



**DEVELOPMENT PERMIT NO. DP001079**

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

**5605 COUGAR RIDGE PLACE**  
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 6, DISTRICT LOT 50, WELLINGTON DISTRICT, PLAN EPP60831  
PID No. 030-042-411**

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 and Details**

- 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:

*Section 7.6.1 Size of Buildings* – to increase the maximum allowable height for a principal building from 7m to 8.7m.

**CONDITIONS OF PERMIT**

1. The subject property is developed in accordance with the Site Plan prepared by Delinea Design Consultants Ltd., dated 2017-OCT-23, as shown on Schedule B.
2. The development is in general compliance with the Building Elevations prepared by Delinea Design Consultants Ltd, dated 2017-OCT-23, as shown on Schedule C.
3. The development is in general compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect, received 2017-OCT-23, as shown on Schedule D.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 19TH DAY OF FEBRUARY, 2018.

  
Corporate Officer

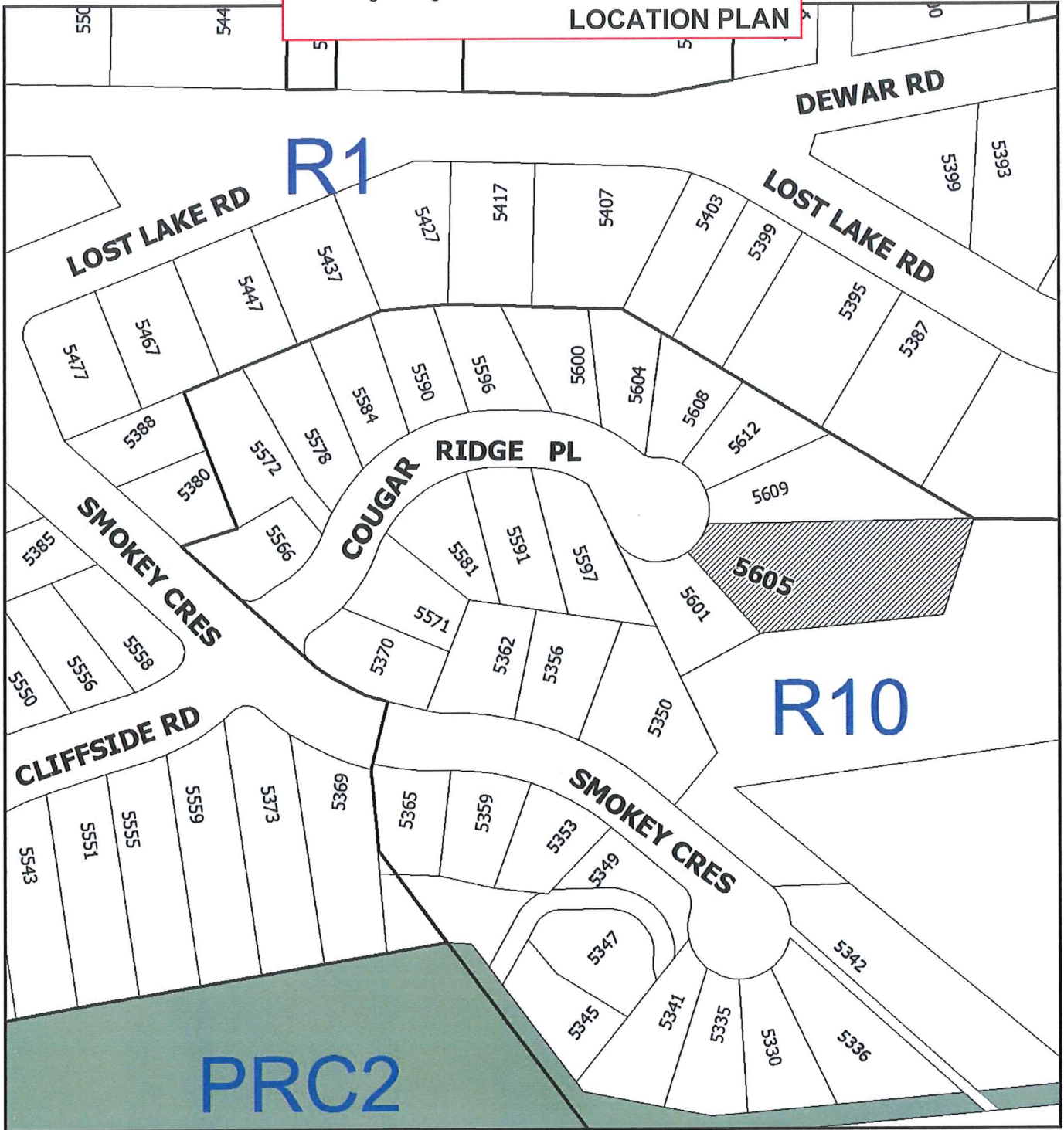
  
Date

GN/ln

Prospero attachment: DP001079

Development Permit DP001079 Schedule A  
5605 Cougar Ridge Place

**LOCATION PLAN**



DEVELOPMENT PERMIT NO. DP001079



**LOCATION PLAN**

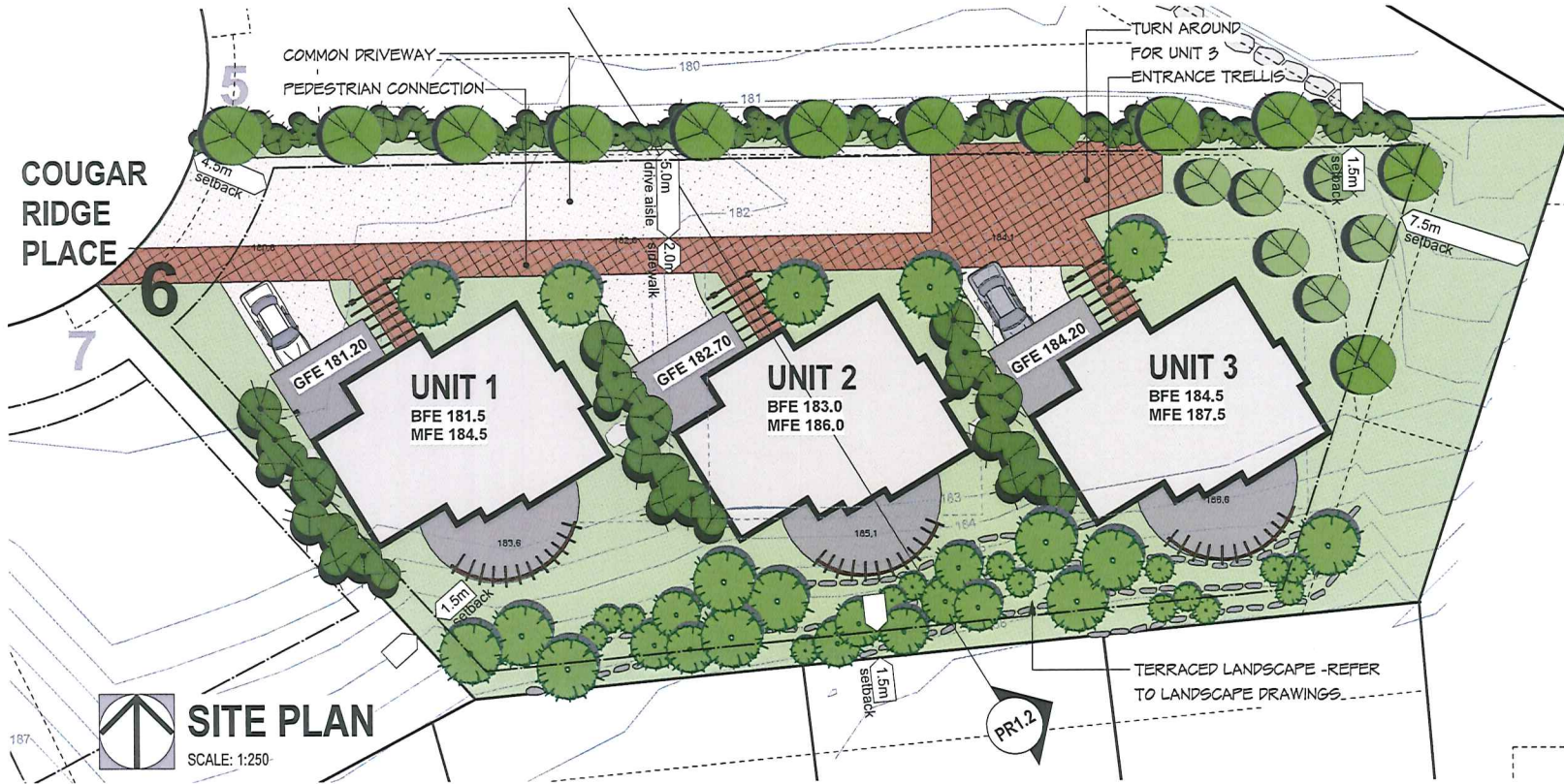
Civic: 5605 Cougar Ridge Place  
Lot 6, District Lot 50, Wellington District,  
Plan EPP60831



**Subject  
Property**

Development Permit DP001079  
5605 Cougar Ridge Place

Schedule B  
SITE PLAN



PROJECT DATA	
CIVIC ADDRESS:	5605 COUGAR RIDGE PLACE
LEGAL ADDRESS:	LOT 6, DISTRICT LOT 60, WELLINGTON DISTRICT, PLAN EPT60891
ZONING:	R10 - STEEP SLOPE RESIDENTIAL
LOT SIZE:	2072.2 SQ.M
LOT COVERAGE:	10.0% (40% ALLOWED)
F.A.R.	0.34 (0.49 ALLOWED)
PARKING:	
REQ'D	106/UNIT = 5
PROVD	3/UNIT = 9
FLOOR AREA: PER UNIT	
LOWER FLOOR:	1055 SQ.FT (98.0 SQ.M)
MAIN FLOOR:	1400 SQ.FT (137.9 SQ.M)
TOTAL:	2355 SQ.FT (235.9 SQ.M)
GARAGE:	402 SQ.FT (37.6 SQ.M)
TOTAL FLOOR AREA: (EXCL. GARAGE)	7609 SQ.FT. (706.9 SQ.M)
BUILDING AREA:	4400 SQ.FT (412.9 SQ.M)



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DP1079  
2017-OCT-23  
Civnet Planning & Consulting

**DELINIA**  
DESIGN CONSULTANTS LTD.

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PROPOSED RESIDENCES FOR:

**LOT 6**

COUGAR RIDGE SUBDIVISION

Nanaimo, B.C.

PROJECT #: d1423.14.16  
ISSUED: 26.MAY.2016  
ISSUED: 01.JUN.2016  
ISSUED: 27.JUN.2016  
TO VICTORIA: 18.JUL.2016  
CLIENT REVIEW: 01.FEB.2017  
DPA: 14.MAR.2017  
REISSUED FOR DPA: 23.OCT.2017

DRAWING #:

**PR1.0**



NORTH ELEVATION



WEST ELEVATION



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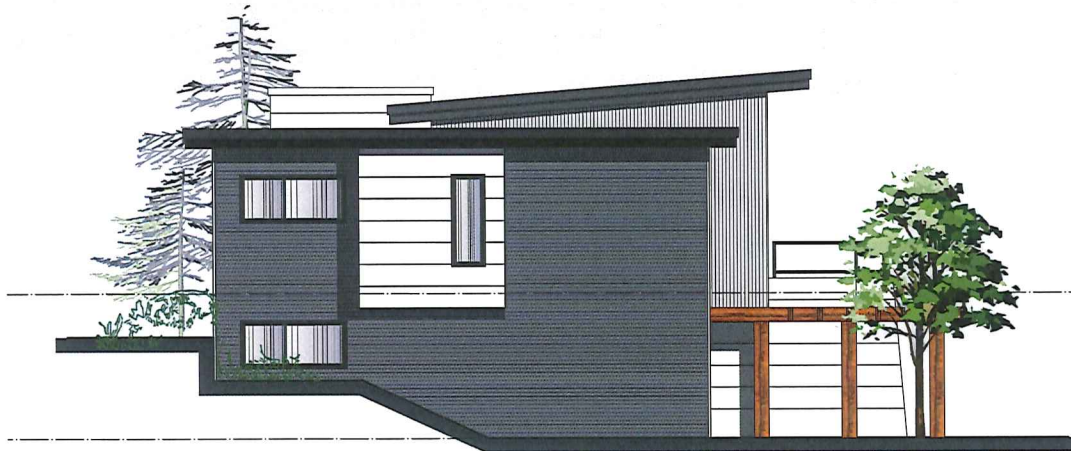
DRAWING #:

**PR3**

RECEIVED  
**DP1079**  
 2017-OCT-23  
 Current Planning & Subdivision



**SOUTH ELEVATION**



**EAST ELEVATION**

**DELINIA**  
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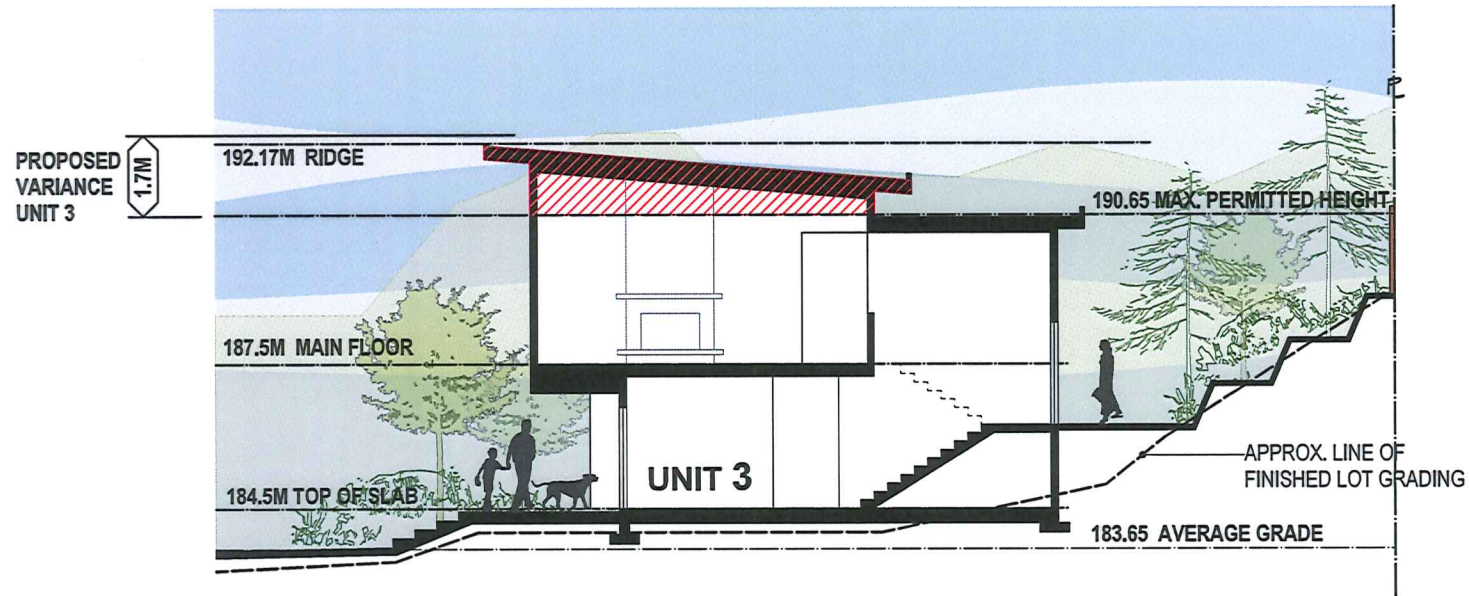
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DRAWING #:  
**PR3.1**

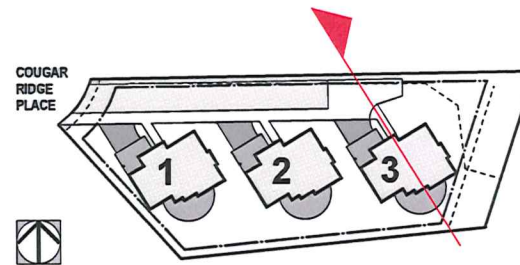
**BUILDING HEIGHT DETAIL**



**SCHEMATIC SITE SECTION**

NOT TO SCALE

**NOTE:** SECTION DEPICTS UNIT 3 WITH THE GREATEST OVERHEIGHT CONDITION  
UNITS 1 & 2 REQUIRE A VARIANCE OF < 0.3M



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**PROPOSED RESIDENCES FOR:**  
**LOT 6**  
**COUGAR RIDGE SUBDIVISION**  
Nanaimo, B.C.

PROJECT #:	d1428.14.16
ISSUED:	26 MAY 2016
ISSUED:	01 JUN 2016
ISSUED:	27 JUN 2016
TO VICTORIA:	18 JUL 2016
CLIENT REVIEW:	01 FEB 2017
DPA:	14 MAR 2017
REISSUED FOR DPA:	23 OCT 2017
ISSUED FOR COUNCIL:	08 FEB 2018

DRAWING #:

