



**DEVELOPMENT PERMIT NO. DP001135**

**COUNTRY CLUB CENTRE LTD.**  
Name of Owner(s) of Land (Permittee)

**3200 ISLAND HIGHWAY N**  
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, SECTIONS 3 & 5, WELLINGTON DISTRICT, PLAN VIP60825**

**PID No. 023-032-138**

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 Plans**  
**Schedule E Site 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.

### PERMIT TERMS

1. The City of Nanaimo "Sign Bylaw 1987 No. 2850" is hereby varied as follows:
  - *Section 3 (6)* prohibits a sign or portion thereof that extends or projects above the roofline of a building. *Section 5 (4)(D)* permits fascia signage when located on an architectural feature to project 1.2m above the roofline. The proposed fascia signage within the architectural feature is 1.5m above the roofline, a variance of 0.3m.

### CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Urban Design Group Ltd., dated 2019-NOV-27, as shown on Schedule B.
2. The development is developed in substantial compliance with the Building Elevations prepared by Urban Design Group Ltd., dated 2019-MAR-07, as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Landscape Plans prepared by M2 Landscape Architect, dated 2019-NOV-26, as shown on Schedule D.
4. The subject property is developed in substantial compliance with the Site Details prepared by Urban Design Group Ltd, dated 2019-MAR-07, as shown on Schedule E.

REVIEWED AND APPROVED ON

2019-DEC-11  
Date

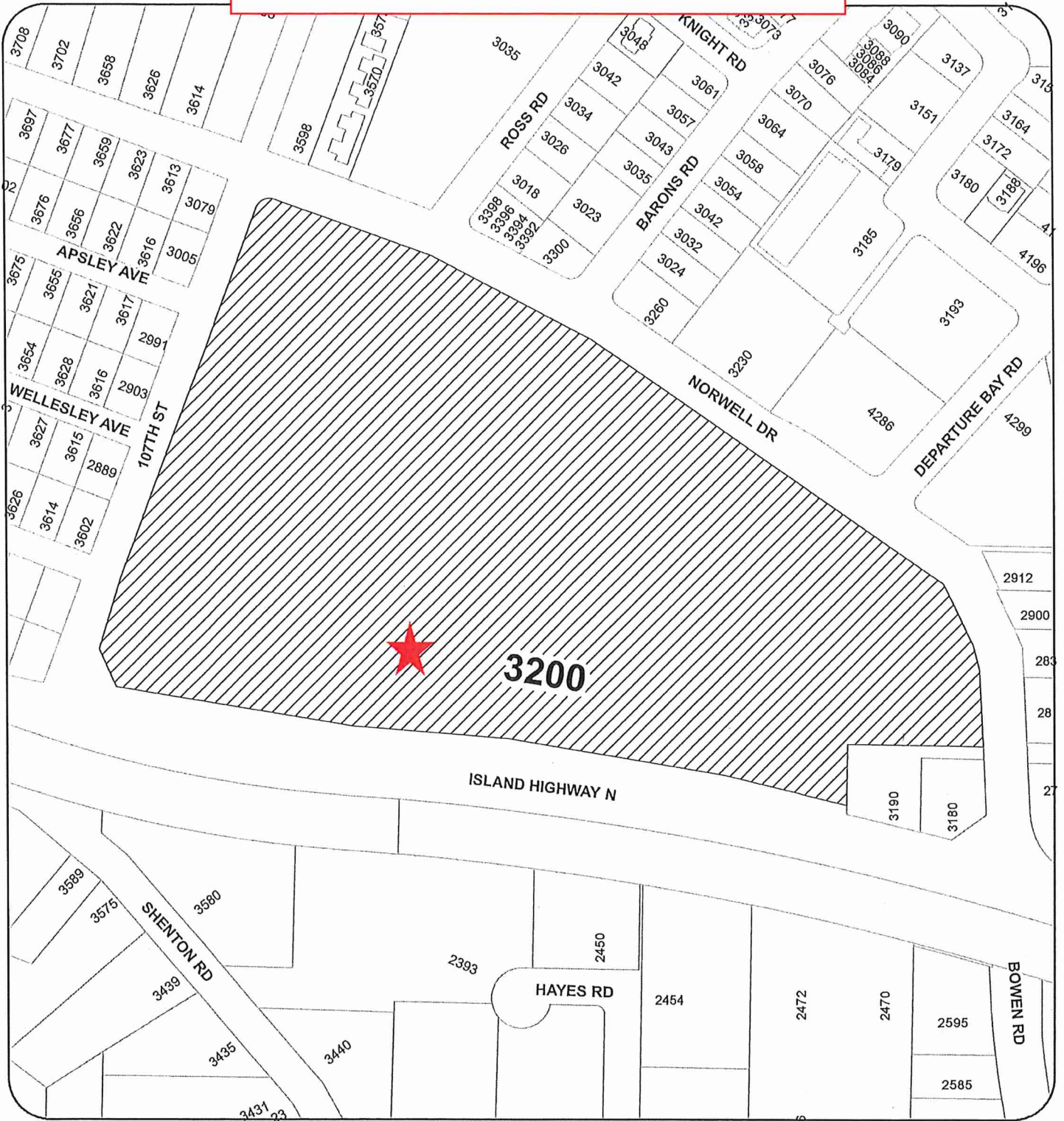
  
D. Lindsay, General Manager  
**Development Services**

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

Development Permit DP001135  
3200 Island Highway N

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001135

LOCATION PLAN

Civic: 3200 ISLAND HIGHWAY N  
Legal: LOT A, SECTION 3 & 5  
WELLINGTON DISTRICT, PLAN VIP60825

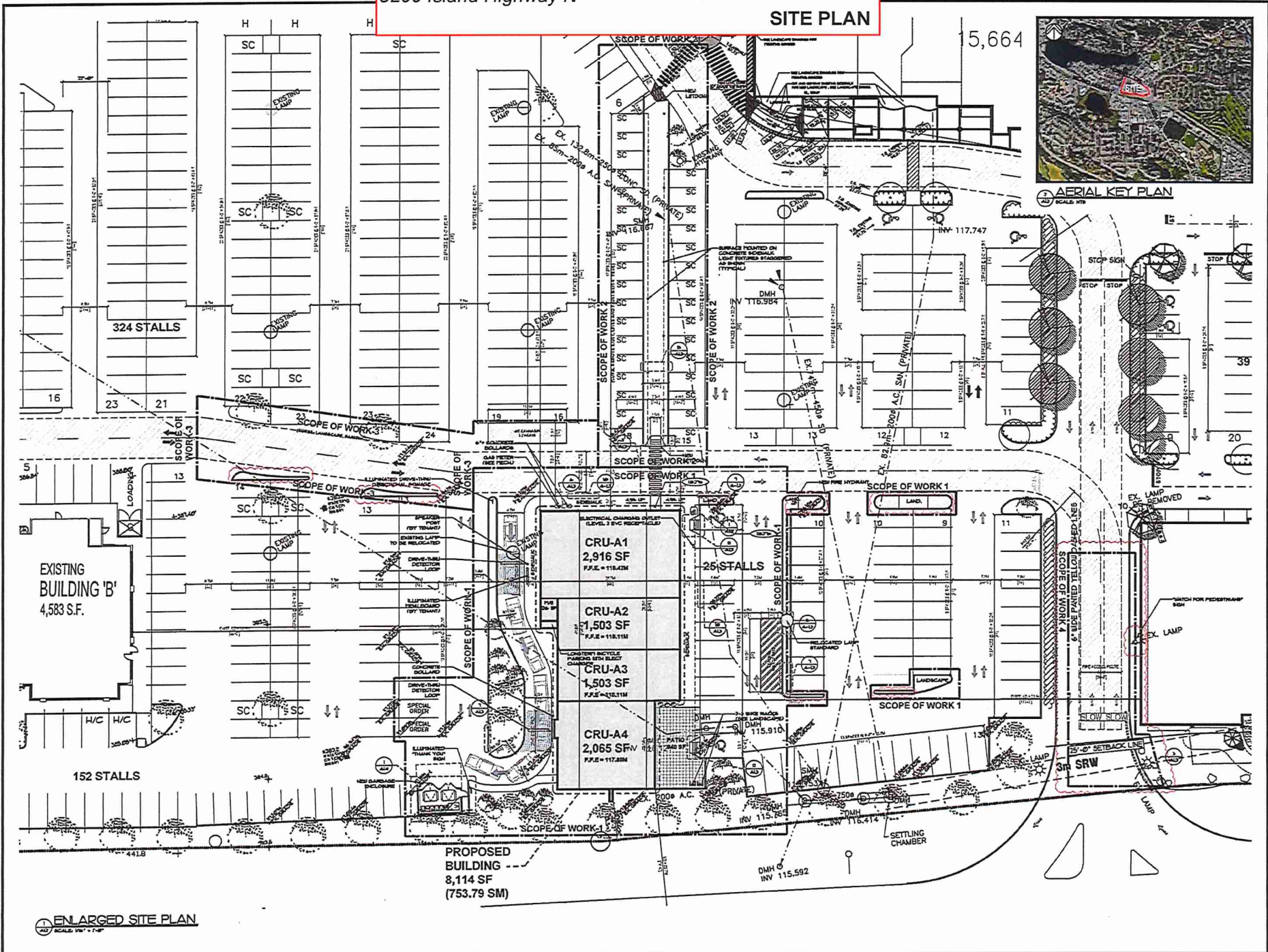


Subject Property

Development Permit DP001135  
3200 Island Highway N

Schedule B

SITE PLAN



AERIAL KEY PLAN  
SCALE: 1/8" = 10'

|    |  |                      |
|----|--|----------------------|
| 1  | EXISTING BUILDING B                            | 4,583 S.F.           |
| 2  | PROPOSED BUILDING                              | 8,114 SF (753.79 SM) |
| 3  | PARKING STALLS                                 | 324 STALLS           |
| 4  | LANDSCAPING                                    | SEE NOTES            |
| 5  | UTILITY LINES                                  | SEE NOTES            |
| 6  | SCOPE OF WORK                                  | SEE NOTES            |
| 7  | STOP SIGN                                      | SEE NOTES            |
| 8  | EX. LAMP REMOVED                               | SEE NOTES            |
| 9  | NEW LAMP                                       | SEE NOTES            |
| 10 | 3" x 12" SETBACK LINE                          | SEE NOTES            |
| 11 | 3" SRW   | SEE NOTES            |
| 12 | SETTLING CHAMBER                               | SEE NOTES            |
| 13 | ELECTRICAL CHANGING OUTLET                     | SEE NOTES            |
| 14 | LOW VOLTAGE CYCLE PARKING WITH SELECT CHARGING | SEE NOTES            |
| 15 | CONCRETE WALKWAY                               | SEE NOTES            |
| 16 | DRIVE-THRU DETECTOR LOOP                       | SEE NOTES            |
| 17 | SPECIAL ORDER                                  | SEE NOTES            |
| 18 | ILLUMINATED THANK YOU SIGN                     | SEE NOTES            |
| 19 | NEW GARAGE ENCLOSURE                           | SEE NOTES            |
| 20 | 6" WIDE PAINTED YELLOW CHALKED LINES           | SEE NOTES            |
| 21 | 6" WIDE PAINTED YELLOW CHALKED LINES           | SEE NOTES            |
| 22 | SWITCH FOR PEDIESTRIAN SIGN                    | SEE NOTES            |
| 23 | PRE-ACCESS PLATE                               | SEE NOTES            |
| 24 | STOP SIGN                                      | SEE NOTES            |
| 25 | STOP SIGN                                      | SEE NOTES            |
| 26 | STOP SIGN                                      | SEE NOTES            |
| 27 | STOP SIGN                                      | SEE NOTES            |
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ENLARGED SITE PLAN  
SCALE: 1/8" = 10'

FREE STANDING RETAIL BUILDING  
COUNTRY CLUB CENTRE, 3200 ISLAND HWY N, NANAIMO, BC  
FOR NEARBY INVESTMENT PROPERTIES



architects  
420-745 BURCK  
VANCOUVER, BC V6  
TEL: 604-681-4600

ENLARGE SITE PLAN  
A-1

Proposed Signage  
Variance

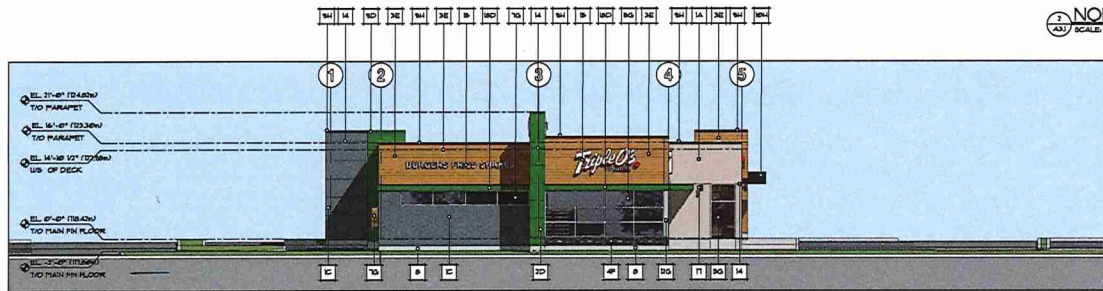
BUILDING ELEVATIONS



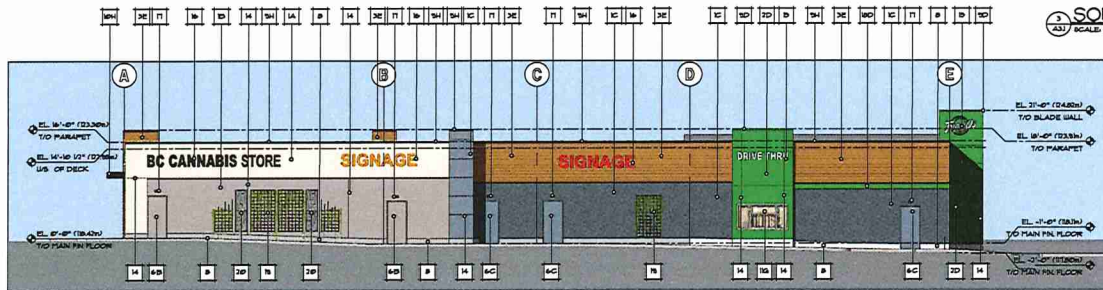
1 EAST ELEVATION  
SCALE: 3/32"=1'-0"



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



3 SOUTH ELEVATION  
SCALE: 3/32"=1'-0"



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

| EXTERIOR MATERIALS & FINISHES |   |
|-------------------------------|---|
| 1                             | EPS   |
| 2                             | PRE-FINISHED METAL PANEL  |
| 3                             | LANDSCAPE   |
| 4                             | CULTURED STONE  |
| 5                             | THERMALLY BROKEN PRE-FINISHED ALUMINUM FRAME STOREFRONTS & DOOR |
| 6                             | HOLLOW METAL DOOR   |
| 7                             | THERMALLY BROKEN PRE-FINISHED ALUMINUM GLAZING                  |
| 8                             | CONCRETE UPSTAND, NATURAL, SMOOTH FINISH                        |
| 9                             | PRE-FINISHED METAL FLASHING                                     |
| 10                            | METAL CANOPY  |
| 11                            | PRE-FINISHED ALUMINUM DRIVE-THRU WINDOW                         |
| 12                            | ALUMINUM BREAKSHAPE   |
| 13                            | EXTERIOR LIGHTING AS PER TENANT SPECIFICATIONS                  |
| 14                            | REVEAL CHANNEL  |
| 15                            | ILLUMINATED EXTERIOR TRIPLE O'S SIGNAGE BY TENANT               |
| 16                            | INDIVIDUALLY LIT CHANNEL LETTERS BY TENANT                      |
| 17                            | WALL SCIENCE  |
| 18                            | SIGN BOX  |
| 19                            | WOOD LATTICE  |
| 20                            | DECORATIVE PANEL  |

| COLORS |   |
|--------|---|
| A      | BENQUATIN MOORE, 243-80 "OLD PRAIRIE"                           |
| B      | BENQUATIN MOORE, 243-80 "SILVER FOX"                            |
| C      | BENQUATIN MOORE, 321-18 "DREAM"                                 |
| D      | TRIPLE O'S GREEN  |
| E      | CHESNUT DRUM  |
| F      | CULTURED STONE (PRO-FIT ALUMINUM LEDGE STONE - "BLACK RHEINLE") |
| G      | CLEAR ANODIZED  |
| H      | BLACK   |

FREE STANDING RETAIL BUILDING  
COUNTRY CLUB CENTRE, 3200 ISLAND HWY N, NANAIMO, BC  
For NORTHWEST PROPERTIES



architects ltd

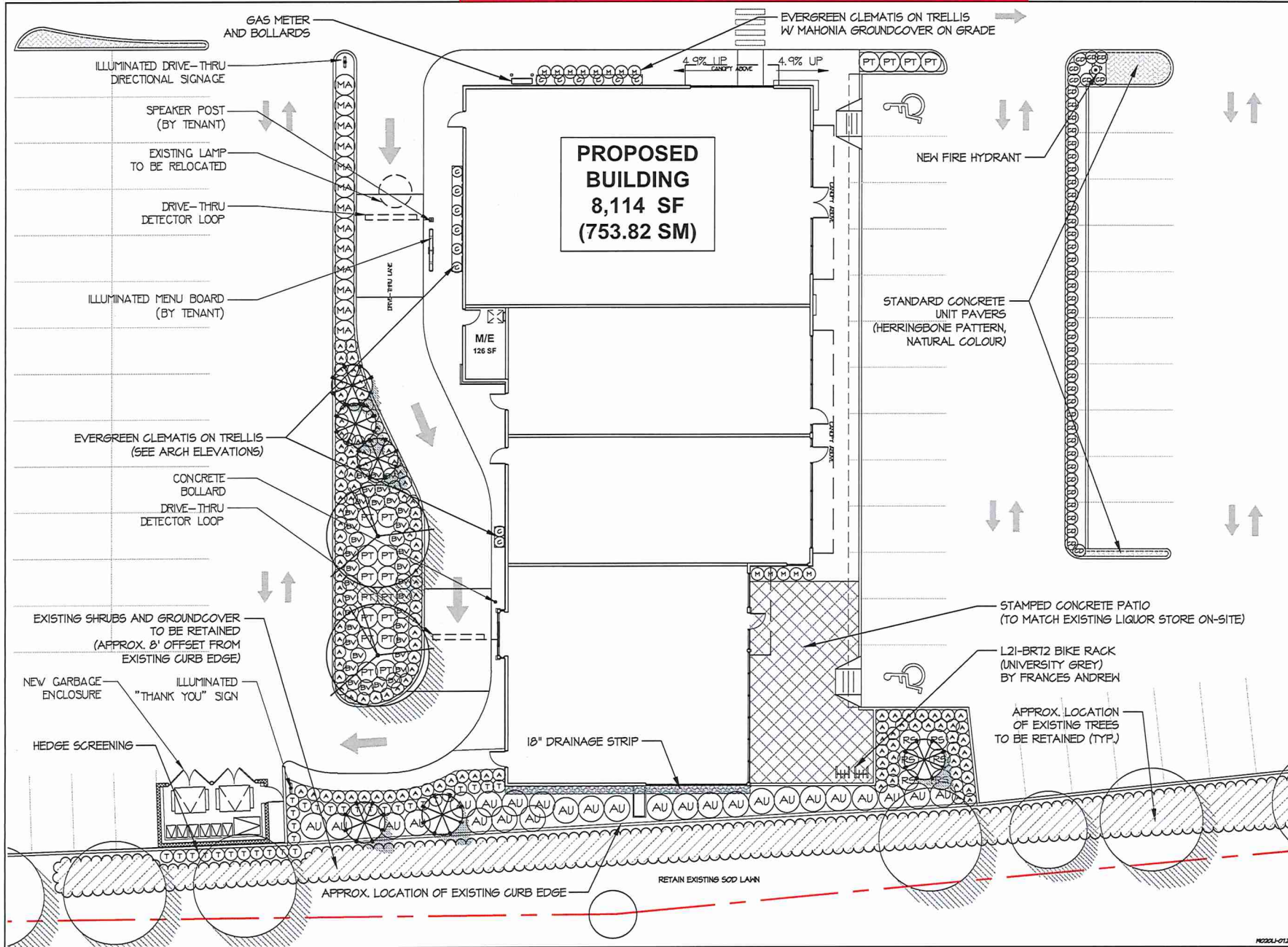
420-745 THURLOW ST  
VANCOUVER, BC V6C 2S6  
TELEPHONE 604-687-2234

PROJECT NUMBER: 4922  
PAGE 03  
BUILDING ELEVATIONS

RECEIVED  
DP1135  
2019-APR-12

DATE: 2019-04-12  
SCALE: AS NOTED  
DRAWN: YL, LC  
CHECKED: A-8.1

LANDSCAPE PLANS



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New Westminster, British Columbia  
V3M 3J7  
Tel: 604.553.0044  
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Email: office@m2la.com



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PROJECT:  
**FREE STANDING RETAIL BUILDING  
COUNTRY CLUB CENTRE**  
3200 ISLAND HIGHWAY N  
NANAIMO, BC  
FOR NORTHWEST PROPERTIES

DRAWING TITLE:  
**BUILDING  
ENLARGEMENT**

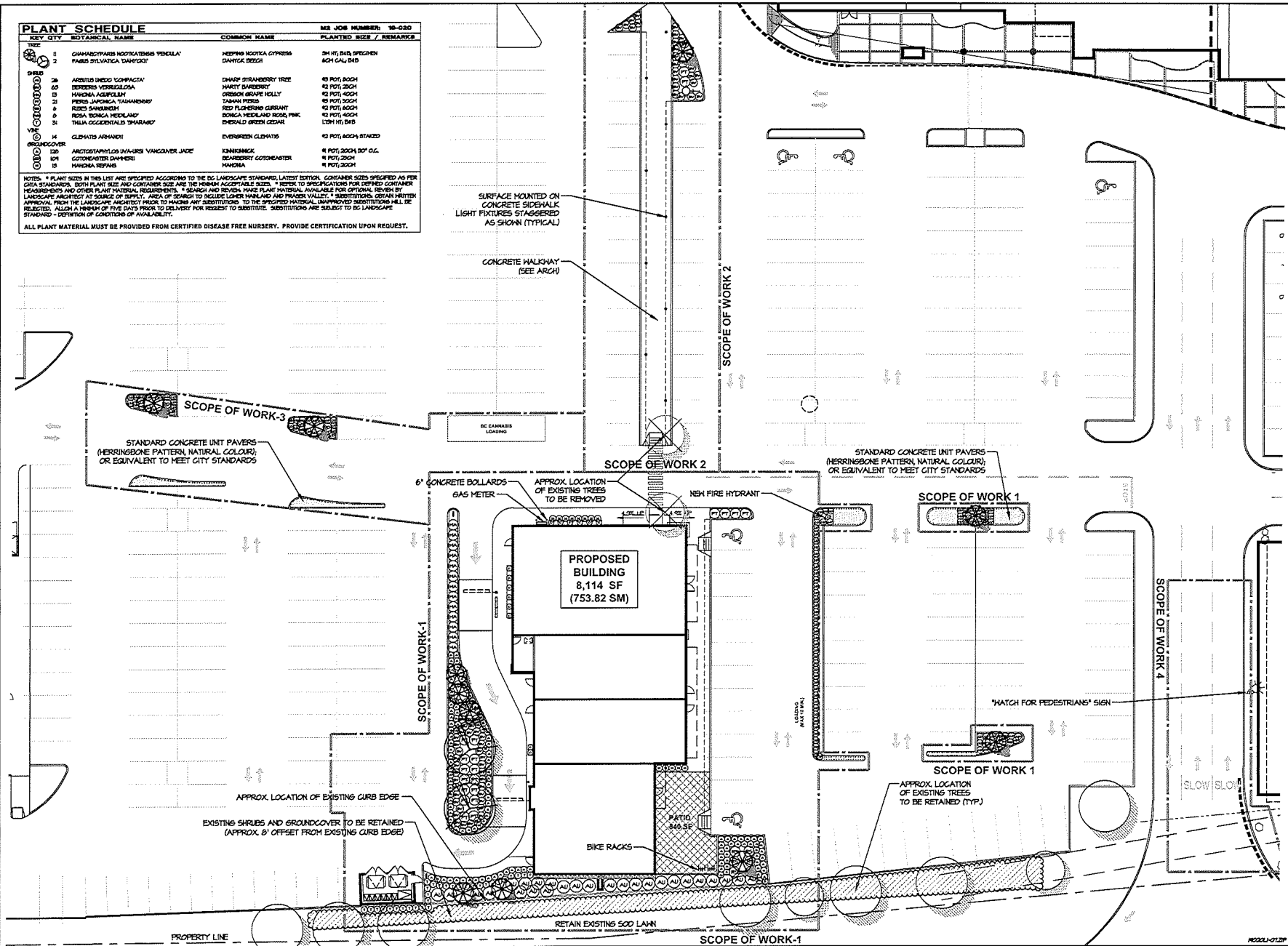
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**PLANT SCHEDULE**

| KEY | QTY | BOTANICAL NAME                    | COMMON NAME                | M2 JOB NUMBER | PLANTED SIZE / REMARKS |
|-----|-----|-----------------------------------|----------------------------|---------------|------------------------|
| 1   | 1   | QAMAROPARIS NOOTKATENSIS PEDICULA | HEPPERS NOOTKA CYPRESS     | 19-030        | 34 (H), 84L, SPREADH   |
| 2   | 2   | PAEONIA SYLVATICA 'DAWYCKI'       | DAWYCK BEECH               |               | 84H CAL, 84D           |
| 3   | 2   | ARBITIS UNEDO 'COMPACTA'          | DWARF STRAWBERRY TREE      |               | 43 POT, 80GH           |
| 4   | 2   | BERBERIS VERTICILLATA             | HARTY BARBERRY             |               | 43 POT, 20GH           |
| 5   | 2   | MAHONIA AQUIFOLIUM                | ORIGIN GROUP HOLLY         |               | 43 POT, 40GH           |
| 6   | 2   | PIRENE JAPONICA 'TANAKAWAKI'      | TANAKA PINE                |               | 43 POT, 20GH           |
| 7   | 2   | REEDS SANDERLING                  | RED FLOWERING CURSANT      |               | 43 POT, 80GH           |
| 8   | 2   | ROSA SONORA 'WICKLAND'            | SONORA HIGHLAND ROSE, PKM. |               | 43 POT, 40GH           |
| 9   | 2   | TILIA OCCIDENTALIS 'SWARZKI'      | EMERALD GREEN CEDAR        |               | 120H (H), 84D          |
| 10  | 2   | GLECHYSIA ARIFOLIATA              | EVERGREEN GLECHYS          |               | 43 POT, 40GH STAKED    |
| 11  | 2   | ARCTOSTAPHYLOS MANHATTANA         | MANHATTAN JADE             |               | 4 POT, 20GH 30" O.L.   |
| 12  | 2   | COTONEASTER LAMERSONI             | BEARDESBERT COTONEASTER    |               | 4 POT, 20GH            |
| 13  | 2   | MAHONIA REPENS                    | MAHONIA                    |               | 4 POT, 20GH            |

**NOTES:** \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITY STANDARDS. \*\* BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \*\* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



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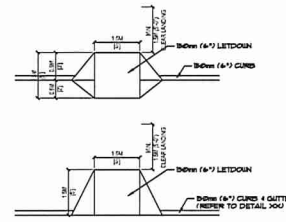
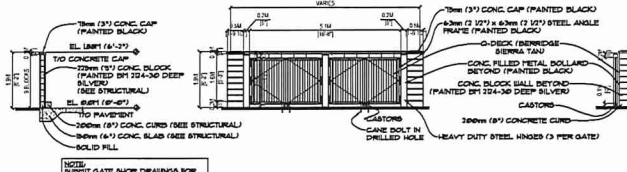
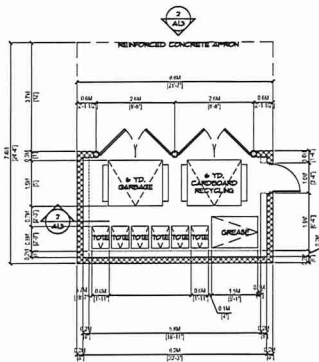


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PROJECT:  
**FREE STANDING RETAIL BUILDING  
 COUNTRY CLUB CENTRE**  
 3200 ISLAND HIGHWAY N  
 NANAIMO, BC  
 For NORTHWEST PROPERTIES

**OVERALL  
 LANDSCAPE PLAN**

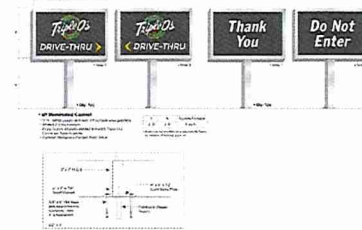
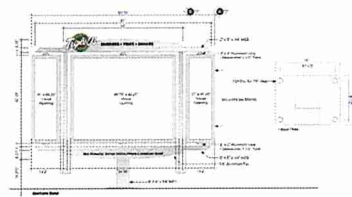
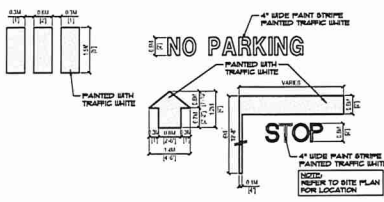
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1 GARBAGE ENCLOSURE PLAN  
SCALE: 3/8" = 1'-0"

2 GARBAGE ENCLOSURE DETAILS  
SCALE: 3/8" = 1'-0"

3 CONCRETE LETDOWN DETAILS  
SCALE: 3/8" = 1'-0"



4 PAINTED LINE DETAILS  
SCALE: 3/8" = 1'-0"

5 DRIVE-THRU MENU BOARD DETAILS  
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6 DRIVE-THRU DIRECTIONAL SIGNAGE DETAILS  
SCALE: 1/2" = 1'-0"

| NO. | DESCRIPTION |
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FREE STANDING RETAIL BUILDING  
COUNTRY CLUB CENTRE, 3200 ISLAND HWY N, NANAIMO, BC  
For NORTHWEST PROPERTIES



420-745 THURLOW ST  
VANCOUVER, BC V6C0S3  
TELEPHONE 409-6872334

project number **4822**  
sheet title **SITE DETAILS**

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DP 1135  
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DATE 2018-03-26  
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