



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.**

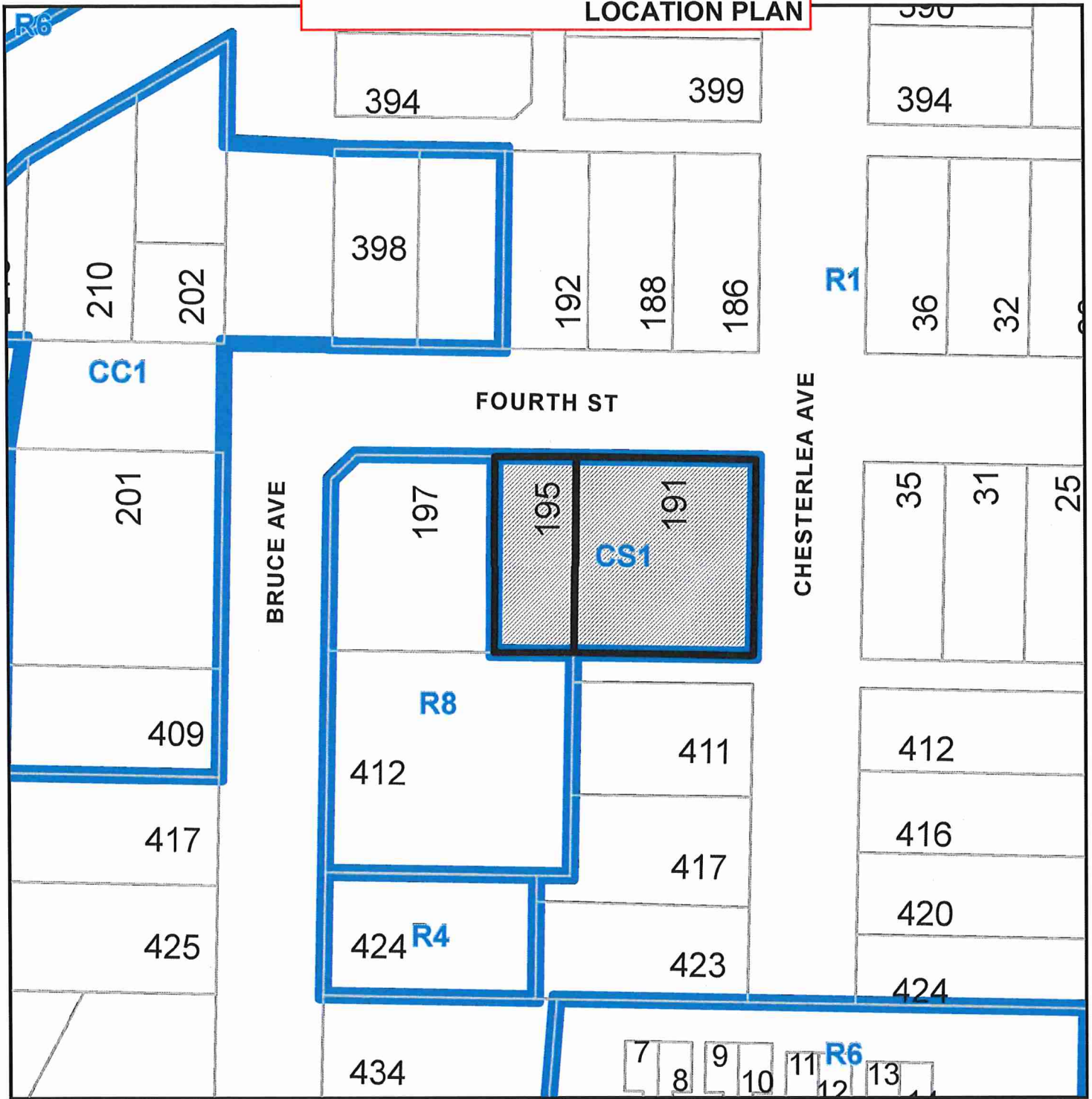

Corporate Officer


Date

LN/in
Prospero attachment: DP001177

Development Permit DP001177 Schedule A
191 and 195 Fourth Street

LOCATION PLAN

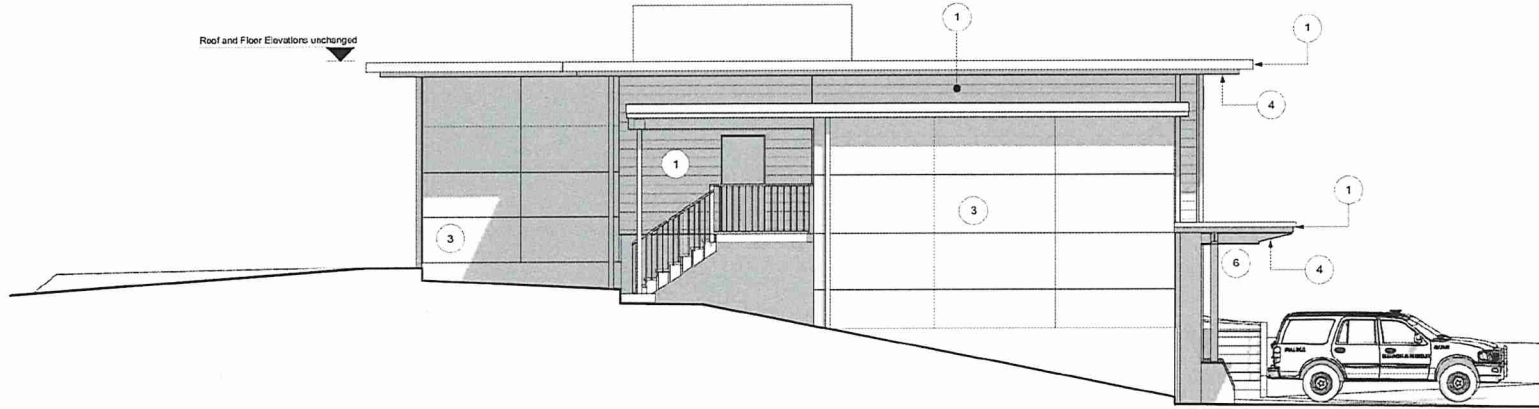


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 **Subject Property**

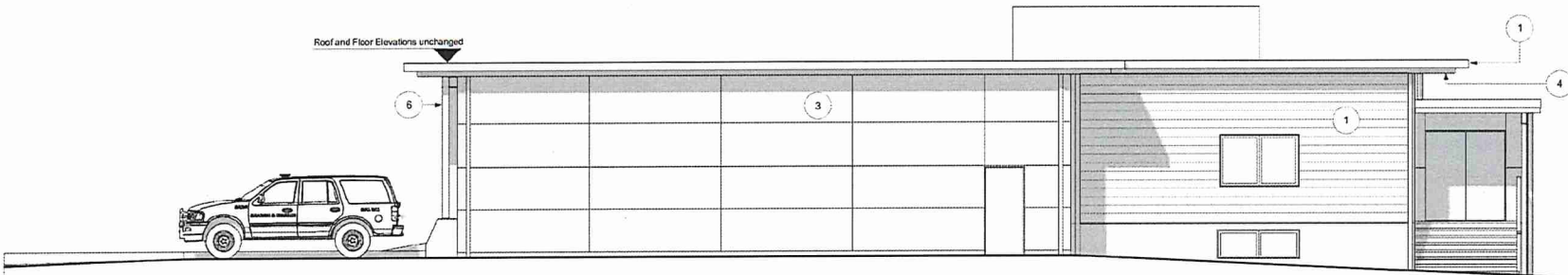
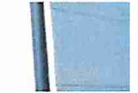
CIVIC: 191 & 195 FOURTH STREET

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



1 South Elevation
Scale: 1/4" = 1'-0"

- 1 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



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

RECEIVED
DP-1177
2020-MAY-05
CITY OF NANAIMO

NO.	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			

de Hoog & Kierulff architects

WESTERN OFFICE: 1111 W. 10th St. Nanaimo, BC V9X 1C1
 NANAIMO OFFICE: 1111 W. 10th St. Nanaimo, BC V9X 1C1

Nanaimo Search & Rescue
 101-105 4th Street
 Nanaimo, BC

Elevations 2

A302

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	<i>Pinus contorta contorta</i>	Shore Pine	30'x20'	Evergreen	Valuable wildlife tree
Evergreen Shrubs	<i>Gaultheria shallon</i>	Salal	2'x3'	Green foliage, black berries	Mammals, birds, insects
	<i>Mahonia aquifolium</i>	Tall Oregon Grape	4'x5'	Shiny green foliage yellow spring flowers black berries	birds
	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	4'x4'	Green foliage, black edible berries	birds
Deciduous Shrubs	<i>Amelanchier alnifolia</i>	Saskatoonberry	6'x4'	White spring flowers, edible berries	birds
	<i>Ribes sanguineum</i>	Red Flowering Currant	6'x6'	Pink flowers summer	Humming birds early spring
Grasses, Groundcovers, Perennials	<i>Aster subspicatus</i>	Douglas Aster	12"x12"	purple flowers summer	butterflies
	<i>Achillea spp.</i>	Yarrow	1'x3'	medicinal	Butterflies, bees
	<i>Arctostaphylos uva-ursi</i>	Kinnickinnick	1' x 3'	Evergreen, berries	birds

	<i>Artemisia suksdorfii</i>	Coastal Sage	3'X3'	Grey foliage, aromatic	Birds, insects, butterflies
	<i>Danthonia californica</i>	California Oatgrass	2'x1'	Bunchgrass, good for dry slopes	Food and cover for mammals, birds and insects
	<i>Eriophyllum lanatum</i>	Woolly Sunflower	12"x12"	yellow flowers, silver foliage	butterflies, bees
	<i>Festuca idahoensis</i>	Idaho Fescue	1'x1'	Good for dry slopes	Food and cover for mammals, birds and insects
	<i>Fragaria chilloensis</i>	Coastal strawberry	2'x2'	White flowers, berries	Birds insects
	<i>Sedum spp</i>	Stonecrops	various	various	bees
Exotic Evergreen Shrubs					
	<i>Arbutus unedo compacta</i>	Strawberry Tree	6'x6'	late winter flowers	hummingbirds