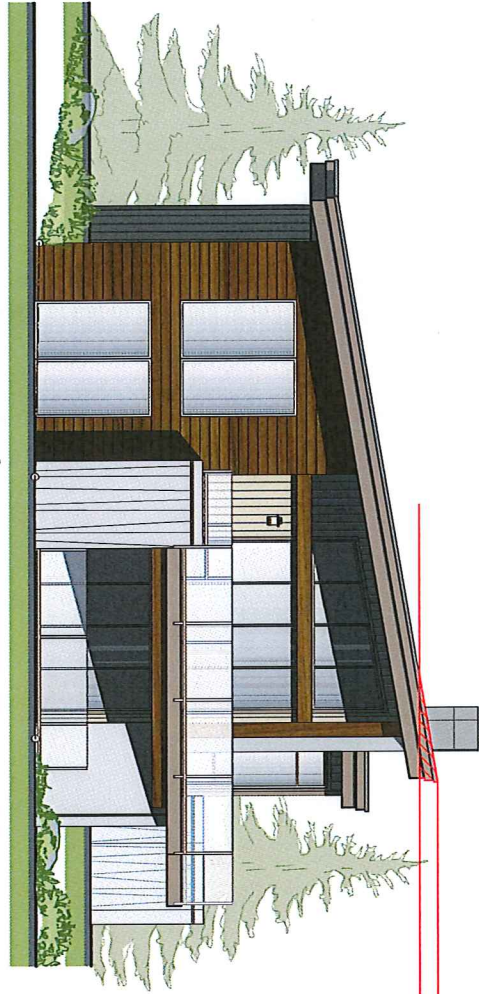
UNIT 2

proposed residences for:

3240 FIELDSTONE WAY

nanaimo, b.c.

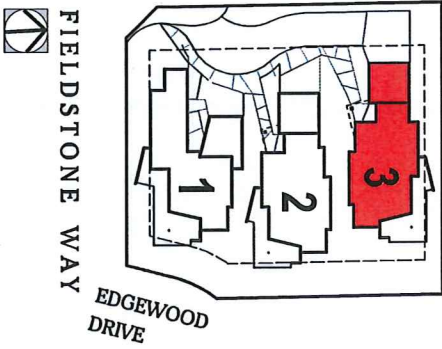
DELINER
DESIGN CONSULTANTS LTD.
PROJECT #154116
ISSUED: 12.13.2017



0.4M

AREA OF REQUESTED
0.4M HEIGHT VARIANCE

EAST ELEVATION

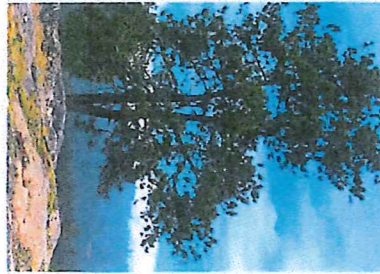


UNIT 3

DELIVERA
DESIGN CONSULTANTS LTD.
PROPOSED RESIDENCES FOR
3240 FIELDSTONE WAY
NANAIMO, B.C.

proposed residences for:
3240 FIELDSTONE WAY
nanaimo, b.c.

LANDSCAPE PLAN



DESIGN ELEMENTS

DESIGN RATIONALE

These

The site is an exposed, dune-top rock/brick with some clinging shore plants and small shrubs, with exposure views to the north, east and south.

The design
The objective of landscape design is to restore the existing rocky landscape. The path will wind through the rock and pockets of fertility.

Handicapped persons connections

The partitions from throughout the site will be concrete slabs up to a thickness of 18 inches. The ends of the piers will be exposed bedrock or large boulders and will be intentionally angled to complement the architecture from each play off one against a shape of the rock and boulder. They will be placed in such a way to emphasize the form over mass of the structures.

Plant palette

The plants have been selected to reflect the character of the island to be used to survive on its exposed coast. The native conifer, the Scotch Pine, has been supplemented with *Scaevola* species which are more suitable for the coastal spaces adjacent to the dune edges. Ornamental grasses have been selected as the lower layer of planting. While being resistant to deer and drought, these plants provide movement and colour at the entrance.

The plant picture:

[illegible]

The numbers are a guide to only an overall question as to depend on the final the configuration of exposed bedrock and feasibility of planting around it.



PLAN

[illegible]

RECEIVED

DP001050

2017-MAY-05

Current Planning & Subdivision