

DEVELOPMENT PERMIT NO. DP001177

CITY OF NANAIMO Name of Owner(s) of Land (Permittee)

191 and 195 FOURTH 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:

LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 10331

PID No. 005-257-077

THAT PART OF SECTION 28, RANGE 9, SECTION 1, NANAIMO DISTRICT, PLAN 630, SHOWN OUTLINED IN RED ON PLAN 563R

PID No. 008-754-683

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 Proposed Site Plan

Schedule C Proposed 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.

PERMIT TERMS

The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

- 1. Section 14.5.1 Siting of Buildings to reduce the minimum required rear yard setback from 7.5m to 1.3m.
- 2. Section 17.2.1 Minimum Landscape Treatment Levels to reduce the minimum landscape buffer width for the side and rear yard from 1.8m to 0m.
- 3. Section 17.3.3.2 Landscape Buffer to eliminate the requirement for shrub plantings on the sides of the garbage enclosure.
- 4. Section 17.3.4 Refuse Receptacles to reduce the minimum required setback for the garbage enclosure from 3m to 1.5m from any lot line adjoining a property zoned for residential use.

CONDITIONS OF PERMIT

- 1. The subject property shall be developed in accordance with the Site Plan prepared by de Hoog & Kierulf Architects, dated 2020-JUL-27, as shown on Schedule B.
- 2. The subject property is developed is in substantial compliance with the Building Elevations prepared by de Hoog & Kierulf Architects, dated 2020-MAR-18, as shown on Schedule C.
- 3. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect, dated 2020-APR-28, as shown on Schedule D.

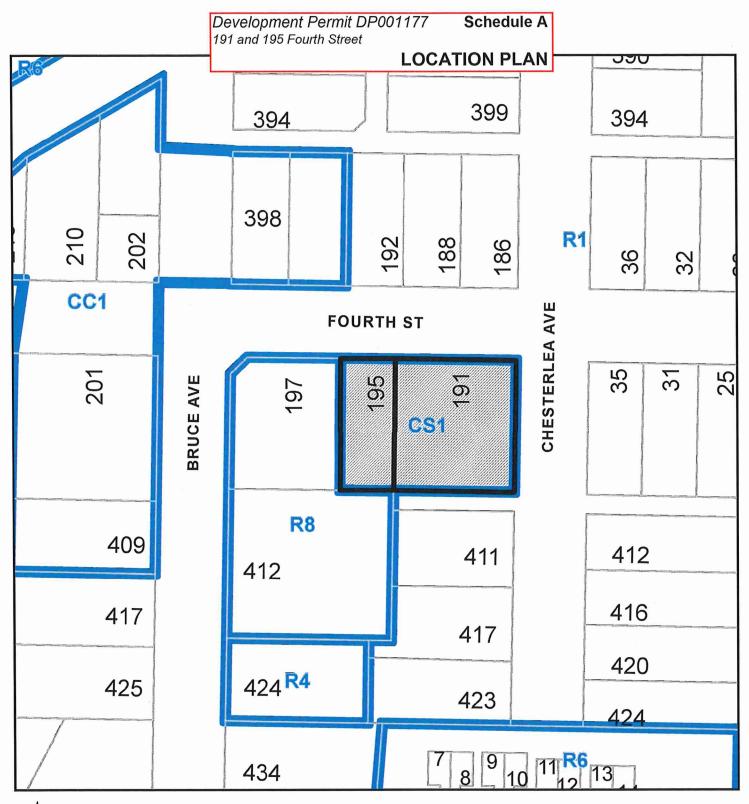
AUTHORIZING RESOLUTION PASSED BY COUNCIL THE **14TH** DAY OF **SEPTEMBER**, **2020**.

Corporate Officer

Date

LN/In

Prospero attachment: DP001177





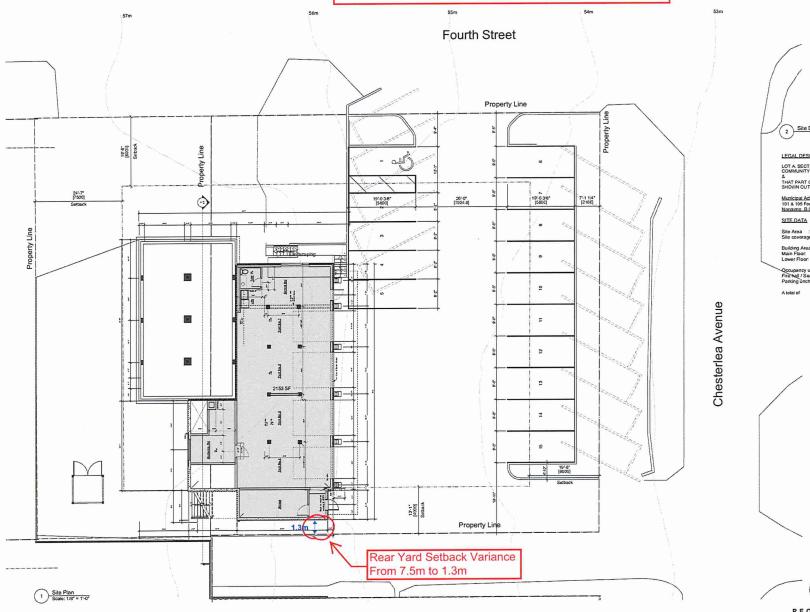
DEVELOPMENT PERMIT NO. DP001177

CIVIC: 191 & 195 FOURTH STREET

LEGAL: LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 10331 & THAT PART OF SECTION 28, RANGE 9, SECTION 1, NANAIMO DISTRICT, PLAN 630, SHOWN OUTLINED IN RED ON PLAN 536R

Development Permit DP001177 Schedule B 191 and 195 Fourth Street

SITE PLAN





2 Site Data

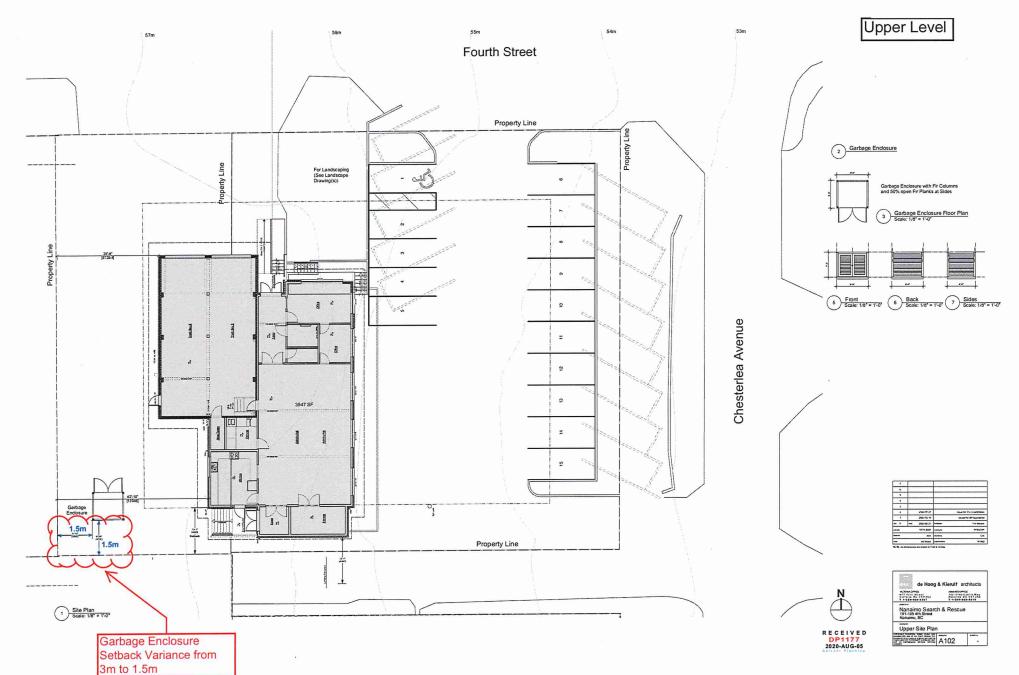
LEGAL DESCRIPTION

LOT A. SECTION 1, NANAIMO DISTRICT, PLAN 10331, HAREWOOD FIREHALL-COMMUNITY HALL, ETC

& THAT PART OF SECTION 28, RANGE 9, SECTION 1, NANAIMO DISTRICT, PLAN 630, SHOWN OUTLINED IN RED ON PLAN 583R (LEASE TO RDN - SEARCH & RESCUE)



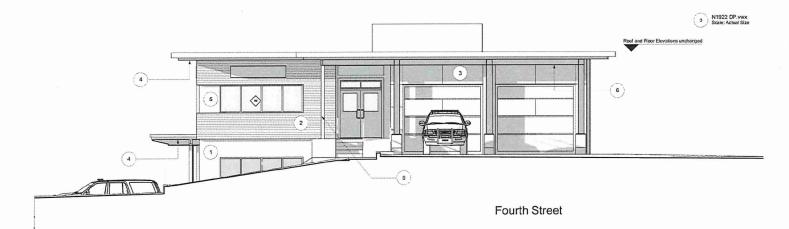




Development Permit DP001177 191 and 195 Fourth Street

Schedule C





Fibre Cement board Fascia's and Wall



2 Corrugated Metal



(3) EIFS



4 Vinyl Soffits, Wood look



(5) Fibre Cement Panel Blue Accent



6 Seismic Steel Structure Yellow Accent



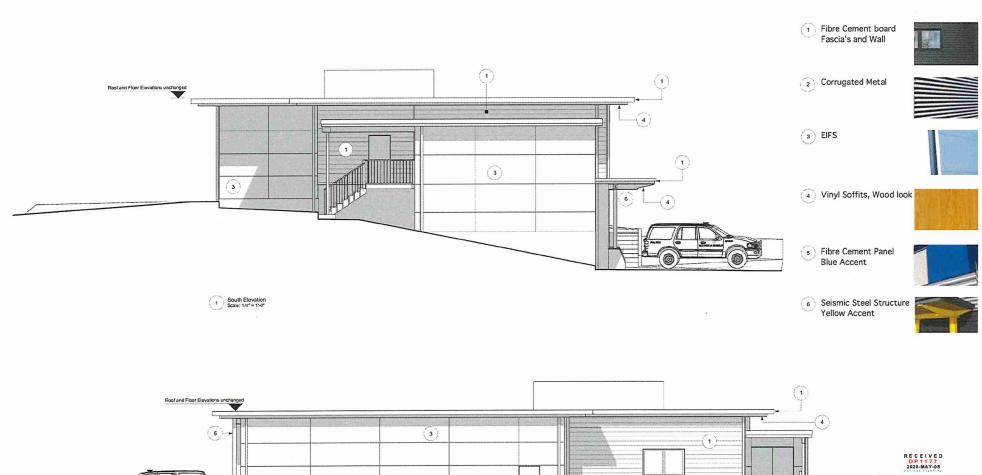


RECEIVED DP1177 2020-MAY-05

2 East Elevation Scale: 1/4" = 1'-0"

Chesterlea Avenue

de Hoog	& Klerulf architect		
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Elevation	-			

LANDSCAPE PLAN and DETAILS

PLANT PALETTE

This list consists of plants that are indigenous to the area or exotic species that work with the native plant ecology. This plant list is not definitive and is subject to evaluability of plants at the time of design development and institution.

Native plants	Darbona Cal	Sona Carpess		rationale
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heir first two growing season and



Rock outcrops



Pines, Broundcover-grames





ocrae slopes angular rock colonised by plants



Flowerites plantes to attract wildlife



NANAIMO SEARCH and RESCUE

SCALE SE ILON DATE DEC 25 19

PLANT PALETTE

This list consists of plants that are indigenous to the area or exotic species that work well with the native plant ecology. This plant list is not definitive and is subject to availability of plants at the time of design development and installation.

	Botanical Name	Common Name	ht/spd	attributes	Wildlife value
Native plants					
Coniferous trees	Pinus contorta contorta	Shore Pine	30°x20°	Evergreen	Valuable wildlife tree
Evergroen Shrubs	Gaultheria shallon	Səlal	Z'x3'	Green foliage, black berries	Mammals, birds, insects
	Mahonia aquifotium	Tall Oregon Grape	4'×5'	Shiny green foliage yellow spring flowers black berries	birds
	Vaccinium ovatum	Evergreen Huckleberry	4'x4'	Green foliage, black edible berries	birds
Deciduous Shrubs	Amelanchier alnifolia	Saskatoonberry	6:X4'	White spring flowers, edible berries	birds
	Ribes sanguineum	Red Flowering Currant	6'x6'	Pink flowers summer	Humming birds early spring
Grasses, Groundcovers, Perennials	Aster subspicatus	Douglas Aster	12°x12°	purple flowers summer	butterflies
ugi min gaya paganinaya ay inima namay amanin manana a ari bii ci famondali dalada da ari di 2000 in 6 Andribis (Andribis (And	Achillea spp.	Yarrow	1'x3'	medicinal	Butterflies, bees
	Arctostaphyllus uva-ursi	Kinnickinnick	1' x 3'	Evergreen, berries	birds
	Artemisia suksdorfii	Coastal Sage	3,X3.	Grey foliage, aromatic	Birds, insects, butterflies
, mpagada wan tura njugunin yan ke ga akugu nyu miliumpian minin turia dakili unta mina makamala wan ili unta	Danthonia californica	California Oatgrass	2'x1'	Bunchgrass, good for dry slopes	Food and cover for mammals, birds and insects
	Eriophyllum lanatum	Woolly Sunflower	12°x12°	yellow flowers, silver foliage	bulterflies, bees
	Festuca idahoensis	Idaho Fescue	1'x1'	Good for dry slopes	Food and cover for mammals, birds and insects
gada yang samun dan kembang	Fragaria chilloensis	Coastal strawberry	2'x2'	White flowers, berries	Birds insects
	Sedum spp	Stonecrops	vanous	various	bees
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	Arbutus unedo compacta	Strewberry Tree	6'x6'	late winter flowers	hummingbirds