



DEVELOPMENT PERMIT NO. DP001086

DORADA VENTURES LTD
Name of Owner(s) of Land (Permittee)

1100 MAUGHAN 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 2, RANGE 8, NANAIMO DISTRICT, PLAN EPP72318

PID No. 030-143-519

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.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Herold Engineering dated 2017-SEP-25, as shown on Schedule B.
2. The subject property is developed in substantial compliance with the Building Elevations prepared by Herold Engineering received 2018-MAY-28, as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Topographics Landscape Architecture dated 2018-MAY-24, as shown on Schedule D.

REVIEWED AND APPROVED ON

2018. Oct. 04.

Date

Bill Corn

Bill Corn, Director

Community Development

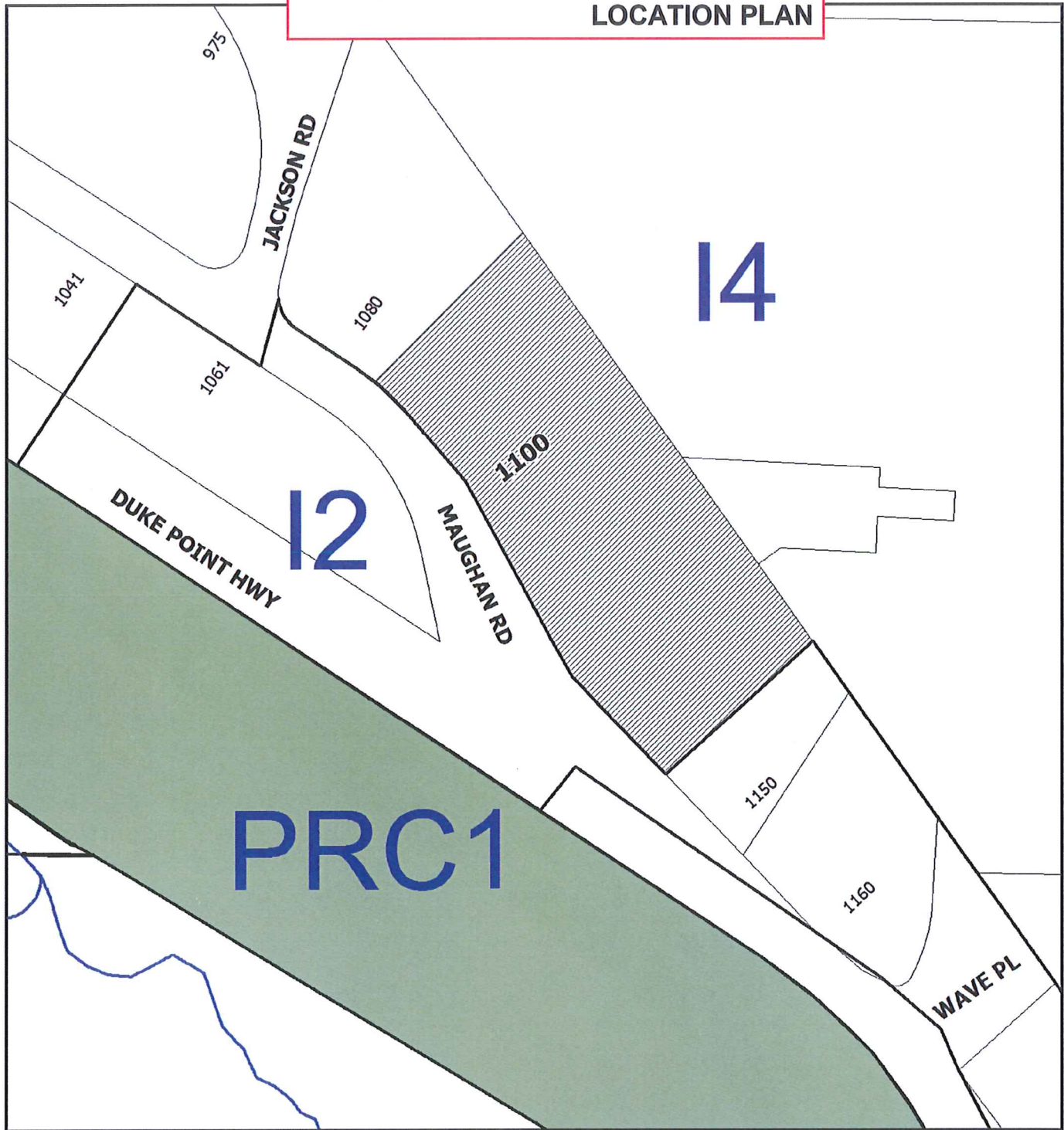
Pursuant to Section 154 (1)(b) of the Community Charter

LW/in

Prospero attachment: DP001086

Development Permit DP001086 Schedule A
1100 Maughan Road

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001086



LOCATION PLAN

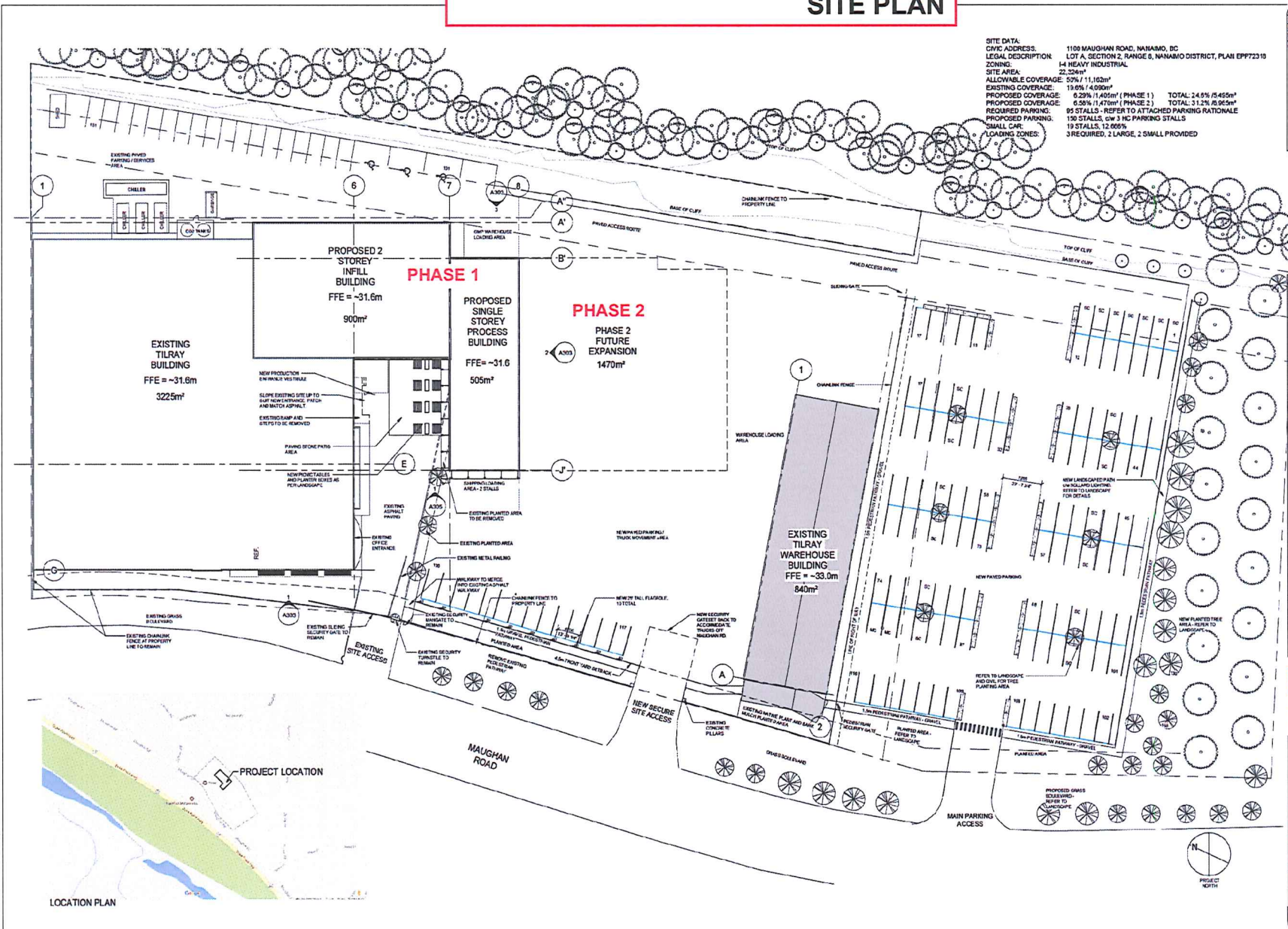
Civic: 1100 Maughan Road
Lot A, Section 2, Range 8,
Nanaimo District, Plan EPP72318

 **Subject Property**

SITE PLAN

SITE DATA:
 CIVIC ADDRESS: 1100 MAUGHAN ROAD, NANAIMO, BC
 LEGAL DESCRIPTION: LOT 4 SECTION 2, RANGE 8, NANAIMO DISTRICT, PLAN EP72319
 ZONING: H4 HEAVY INDUSTRIAL
 SITE AREA: 22,354m²
 ALLOWABLE COVERAGE: 50% / 11,162m²
 EXISTING COVERAGE: 19.0% / 4,000m²
 PROPOSED COVERAGE: 6.23% / 1,405m² (PHASE 1) TOTAL: 24.8% / 5,405m²
 PROPOSED COVERAGE: 6.50% / 1,470m² (PHASE 2) TOTAL: 31.2% / 6,965m²
 REQUIRED PARKING: 95 STALLS - REFER TO ATTACHED PARKING RATIONALE
 PROPOSED PARKING: 150 STALLS, ONE 3 HC PARKING STALLS
 SMALL CAR: 19 STALLS, 12.00%
 LOADING ZONES: 3 REQUIRED, 2 LARGE, 2 SMALL PROVIDED

ISSUES	
NO.	DATE - ISSUED FOR
1	2018-05-23 CLIENT REVIEW
2	2018-05-23 CLIENT AND COORDINATION
3	2018-05-23 LANDSCAPE DESIGN
4	2018-05-23
5	2018-05-23



TILRAY BUILDING - INFILL AND PROCESS ADDITION

1100 MAUGHAN ROAD, NANAIMO, BC
 LAFFITE VENTURES LTD
 P. 1 - 250.641.1000

HEROLD ENGINEERING
 2701 Sparwood Rd., Nanaimo, BC V9T 2H1
 T: 250.741.6634 F: 250.741.8434
 E: info@heroldengineering.com
 Website: www.heroldengineering.com

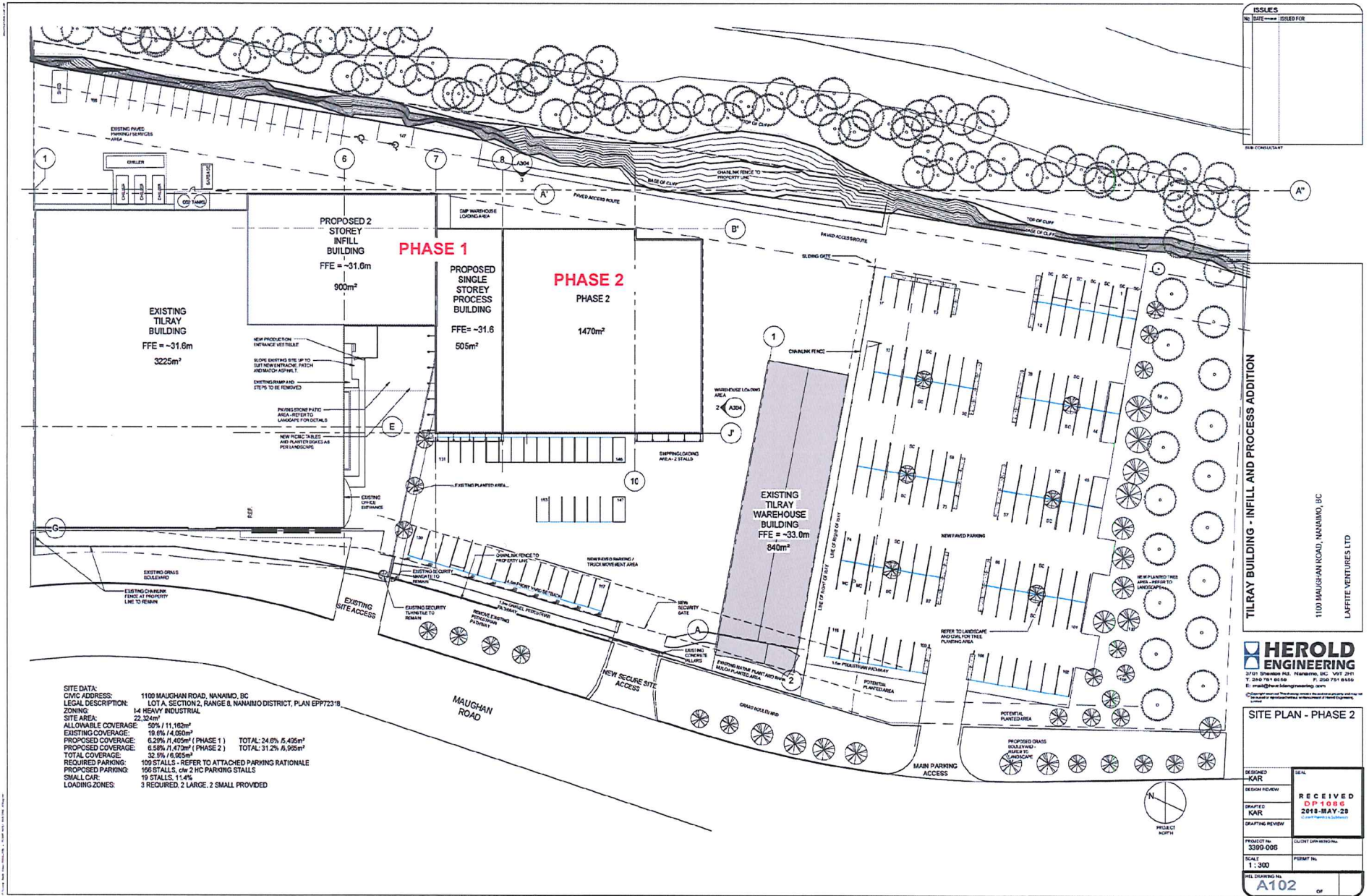
SITE PLAN - PHASE 1

DESIGNED KAR	SEAL
DESIGN REVIEW	RECEIVED DP-1086 2018-MAY-23
DRAFTED KAR	PROJECT NO. 3399-006
DRAWING REVIEW	CLIENT DRAWING NO.
	SCALE 1:500
	PERMIT NO.
	FILE DRAWING NO. A101
	OF 6

DATE PLOTTED: 2018-05-23 10:00 AM

LOCATION PLAN





ISSUES	
NO.	ISSUED FOR

SITE DATA:
 CIVIC ADDRESS: 1100 MAUGHAN ROAD, NANAIMO, BC
 LEGAL DESCRIPTION: LOTA, SECTION 2, RANGE 8, NANAIMO DISTRICT, PLAN EP772318
 ZONING: I-4 HEAVY INDUSTRIAL
 SITE AREA: 22.324m²
 ALLOWABLE COVERAGE: 50% / 11,162m²
 EXISTING COVERAGE: 19.6% / 4,020m²
 PROPOSED COVERAGE: 6.25% / 1,405m² (PHASE 1) TOTAL: 24.8% / 4,425m²
 PROPOSED COVERAGE: 8.58% / 1,912m² (PHASE 2) TOTAL: 31.2% / 6,952m²
 TOTAL COVERAGE: 32.5% / 6,952m²
 REQUIRED PARKING: 166 STALLS - REFER TO ATTACHED PARKING RATIONALE
 PROPOSED PARKING: 166 STALLS, c/w 2 HC PARKING STALLS
 SMALL CAR: 19 STALLS, 11.4%
 LOADING ZONES: 3 REQUIRED, 2 LARGE, 2 SMALL PROVIDED

TILRAY BUILDING - INFILL AND PROCESS ADDITION

1100 MAUGHAN ROAD, NANAIMO, BC
LAFFITE VENTURES LTD

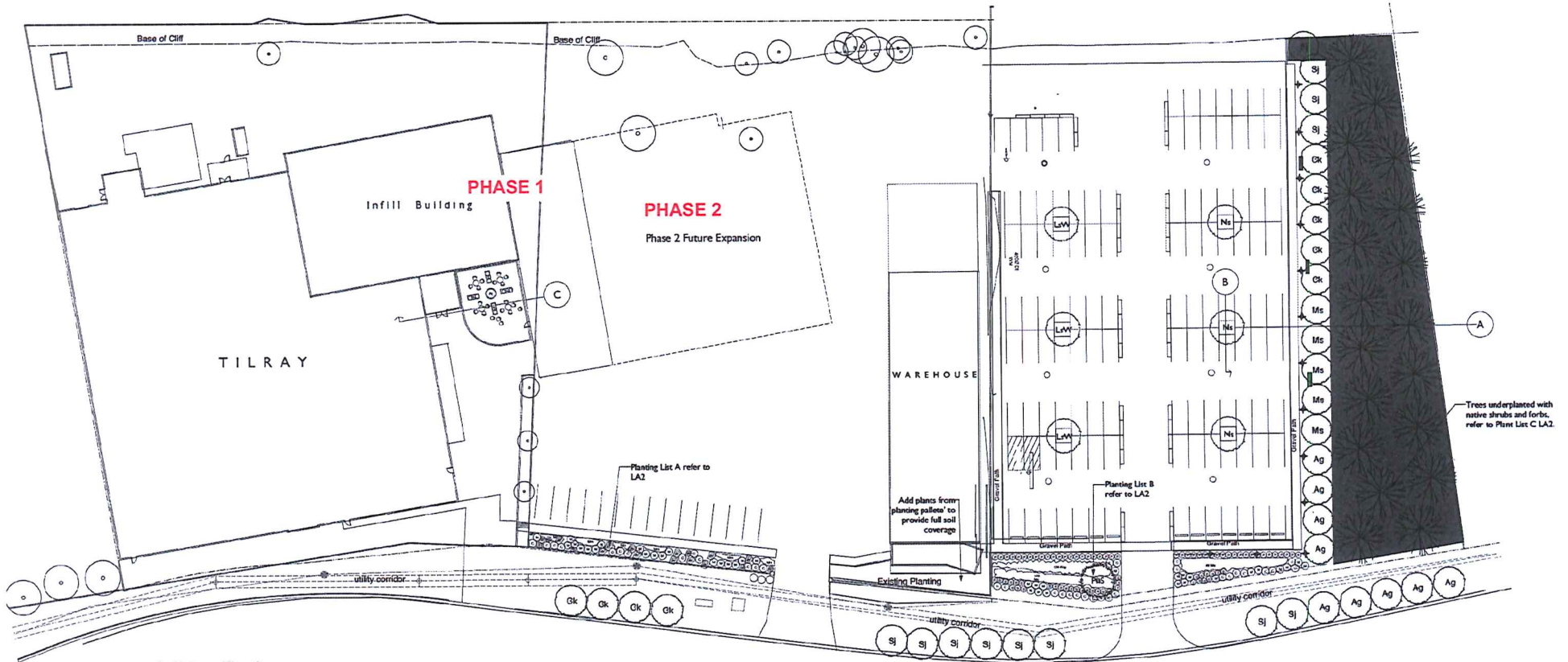
HEROLD ENGINEERING
 2101 Sparrow Rd. Nanaimo, BC V9T 2H1
 T: 250-751-8550 F: 250-751-8550
 E: info@heroldengineering.com

SITE PLAN - PHASE 2

DESIGNED KAR	SEAL
DESIGN REVIEW	RECEIVED DP-1086 2018-MAY-23
DRAFTED KAR	
DRAFTING REVIEW	
PROJECT NO: 3300-006	CLIENT DRAWING NO.:
SCALE: 1:300	PERMIT NO.:
FILE DRAWING NO.:	
A102 OF	

DESIGN ALL RIGHTS RESERVED

Development Permit DP001086 Schedule D
 1100 Maughan Road
LANDSCAPE PLAN and DETAILS



Soil Specification

- 1.0 All topsoil imported or on-site shall be tested and modified as required for plant health. Soil analysis report copy shall be sent to the consultant's office prior to soil placement on site.
- 2.0 Growing medium depths shall be place as follows: 100—mm for lawn areas, 200 mm for shrub areas 300 mm for trees on sides and bottom.

Plant Specification

- 1.0 Planting shall be done as described in the City of Nanaimo Engineering Standard Section 14 Drawing No. P-2 tree fit in place.
- 3.0 Mulch shall be placed 75mm deep of fine bark mulch to 1 metre circumference around the tree trunk.
- 4.0 Street trees shall be guaranteed by planting contractor for 2 years from planting date as per City of Nanaimo Landscape Maintenance bonding requirements.
- 5.0 All plants and planting shall conform to the current edition of the CSLA/BCNTA standards.

MAUGHAN ROAD

Landscape Specifications

- 1.0 All work in Street Right of Way shall conform to the City of Nanaimo's Engineering Standards and Specifications Section 14 Landscape Design Criteria.

- + Lighting Bollards locations
Refer to RB Engineering Dwg
- o Existing trees
- ▬ Proposed bench locations

For Site Plan Refer to Herold Engineering Dwg
 May 24, 2018 revised DP submission
 February 16, 2017 Revision
 November 30, 2017 DP submission
 November 16, 2017 Revision
 September 23, 2017 Revision
 August 17, 2017 Revision
 August 16, 2017 Revision
 August 14, 2017

TILRAY
LANDSCAPE
 1100 Maughan Road, Nanaimo BC

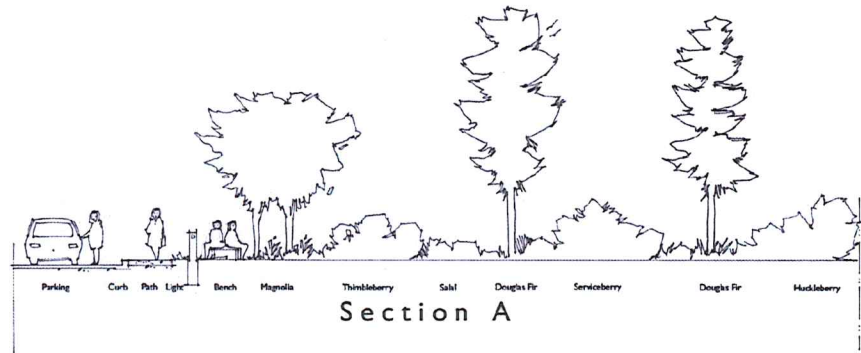
Planting Plan
 Scale 1:300

RECEIVED
 DP 1086
 2018-AUG-22

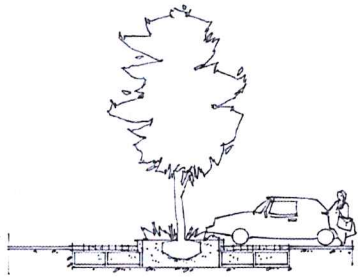


TOPOGRAPHICS
 landscape architecture
 250.247.9720

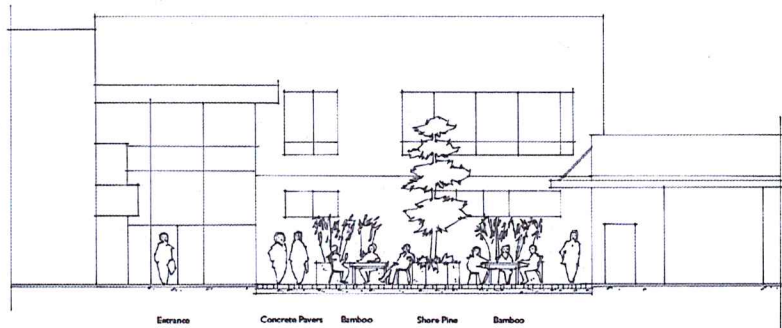
LAI



Section A



Section B



Section C

PLANT LIST A					
Symbol	Qty	Botanical Name	Common Name	Size	Note
BOULEVARD TREES					
Ag	1	<i>Acer griseum</i>	Paperbark Maple	6m cal	Deciduous
Gr	4	<i>Cornus lincea</i>	Korean Dogwood	6m cal	Deciduous
Sj	1	<i>Syrax japonica</i>	Japanese Snowbell	6m cal	Deciduous
SHRUBS					
C	12	<i>Chamaecyparis pisifera filiformis aurea nana</i>	Threadleaf golden cypress	#1	Coniferous
Mn	15	<i>Mahonia arvensis</i>	East Oregon grape	#1	Broadleaf evergreen
P	17	<i>Pinus strobus pumila</i>	Mugo Pine	2 m Ht	Coniferous
ROCK					
	20	Boulders	located on site	1 m dia	landfill/balustrade
COURTYARD PLANTERS					
F	12	<i>Fragaria vesca 'Walden'</i>	Rambow	#2	Broadleaf evergreen
Pr	1	<i>Pinus contorta</i>	Shore pine	#20	Coniferous

PLANT LIST B					
TREES					
PaS	1	<i>Pinus nigra 'Cerro Sals'</i>	Austrian Pine	2 m Ht	Coniferous
SHRUBS					
B	4	<i>Barberry thunbergii 'Cherry Bomb'</i>	Cherry Bomb Barberry	#5	Deciduous
C	15	<i>Chamaecyparis pisifera filiformis aurea nana</i>	Threadleaf golden cypress	#1	Coniferous
M	14	<i>Pinus strobus pumila</i>	Mugo Pine	#1	Coniferous
P	41	<i>Prunus lauro-cerasus 'Otto Luyken'</i>	Cherry Laurel	#1	Broadleaf evergreen
PERENNIALS					
Mo	150	<i>Minuartia sibirica 'Morning Light'</i>	Ornamental Grass	#1	Deciduous
Rf	175	<i>Rudbeckia hirtella 'Goldstrum'</i>	yellow iron flower	#1	Deciduous

PLANT LIST C					
DECIDUOUS TREES					
Ag	4	<i>Acer griseum</i>	Paperbark Maple	6m cal	Deciduous
Gr	1	<i>Cornus lincea</i>	Korean Dogwood	6m cal	Deciduous
LaW	1	<i>Liquidambar styraciflua 'Worcester'</i>	Sweetgum	6m cal	Deciduous
M	1	<i>Magnolia wilsonii</i>	Ster Magnolia	6m cal	Deciduous
Ni	1	<i>Nyssa sylvatica</i>	Tupelo	6m cal	Deciduous
Sj	4	<i>Syrax japonica</i>	Japanese Snowbell	6m cal	Deciduous
CONIFEROUS TREES					
Pm	15	<i>Pseudotsuga mucronata</i>	Douglas Fir	2.5m height	Coniferous
UNDERSTOREY SHRUBS					
Az	15	<i>Andromeda obtusifolia</i>	Western snowberry	#1 pot/ 15 m oc	Deciduous
Am	15	<i>Arctostaphylos uva-ursi</i>	Arbutus	#1 pot/ 15 m oc	Evergreen
Gr	300	<i>Gaultheria shallon</i>	Salal	#1 pot/ 1 m oc	Broadleaf Evergreen
Mn	300	<i>Mahonia arvensis</i>	Mahonia	#1 pot/ 1 m oc	Broadleaf Evergreen
Or	15	<i>Oxycoccus coccineus</i>	Osageberry	#1 pot/ 15 m oc	Deciduous
Xp	15	<i>Xanthoxylum</i>	Thimbleberry	#1 pot/ 15 m oc	Deciduous
Yo	15	<i>Vaccinium oxycoccos</i>	Evergreen huckleberry	#1 pot/ 15 m oc	Broadleaf Evergreen

Carry Oak Upland Mix used applied under coniferous and understorey
 Mix available from Pick Seed (consisting of 50% Lowers Trees and 50% California Outgras
 All Plants to meet current BCSLA / BCSA Standards
 Irrigation to be provided for all planting areas

May 24, 2018 DP submission
TILRAY
LANDSCAPE
 1700 Mangrove Road, Nanaimo BC
Landscape Details
& Plant Lists
 Scale 1:75
TOPOGRAPHICS
 landscape architecture
 250-247-9720
LA 2
 RECEIVED
 DP 1088
 2018-AUG-22
 LPA Plant & Detail