



**DEVELOPMENT PERMIT NO. DP001193**

**TERASEN GAS (VANCOUVER ISLAND) INC.**

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

**2220 DORMAN ROAD and 2211 MCGARRIGLE 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 18, RANGE 8, MOUNTAIN DISTRICT, PLAN VIP56593**  
**PID No. 018-278-043**

**LOT B, SECTION 18, RANGE 8, MOUNTAIN DISTRICT, PLAN VIP56593**  
**PID No. 018-278-051**

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.

**PERMIT CONDITIONS**

1. The subject properties shall be developed in accordance with the Site Plan prepared by Iredale Architecture, dated 2020-NOV-19, as shown on Schedule B.
2. The development is in substantial compliance with the Building Elevations prepared by Iredale Architecture, dated 2020-APR-13 as shown on Schedule C.
3. The subject properties are developed in substantial compliance with the Landscape Plan and Details prepared by Bloom Landscape Architecture, dated 2020-OCT-30, as shown on Schedule D.

REVIEWED AND APPROVED ON

2020 - Dec - 17  
Date

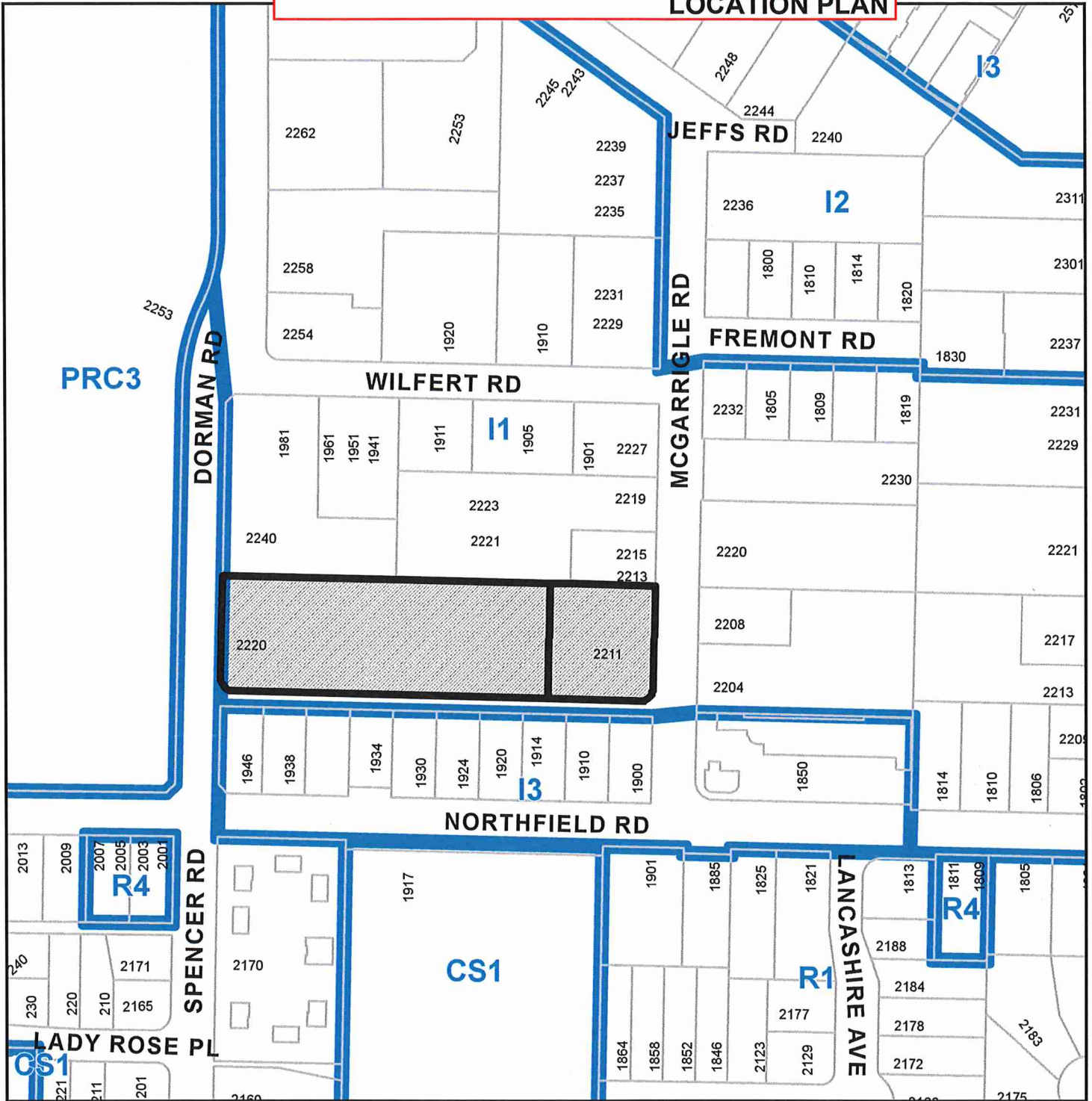
J. Helm  
D. Lindsay, General Manager of Development Services  
**Community Development**  
Pursuant to Section 154 (1)(b) of the Community Charter

SR/in  
Prospero attachment: DP001193

Development Permit No. DP001193  
2220 Dorman Road & 2211 McGarrigle Road

Schedule A

**LOCATION PLAN**



**DEVELOPMENT PERMIT NO. DP001193**

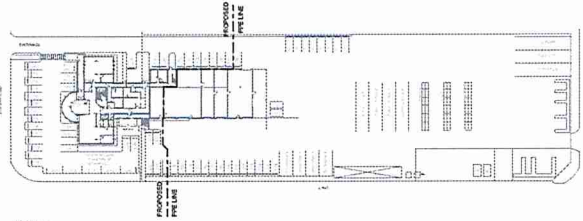
CIVIC: 2220 DORMAN ROAD & 2211 MCGARRIGLE ROAD

LEGAL: LOT A & B, SECTION 18, RANGE 8, MOUNTAIN DISTRICT, PLAN  
VIP56593



**Subject Property**





KEY PLAN  
NTS

**LEGEND:**

NEW ADDITION/RENOVATION	NEW ASPHALT PAVEMENT REFER TO CIVIL	NEW LANDSCAPE AREA REFER TO LANDSCAPE	EXISTING TO REMAIN (NO CHANGE)
NEW FOR SCOPE OF WORK SEE THE CONSULTANT	NEW GRAVEL BASE REFER TO CIVIL	EXISTING LANDSCAPE AREA TO BE MAINTAINED REFER TO LANDSCAPE	EXISTING TO REMAIN (NO CHANGE)
EXISTING PIPE LINE	NEW CONCRETE SLAB REFER TO CIVIL	NEW CONCRETE SLAB REFER TO STRUCT	

- GENERAL NOTES:**
- EXISTING PLANS ARE BASED ON DRAWINGS PROVIDED BY THE OWNER AND LIMITED SITE VISUALS. ACTUAL SITE CONDITIONS MAY VARY. CONFIRM ALL DIMENSIONS ON SITE AND REPORT DISCREPANCIES TO THE CONSULTANT.
  - ALL CIVIL AND LANDSCAPE WORK SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR THIS WORK.
  - GO TO COORDINATE WITH SECURITY CONSULTANT AND THE OWNER'S OWN FORCES.
  - REMOVE ALL EXISTING EQUIPMENT AFFECTED BY WORK.
  - ALL DIMENSIONS SHOWN ARE IN METERS.

APPLICABLE BUILDING CODE: BCBC 2018

CIVIC ADDRESS: 2220 DORMAN ROAD, NANAIMO, BC  
LEGAL DESCRIPTION: LOT 7A, BLOCK 14, SECTIONS 18, RANGE 8, MOUNTAIN DISTRICT, PLAN VP 5630

PROJECT DESCRIPTION: ADDITION, RENOVATION & YARD WORK

MAJOR OCCUPANCY: GROUP F3, LOW-HAZARD INDUSTRIAL

BUILDING AREA:  
EXISTING - DIVIDED BY 4HR FIREWALL  
MAIN FLOOR: 891.18 m<sup>2</sup>  
UPPER FLOOR: 662.30 m<sup>2</sup>

DIAPHRAGM:  
WILD SHOP: 50.18 m<sup>2</sup>

ADDITIONAL:  
MAIN FLOOR: 324.59 m<sup>2</sup>

TOTAL: 1,857.88 m<sup>2</sup>

SITE AREA: 8,130 sqm

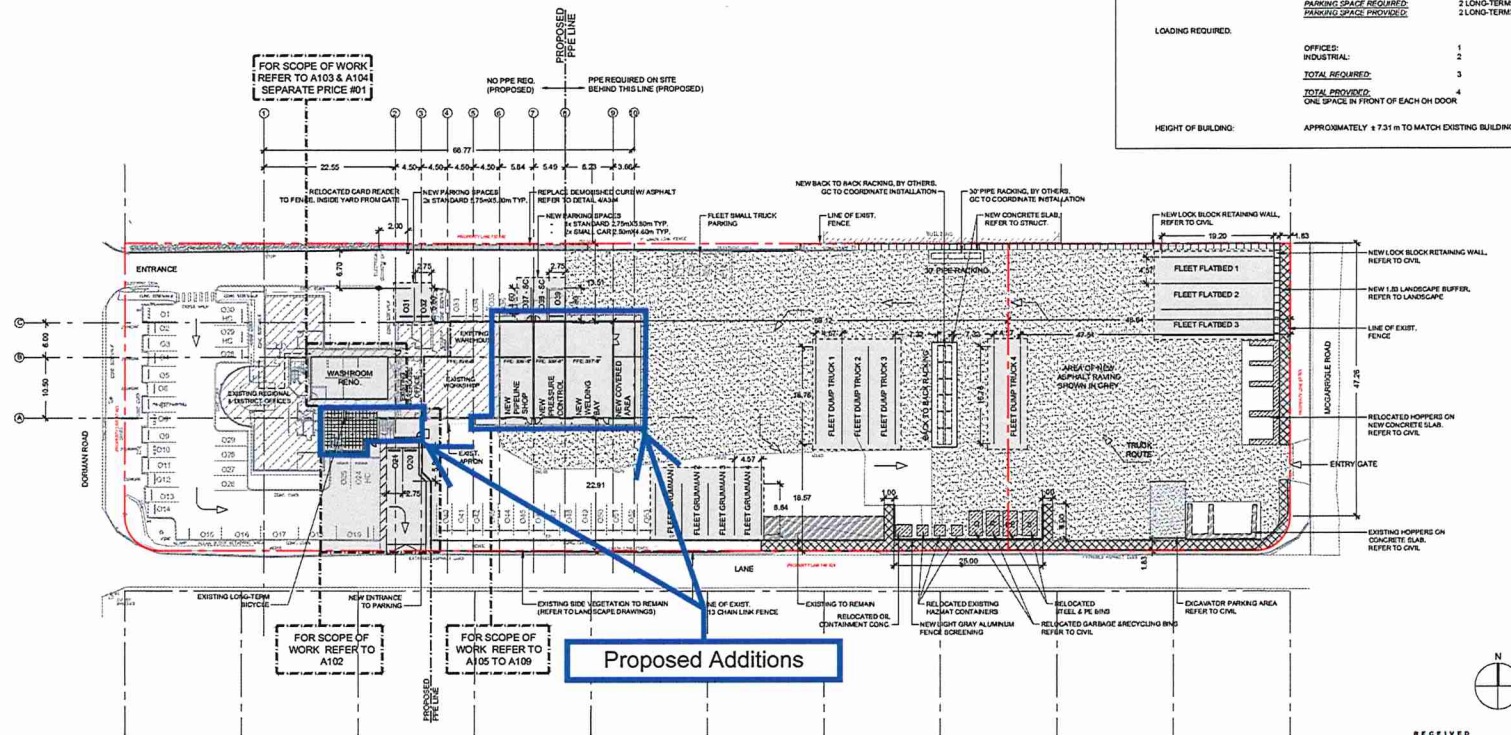
FINISHED GRADE:  
FFR, EXISTING BUILDING: 103.50  
FFR, NEW CONSTRUCTION:  
- SHOP: 103.23  
- PRESSURE CONTROL: 103.23  
- WELDING BAY: 102.92

PARKING REQUIREMENTS:  
OFFICES (605.30 m<sup>2</sup>): 44 SPACES  
INDUSTRIAL (892.59 m<sup>2</sup>): 9 SPACES  
TOTAL REQUIRED: 53 SPACES  
TOTAL PROVIDED: 53 SPACES  
ACCESSIBLE P PROVIDED: 3 SPACES  
ACCESSIBLE P PROVIDED: 3 SPACES

BICYCLE PARKING REQUIREMENTS:  
PARKING SPACE REQUIRED: 2 LONG-TERMS  
PARKING SPACE PROVIDED: 2 LONG-TERMS

LOADING REQUIRED:  
OFFICES: 1  
INDUSTRIAL: 2  
TOTAL REQUIRED: 3  
TOTAL PROVIDED: 4  
ONE SPACE IN FRONT OF EACH OH DOOR

HEIGHT OF BUILDING: APPROXIMATELY 4.751 m TO MATCH EXISTING BUILDING



Client

3	18 Nov 2020	Reviewed for DP
2	28 Oct 2020	Reviewed for DP
1	13 Apr 2020	Issued for DP

No. Date Revision

This computer generated drawing is an instrument of service and is copyright material. Use only for the project or as modified by written instructions.

**IREDALE ARCHITECTURE**

220 - 12 Water Street  
Vancouver, BC V6B 1A5  
604-736-5581  
Vancouver Victoria  
iredale.ca

Contract

**FORTISBC NANAIMO**  
ADDITION/RENOVATION  
2220 DORMAN ROAD  
NANAIMO, BC

Contract Title  
**NEW CONSTRUCTION SITE PLAN**

Scale  
1/32" = 1'-0"

Prep'd PM  
Checked GBE  
Project No. 19044  
Date 19 Nov 2020  
Sheet No. 6  
Sheet No. A101

RECEIVED  
DP 1193  
2020-NOV-18  
CURRENT PLANNING

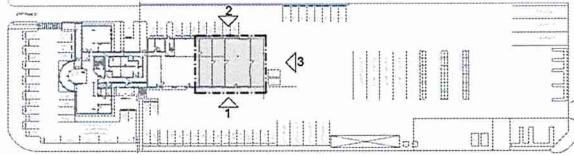
L:\PROJECTS\Year 2019\19044 - F3C Nanaimo Addition\cpl\RD0023\Phase 6\Bldg\19044-6-A-Rev001\DP-ACTIVE.dwg

Development Permit No. DP001193

Schedule C

2220 Dorman Road & 2211 McGarrigle Road

**BUILDING ELEVATIONS**

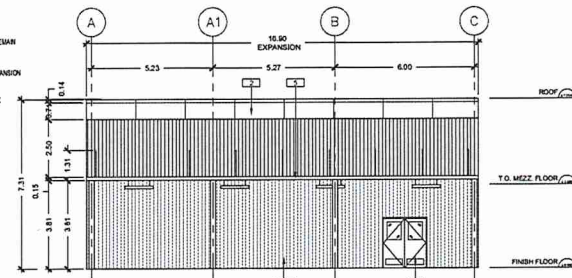


KEY PLAN  
N15

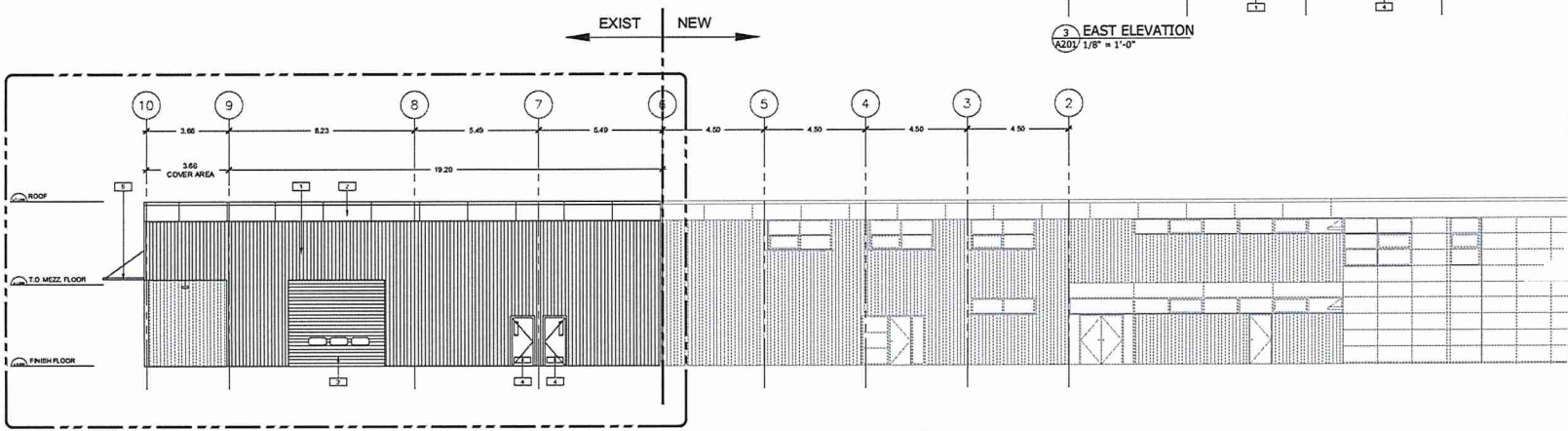
- WALL FINISHES:**
- 1 PREFINISHED METAL CLADDING  
COLOR - TO MATCH EXISTING
  - 2 METAL PANEL SYSTEM  
COLOR & FINISH - TO MATCH EXISTING
  - 3 DM DOOR  
PAINTED - TO MATCH EXISTING
  - 4 METAL DOOR W/ IS KICKPLATE  
PAINTED - TO MATCH EXISTING
  - 5 METAL CANOPY

**LEGEND**

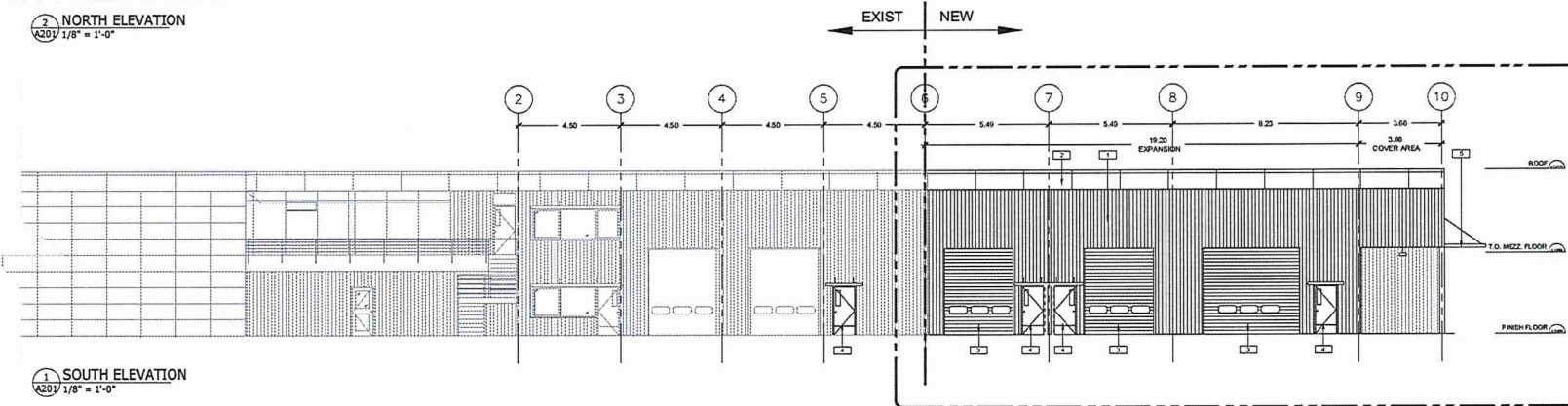
- EXISTING TO REMAIN
- NEW PART EXPANSION
- AREA OF WORK



3 EAST ELEVATION  
A201 1/8" = 1'-0"



2 NORTH ELEVATION  
A201 1/8" = 1'-0"



1 SOUTH ELEVATION  
A201 1/8" = 1'-0"

Client	
1	13 Apr 2020 Issued for DP
No.	Date Revision
This computer generated drawing is no replacement of services and is subject to the terms and conditions of the contract. The user of this product is to be directed to the Iredale website.	



**IREDALE**  
ARCHITECTURE

220 - 12 Water Street  
Vancouver, BC V6B 1A5  
604 - 736 - 5581  
Vancouver Victoria  
iredale.ca

Consultant	
Contract	

**FORTISBC**  
NANAIMO  
ADDITION/RENOVATION  
2220 DORMAN ROAD  
NANAIMO, BC

Drawing Title	EXTERIOR ELEVATIONS
Scale	1/8" = 1'-0"
Drawn	TJ
Checked	GC
Particular	GC
Project No.	19044
Date	13 Apr 2020
Sheet No.	5
Sheet Title	A200

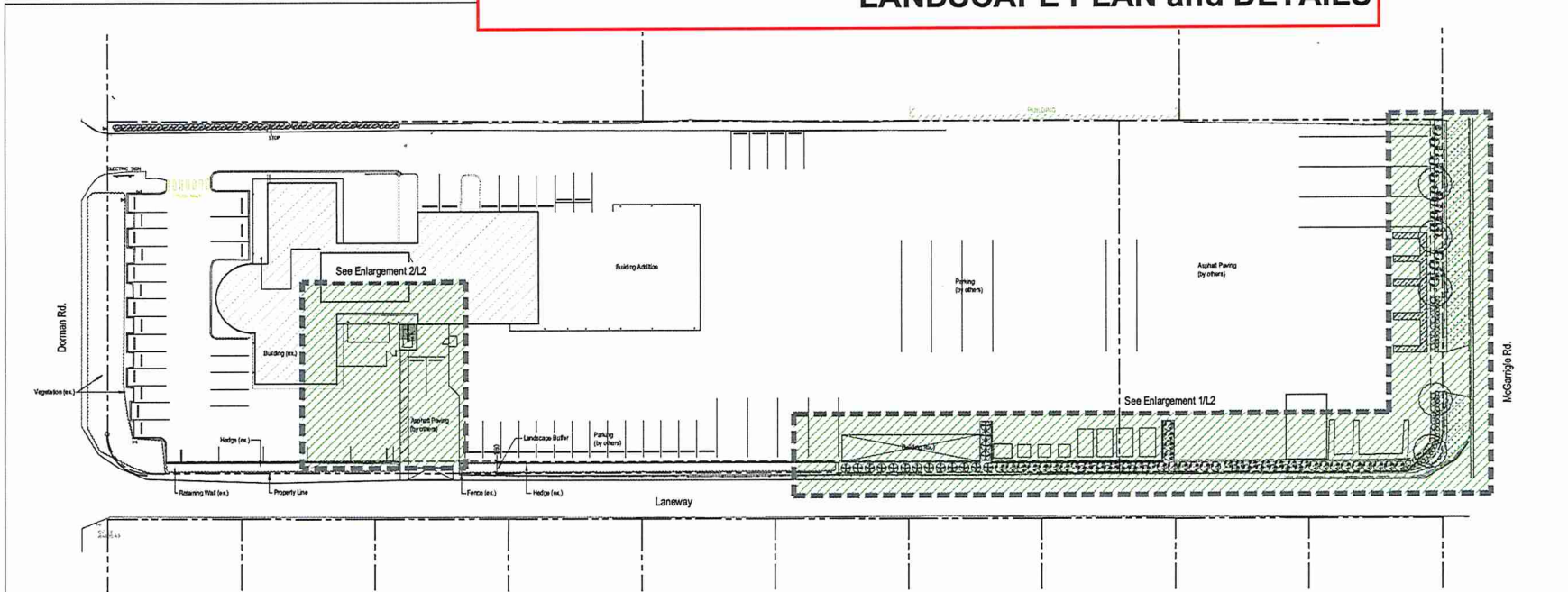
RECEIVED  
DP 1193  
2020-APR-15



Development Permit No. DP001193  
 2220 Dorman Road & 2211 McGarrigle Road  
**LANDSCAPE PLAN and DETAILS**

**Schedule D**

**Bloom**  
 LANDSCAPE ARCHITECTURE  
 Union Bay, BC, V0R 3B0  
 T: 250-218-1303  
 E: info@bloom-la.com  
 www.bloom-la.com



**1 LANDSCAPE SITE PLAN**  
**L1 SCALE 1:300**

**DESIGN RATIONALE:**

**THE PROJECT SITE IS ZONED INDUSTRIAL. THE LANDSCAPE TREATMENT FOR THIS BUILDING ADDITION AND INDUSTRIAL YARD REDEVELOPMENT PROJECT AIMS TO PROVIDE A SAFE AND PLEASING EXPERIENCE FOR PEDESTRIANS AND VEHICLES MOVING ABOUT THE AREA, AS WELL AS THOSE WORKING AND LIVING IN THE NEIGHBOURHOOD.**

**LANEWAY PLANTING:**  
 PLANTING ALONG THE CHAIN LINK FENCE PROVIDES A VISUAL SCREEN THROUGHOUT ALL SEASONS USING DROUGHT TOLERANT MATERIAL.

**STREETSCAPE PLANTING:**  
 LANDSCAPING ALONG MCGARRIGLE ROAD PROVIDES COLUMNAR STREET TREES, UNDERSTORY PLANTING AND SOO BOULEVARD TO ENHANCE THE VISUAL AESTHETIC AND BUILD UPON A STREETSCAPE RHYTHM CREATED BY ADJACENT RECENTLY DEVELOPED PROPERTIES.

**PATIO PLANTING:**  
 THE PRIVATE PATIO SPACE NEAR THE BUILDING HAS BEEN EXTENDED TO INCREASE THE PAVED AREA. AN EXISTING TREE IS IDENTIFIED TO BE PROTECTED DURING CONSTRUCTION. A PAVED CONCRETE PLANTER FILLED WITH GRASSES AND FLOWERING PERENNIALS WILL ALLOW FOR VISUAL SEPARATION OF THE PATIO FROM THE ADJACENT PARKING LOT.

**REFERENCE IMAGES:**



**CLIENT:**  
 FORTISBC ENERGY LTD.

**PROJECT TITLE:**  
 FORTIS BC LTD.

**NANAIMO, BC**

**DRAWING TITLE:**  
 LANDSCAPE SITE PLAN

ISSUED FOR / REVISION	
1	ISSUED FOR PERMITS REVIEW
2	ISSUED FOR PERMITS REVIEW
3	ISSUED FOR DEVELOPMENT PERMIT
4	ISSUED FOR DEVELOPMENT PERMIT
5	ISSUED FOR DEVELOPMENT PERMIT / TENDER
6	ISSUED FOR DEVELOPMENT PERMIT

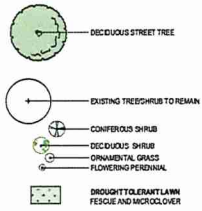
**SCALE:**

**DRAWN BY:** LSC  
**DATE:** 2019-10-20  
**SCALE:** AS NOTED  
**DWG NO.:**

**L1/2**

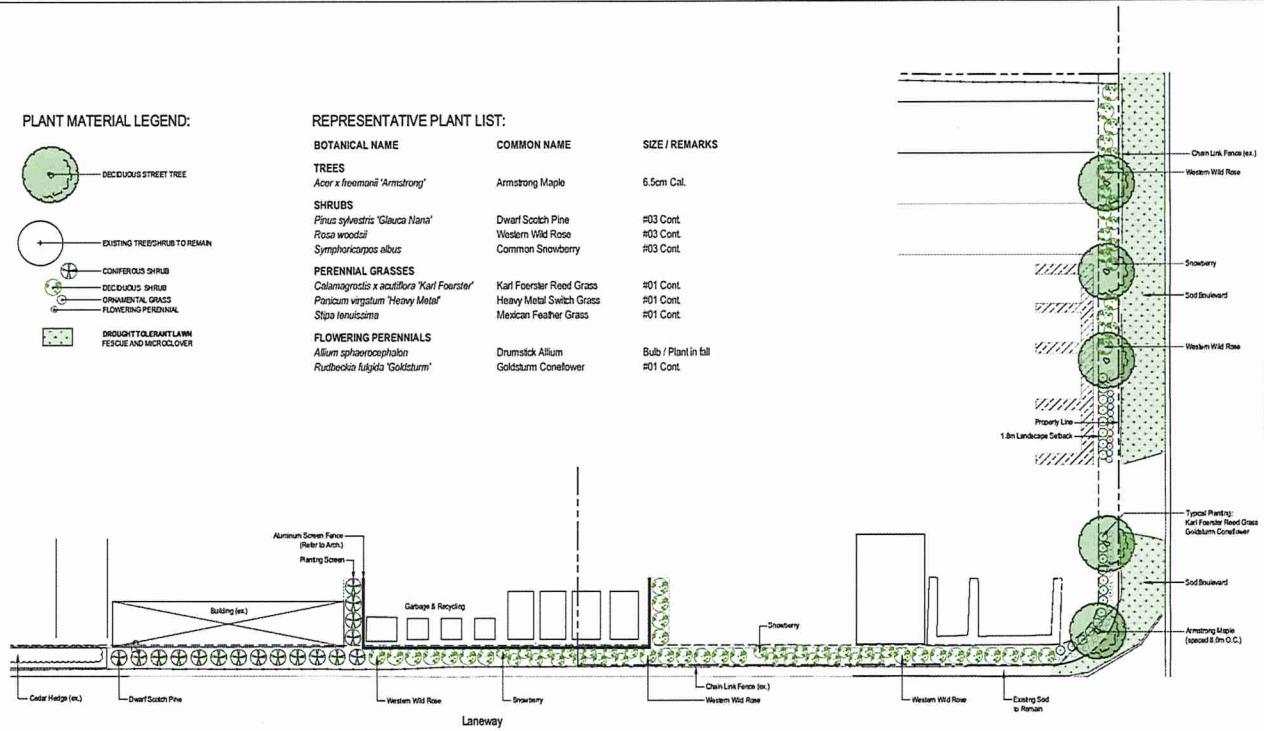
RECEIVED  
 2019-10-22  
 Current Planning

**PLANT MATERIAL LEGEND:**

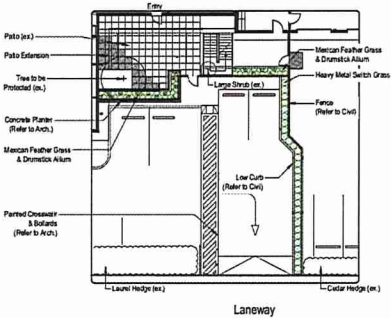


**REPRESENTATIVE PLANT LIST:**

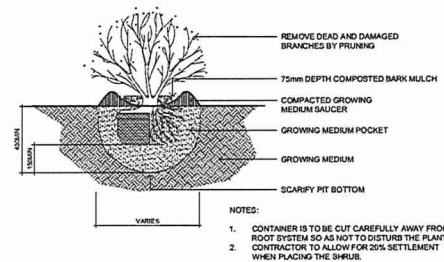
BOTANICAL NAME	COMMON NAME	SIZE / REMARKS
<b>TREES</b>		
<i>Acer x freemanii</i> 'Armstrong'	Armstrong Maple	6.5cm Cal.
<b>SHRUBS</b>		
<i>Pinus sylvestris</i> 'Glauca Nana'	Dwarf Scotch Pine	#03 Cont.
<i>Rosa woodii</i>	Western Wild Rose	#03 Cont.
<i>Symphoricarpos albus</i>	Common Snowberry	#03 Cont.
<b>PERENNIAL GRASSES</b>		
<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Reed Grass	#01 Cont.
<i>Panicum virgatum</i> 'Heavy Metal'	Heavy Metal Switch Grass	#01 Cont.
<i>Stipa tenuissima</i>	Mexican Feather Grass	#01 Cont.
<b>FLOWERING PERENNIALS</b>		
<i>Allium sphaerocephalon</i>	Drumstick Allium	Bulb / Plant in fall
<i>Rutbeckia fulgida</i> 'Goldsturm'	Goldsturm Coneflower	#01 Cont.



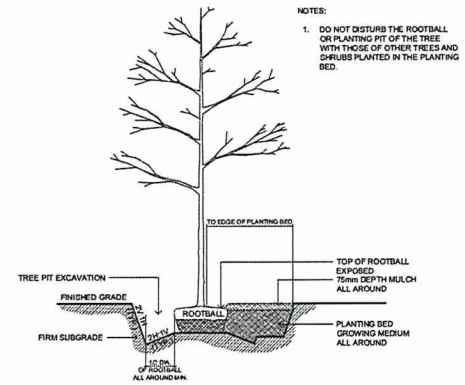
**1 LANEWAY & STREET PLANTING**  
SCALE 1:200



**2 PATIO / PARKING AREA PLANTING**  
SCALE 1:200



**3 SHRUB/PERENNIAL PLANTING**  
SCALE 1:15



**4 DECIDUOUS TREE PLANTING**  
SCALE 1:25

CLIENT:  
**FORTISBC ENERGY LTD.**

PROJECT TITLE:  
**FORTIS BC LTD.**

NANAIMO, BC

DRAWING TITLE:

**AREA ENLARGEMENTS**

ISSUED FOR / REVISION	DATE
1. ISSUED FOR PERMITS	2019-09-20
2. ISSUED FOR PERMITS	2019-09-20
3. ISSUED FOR PERMITS	2019-09-20
4. ISSUED FOR PERMITS	2019-09-20
5. ISSUED FOR PERMITS	2019-09-20
6. ISSUED FOR PERMITS	2019-09-20
7. ISSUED FOR PERMITS	2019-09-20
8. ISSUED FOR PERMITS	2019-09-20

SCALE:

DRAWN BY: LSC  
DATE: 2019-09-20  
SCALE: AS NOTED  
DWG NO.:

**L2/2**

RECEIVED  
2019-11-02  
2019-NOV-02  
Landscape Planning