



DEVELOPMENT PERMIT NO. DP001205

SUN PORCH HOMES LTD.
Name of Owner(s) of Land (Permittee)

478 MACHLEARY 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 buildings, structures and other developments thereon:

Legal Description:

**SECTION D, LOT 8, BLOCK W, SECTION 1, NANAIMO DISTRICT,
PLAN 584**

PID No. 003-482-120

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 Survey Plan
Schedule C Building Elevations and Details
Schedule D Landscape Plan and Details

4. If the landowner does not substantially start any construction, with respect to which this permit was issued within two years after the date it was issued, the permit lapses.
5. 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:

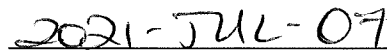
1. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable principal building height from 7.75m to 8.75m.
2. *Section 6.10.2 Fence Height* – to increase the maximum allowable fence height within the front yard setback from 1.2m to 2.2m for the proposed decorative arbours with gates.

CONDITIONS OF PERMIT

1. The subject property is developed in substantial compliance with the Survey Plan prepared by Harbour City Land Surveying Ltd., dated 2021-MAY-06, as shown on Schedule B.
2. The development is in substantial compliance with the Building Elevations and Details prepared by Sun Porch Homes Ltd., received 2020-JUL-23, and 2021-MAY-12, as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Sun Porch Homes Ltd., received 2021-MAY-13, as shown on Schedule D.

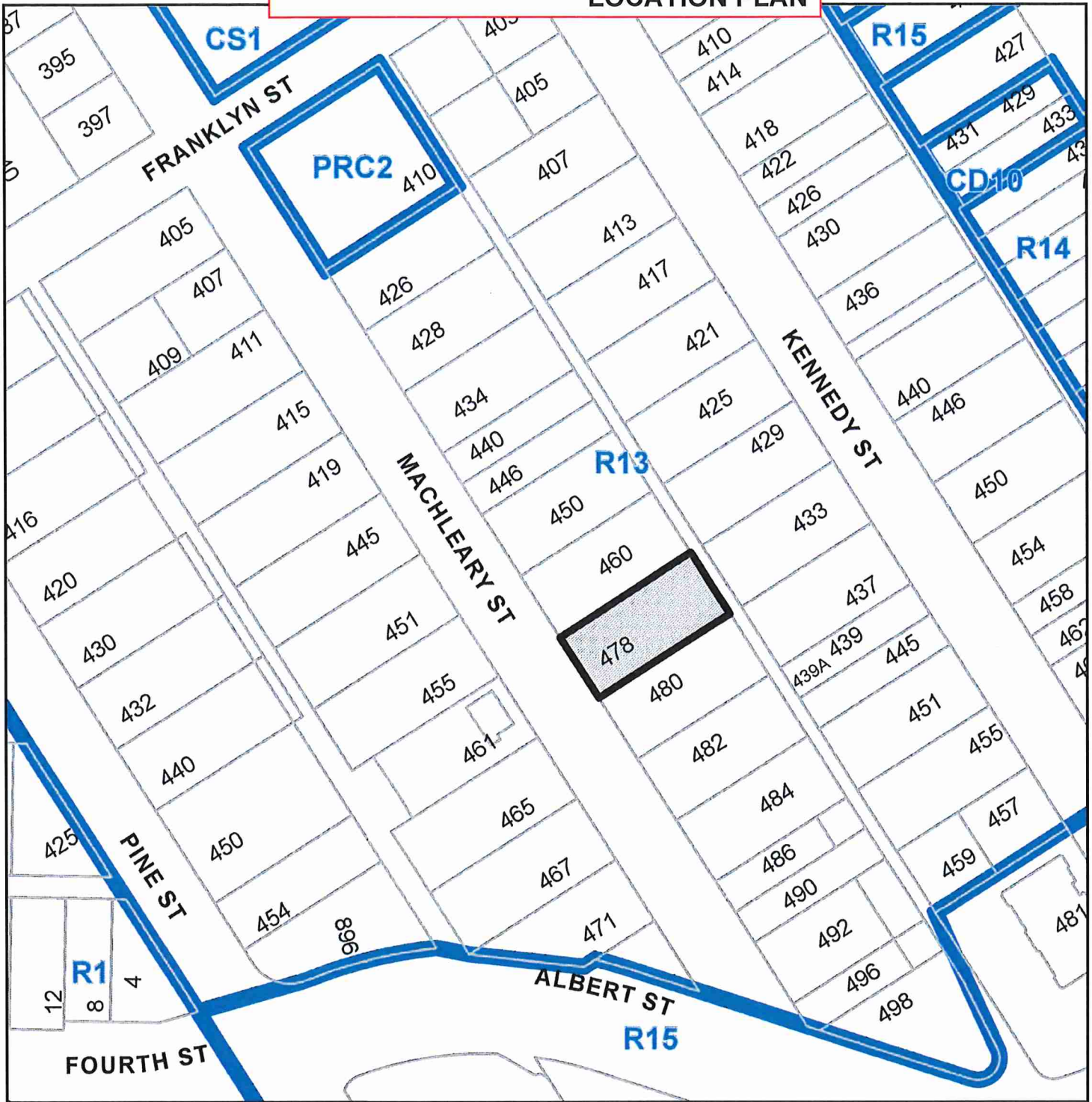
AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 21ST DAY OF JUNE, 2021.


Corporate Officer


Date

Development Permit No. DP001205 Schedule A
478 Machleary Street

LOCATION PLAN



Subject Property

DEVELOPMENT PERMIT APPLICATION NO. DP001205

CIVIC: 478 MACHLEARY STREET

LEGAL: SECTION D, LOT 8, BLOCK W, SECTION 1, NANAIMO DISTRICT, PLAN 584

Development Permit No. DP001205 Schedule B
478 Machleary Street
SURVEY PLAN

B.C. LAND SURVEYOR'S CERTIFICATE OF PROPOSED LOCATION ON:
SECTION D, LOT 8, BLOCK W, SECTION 1, NANAIMO DISTRICT, PLAN 584.



ALL DISTANCES AND ELEVATIONS ARE IN METRES AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 279 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250.

LOT DIMENSIONS ARE DERIVED FROM REGISTERED PLANS.

CIVIC ADDRESS: 478 MACHLEARY STREET, NANAIMO.

PID: 003-482-120 ZONING: R-13.

LEGEND:

X DENOTES SPOT ELEVATION:
FG DENOTES FINISHED GRADE:
NG DENOTES NATURAL GRADE.

ELEVATION DATUM IS DERIVED FROM OBSERVATION TO GEODETIC MONUMENT 77H5102. MONUMENT ELEVATION = 69.816.

HOUSE DESIGN FROM SUN PORCH HOMES. DRAWINGS DATED JUNE 2020.

THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND/OR PROPOSED IMPROVEMENT(S) SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S). THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENT(S) RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S). THIS PLAN IS NOT TO BE USED TO RE-ESTABLISH BOUNDARY LINES.

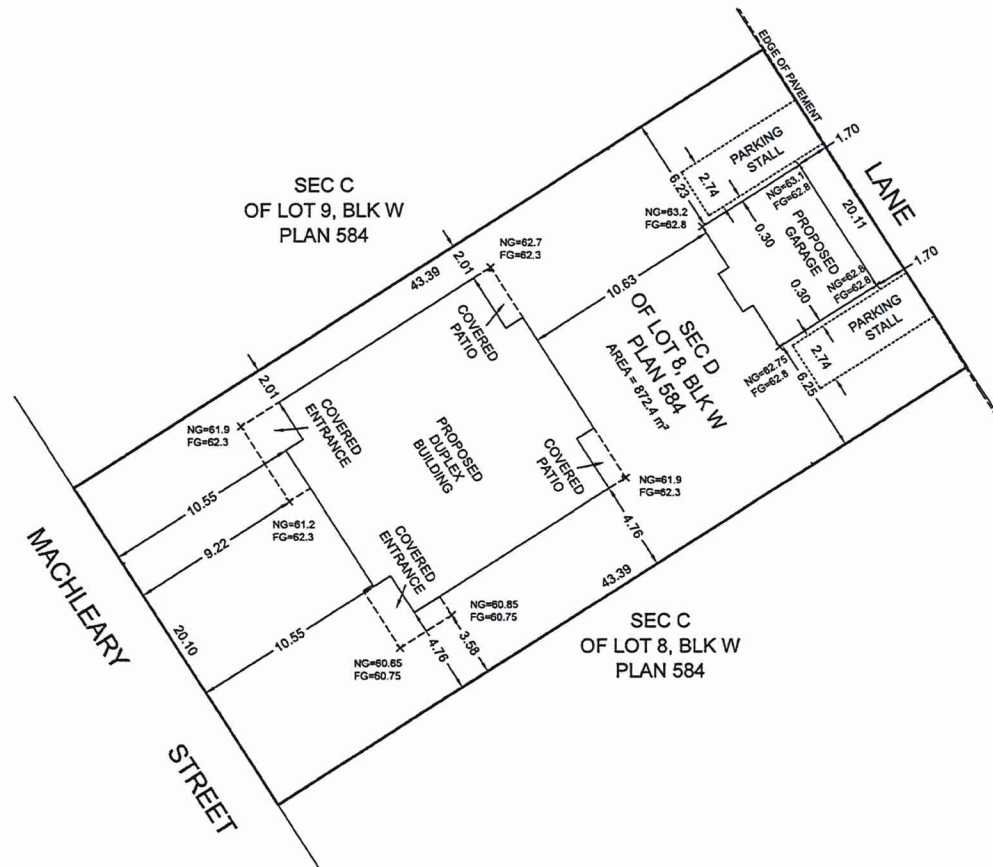
Harbour City Land Surveying Ltd.
1825 LATIMER ROAD © 2020
NANAIMO BC V9S 5H2
PHONE: 250-758-4180

DRAWING: 17014-HS-JUNE 2020.DWG
LAYOUT: 1

MAX. GARAGE SLAB ELEVATION PER CITY OF NANAIMO GUIDELINES FOR SINGLE FAMILY ACCESSES	
EDGE OF PAVEMENT ELEVATION	62.9
MAXIMUM RECOMMENDED RISE	0.16
MAX. GARAGE SLAB ELEVATION	63.16
PROPOSED SLAB ELEVATION	62.90

MAXIMUM HOUSE HEIGHT CALCULATION	
MEAN FG	61.78
MEAN NG	61.53
MAXIMUM HEIGHT PER BYLAW	7.75
MAXIMUM MID-ROOF	69.28
PROPOSED MAIN FLOOR	62.50
HEIGHT MAIN TO MID-ROOF	7.69
PROPOSED MID-ROOF	70.19
VARIANCE REQUIRED	0.91

MAXIMUM GARAGE HEIGHT CALCULATION	
MEAN NG	62.96
MEAN FG	62.80
MAXIMUM HEIGHT PER BYLAW (B/12)	5.5
MAXIMUM ROOF PEAK	68.30
PROPOSED SLAB FLOOR	62.90
HEIGHT SLAB TO PEAK	4.77
PROPOSED ROOF PEAK	67.67



THE UNDERSIGNED CONFIRMS THAT HE HAS BEEN RETAINED BY SUN PORCH HOMES TO PROVIDE FOUNDATION LAYOUT IN ACCORDANCE WITH THE FOUNDATION LOCATION SHOWN ON THIS PLAN.

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES, INTERESTS AND LEGAL NOTATIONS AS SHOWN ON TITLE NO: CA5914893.

THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS DATE OF: MAY 6, 2021.

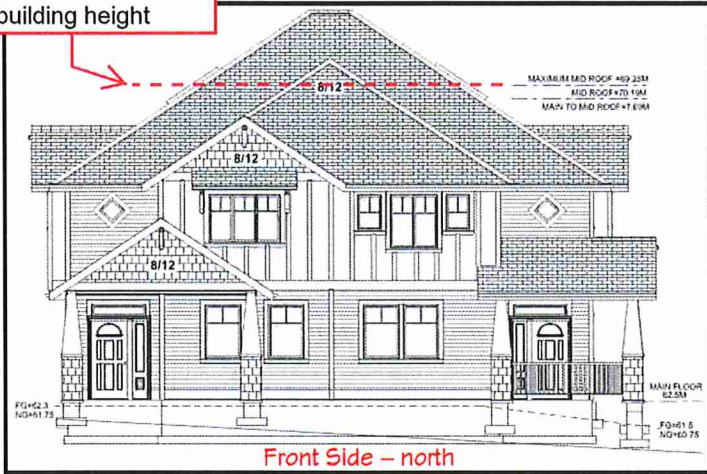
RECEIVED
DP1205
2021-MAY-12
Current Planning

Digitally signed by Andre McNicoll DP15.DWG
DN: cn=Andre McNicoll, o=Harbour City Land Surveying Ltd., ou=Harbour City Land Surveying Ltd., email=andre@hclsls.com, c=BC
Reason: Night Survey
Contact: 250.758.4180
Date: 2021.05.06 10:21:47-07

ANDRE MCNICOLL B.C.L.S.
THIS DOCUMENT IS INVALID UNLESS ELECTRONICALLY SIGNED.

Two Unit Attached Duplex

Maximum allowable building height



Front Side - north



Back Side - south



Left Side - west

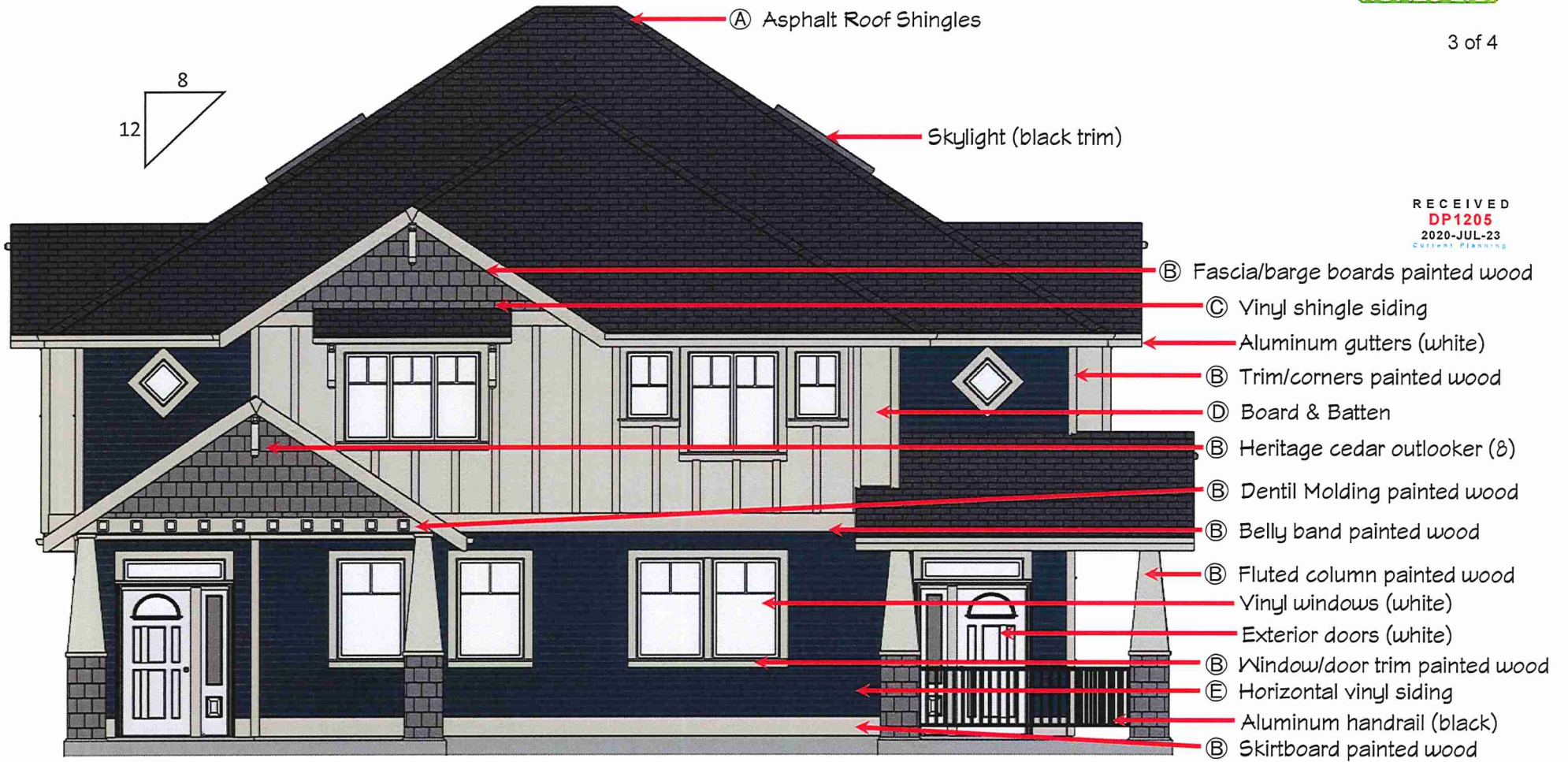


Right Side - east



Cross Section & Story Pole

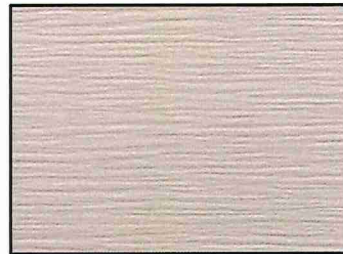
RECEIVED
DP1205
2020-JUL-23
Current Planning



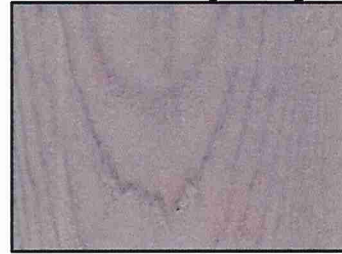
① Roofing: double laminate shingles 'Shadow Black'



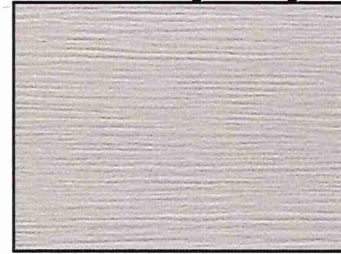
② Wood Trim: 'Wicker Café'



③ Shingle Siding: Sequoia Select 'Heritage Grey'



④ Board & Batten: Hardie Board 'Canyon Clay'



⑤ Horizontal Siding: Sequoia Select 'Marine Dusk'



Elevation – 'left side' ~ north/east



Elevation – 'right side' ~ north/west



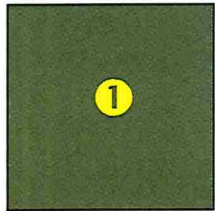
Elevation – 'back of building' ~ north



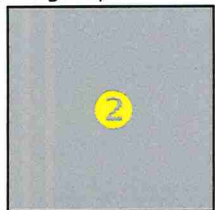
RECEIVED
DP1205
2020-JUL-23
COURTNEY PLANNING

Landscape Plan ~ 478 Machleary Street LANDSCAPE PLAN AND DETAILS

1 Lawn: Fescue blend



2 Aggregate concrete walkways & patios



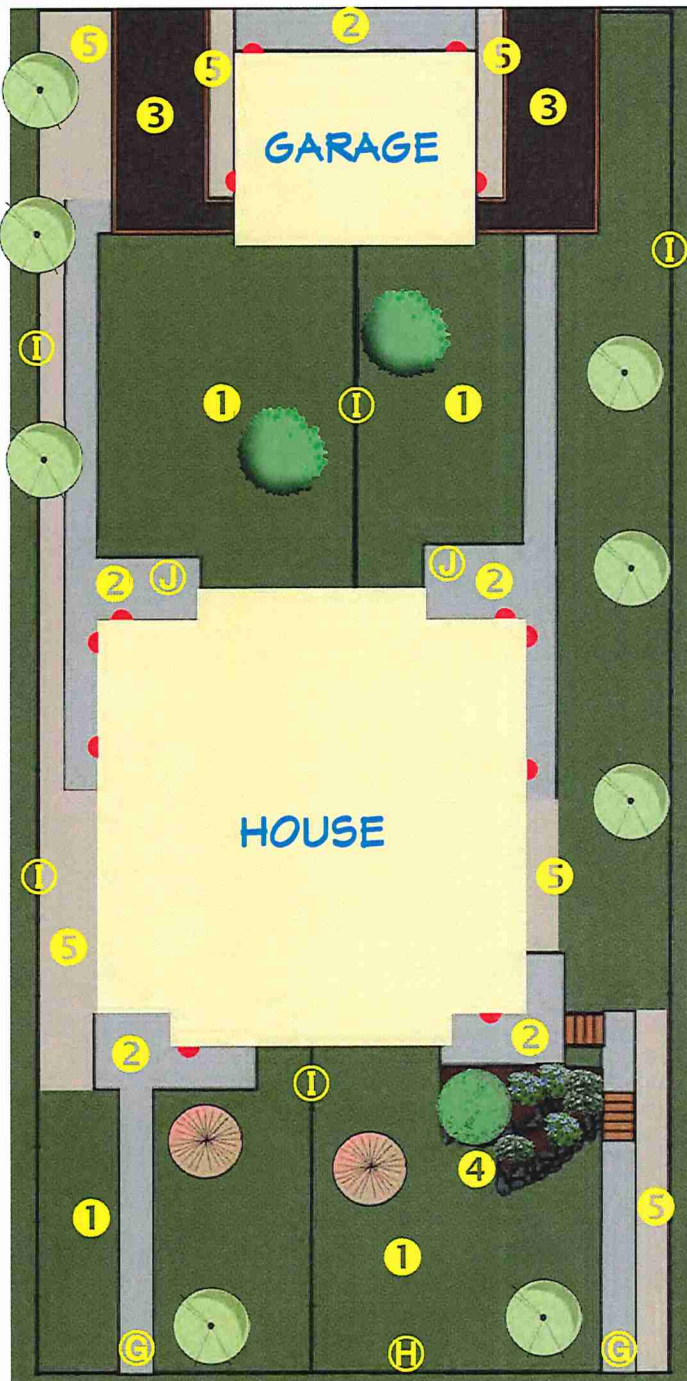
3 Driveway & parking driveway chip



4 Basalt boulder garden wall



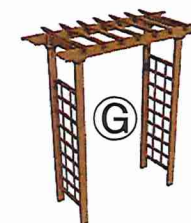
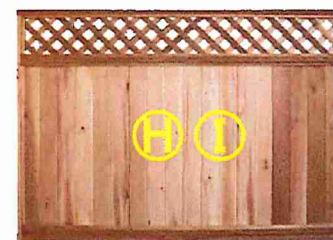
5 Ornamental rocks around building for maintenance



PLANT NAMES, QUANTITIES & SIZES				
TYPE	NAME	#	SIZE	
(A) TREE	CRIMSON SPIRE OAK <small>[Quercus 'Crimson Spire']</small>	8	#7 POT	
(B) FLOWERING TREE	NATIVE RED ELDERBERRY <small>[Sambucus racemosa]</small>	2	#7 POT	
(C) FLOWERING TREE	BARTLETT PEAR <small>[Pyrus communis 'Bartlett']</small>	2	#2 POT	
(D) SHRUB	LIMELIGHT HYDRANGEA <small>[Hydrangea paniculata]</small>	2	#2 POT	
(E) PERENNIALS	DOUGLAS NATIVE ASTER <small>[Aster douglasii subspicatus]</small>	3	10CM POT	
(F) PERENNIALS	NOOTKA ROSE <small>[Rose nutkana]</small>	3	10CM POT	

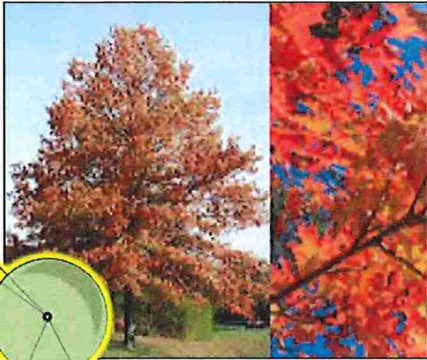
PLANT LEGEND			
	(A) CRIMSON SPIRE OAK		(D) LIMELIGHT HYDRANGEA
	(B) NATIVE RED ELDERBERRY		(E) DOUGLAS NATIVE ASTER
	(C) BARTLETT PEAR TREE		(F) NOOTKA ROSE

FENCING & LIGHTING		
ITEM	COMMENTS	
(G) FRONT ENTRY (2)	CLOSING & LOCKING	
(H) FRONT FENCE	47" (1.2M) HIGH	
(I) SIDE/REAR FENCE	94.4" (2.4M) HIGH	
(J) GARBAGE CANS	1 STORAGE AREA PER UNIT	
(K) HOUSE LIGHT	12 WALL/SOFFIT MOUNTED	



RECEIVED
 DP1205
 2021-MAY-13
 Current Planning

PLANT PHOTO LEGEND



Ⓐ CRIMSION SPIRE OAK



Ⓑ NATIVE RED ELDERBERRY



Ⓒ BARTLETT PEAR



Ⓓ LIMELIGHT HYDRANGEA



Ⓔ DOUGLAS NATIVE ASTER



Ⓕ NOOTKA ROSE

Things to Note:

1. Predominantly native plants have been selected for the landscaping to reduce water consumption and to encourage better rooting through acclimatization.
2. A low maintenance blend of Fescue grass has been chosen as this grass blend is deep rooted requiring less water while also needing less fertilizer and less maintenance as its maximum growing height is about 6 inches.
3. The circumference of the building is skirted in an ornamental rock covering with a board edging. This rock skirting will prevent moisture and insect damage.
4. An underground sprinkler system was not considered as the property's landscaping plan is orientated toward the reduction of water consumption. Also, four hose bibbs will be installed on this property.
5. As this side-by-side duplex has no common areas, the homeowners of Unit A and Unit B will be able to further develop their own landscaping plans independently.

RECEIVED
 DP1205
 2021-MAY-13
 Current Planning