



**DEVELOPMENT PERMIT NO. DP001217**

**AJIT SINGH MINHAS  
BALWINDER KAUR MINHAS**  
Name of Owner(s) of Land (Permittee)

**30 AND 32 LORNE PLACE**  
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:

**LOT 32, SUBURBAN LOT 52, NEWCASTLE RESERVE, SECTION 1,  
NANAIMO DISTRICT, PLAN 18612**

**PID No. 002-118-611**

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**

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.

### TERMS OF PERMIT

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 building height from 7m to 8.25m.
2. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required rear yard setback from 7.5m to 2m (Units 1, 2 and 3).
3. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required side yard setback from 3m to 1.5m (Unit 4).

### CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Delinea Design Consultants Ltd., dated 2021-AUG-13, as shown on Schedule B.
2. The development is in substantial compliance with the Building Elevations and Details prepared by Delinea Design Consultants Ltd., dated 2020-DEC-10 and 2021-MAR-30, as shown on Schedule C.
3. The development is in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect, dated 2021-JUL-26, as shown on Schedule D.

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

  
Corporate Officer

  
Date

LB/jr  
Prospero attachment: DP001217

## Schedule A

[illegible]

CIVIC: 30 & 32 LORNE PLACE

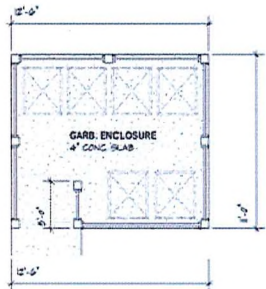
LEGAL: LOT 32, SUBURBAN LOT 52, NEWCASTLE RESERVE, SECTION 1,  
NANAIMO DISTRICT, PLAN 18612



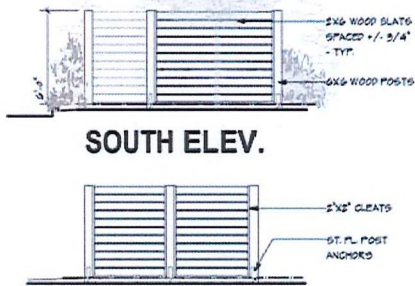
Development Permit No. DP001217  
30 & 32 Lorne Place

Schedule B  
**SITE PLAN**

adjacent multi family



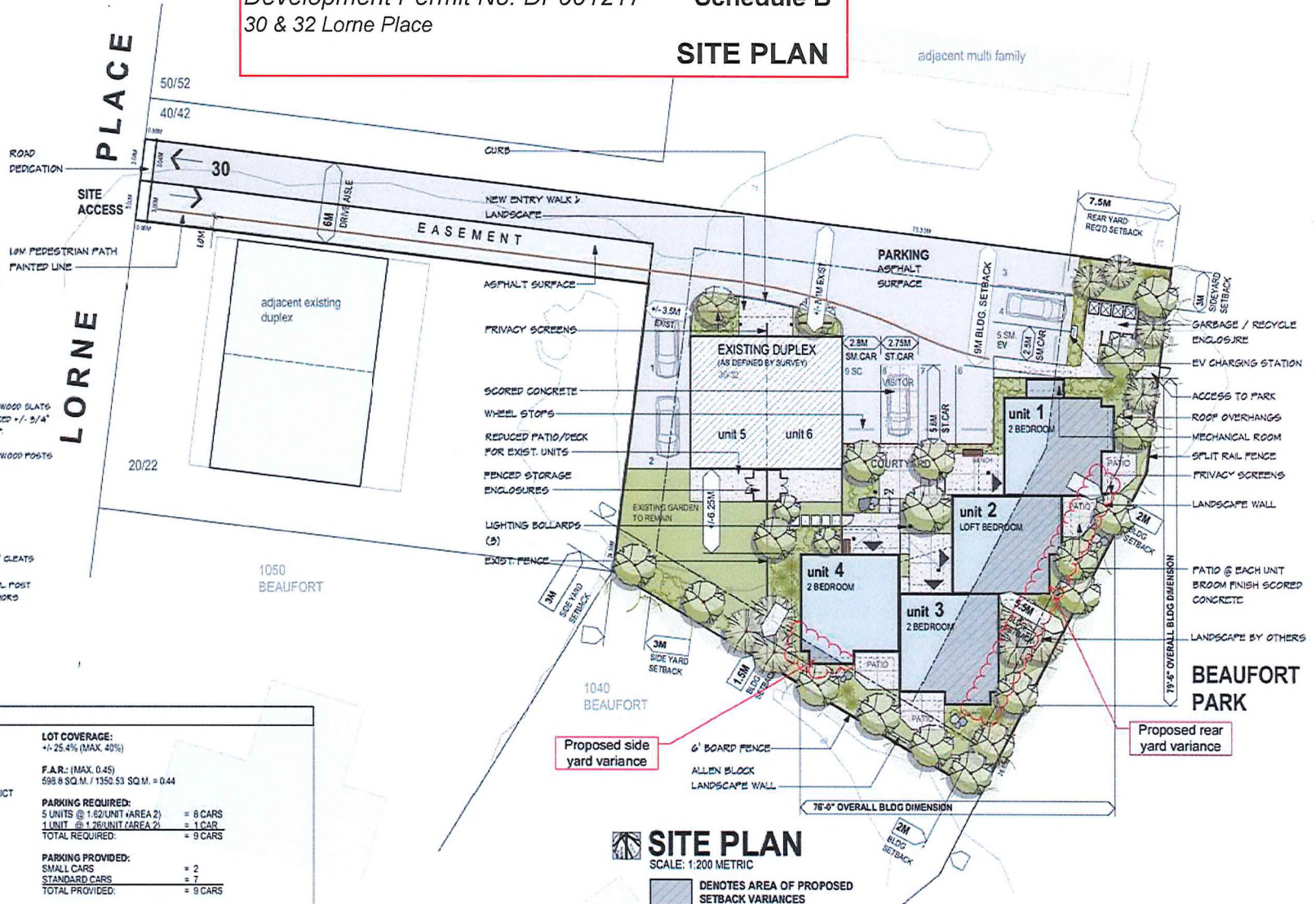
**GARB. ENCL. PLAN**  
SCALE: 5/16" = 1'-0"



**SOUTH ELEV.**

**EAST ELEV.**  
(WEST ELEV. SIMILAR)

PROJECT DATA	
<b>CIVIC:</b> 30 LORNE PLACE, NANAIMO B.C.	<b>LOT COVERAGE:</b> +/- 25.4% (MAX. 40%)
<b>LEGAL:</b> LOT 32, PLAN 18612, SUBURBAN LOT 52, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT	<b>F.A.R.:</b> (MAX. 0.45) 598.8 SQ.M. / 1350.53 SQ.M. = 0.44
<b>LOT SIZE:</b> 1,350.53 SQ.M.	<b>PARKING REQUIRED:</b> 5 UNITS @ 1.62/UNIT (AREA 2) = 8 CARS 1 UNIT @ 1.26/UNIT (AREA 2) = 1 CAR TOTAL REQUIRED: = 9 CARS
<b>ZONING:</b> R6 TOWNHOUSE RESIDENTIAL	<b>PARKING PROVIDED:</b> SMALL CARS = 2 STANDARD CARS = 7 TOTAL PROVIDED: = 9 CARS
<b>DP AREA:</b> DPA-9 ALL LANDS WITHIN THE CITY OF NANAIMO	<b>ELECTRIC VEHICLE PARKING:</b> REQUIRED/PROVIDED (10%) = 1
<b>OCF:</b> NEIGHBOURHOOD	
<b>PROPOSED FLOOR AREAS:</b> UNIT 1 1,095 SQ.FT. UNIT 2 858 SQ.FT. UNIT 3 1,098 SQ.FT. UNIT 4 1,098 SQ.FT. TOTAL: 4,149 SQ.FT. / 385.5 SQ.M.	<ul style="list-style-type: none"> <li>• INFORMATION DERIVED FROM SURVEY PREPARED BY OTHERS AND CITY OF NANAIMO MAPPING.</li> <li>• LANDSCAPE SHOWN IS REPRESENTATIONAL ONLY, REFER TO DESIGN BY OTHERS.</li> </ul>
<b>EXIST. DUPLEX FLOOR AREA:</b> 2,296 SQ.FT. / 213.3 SQ.M.	



**SITE PLAN**  
SCALE: 1:200 METRIC  
DENOTES AREA OF PROPOSED SETBACK VARIANCES

RECEIVED  
**DP1217**  
2021-AUG-13  
CITY OF NANAIMO

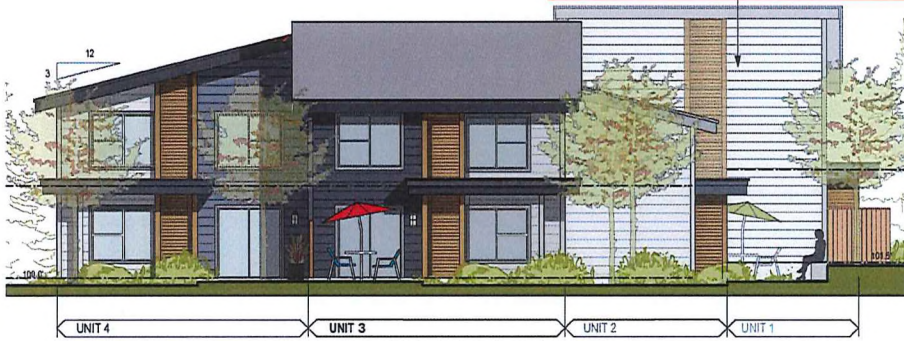
<b>DELINIA</b> DESIGN CONSULTANTS LTD.	
PROJECT #	214/2021/16
ISSUED	14 SEPT. 2020
TO CONSULTANTS	23 SEPT. 2020
REVISED	19 OCT. 2020
FOR C.P.	13 NOV. 2020
REVISED	03 DEC. 2020
CONSULTANTS	07 DEC. 2020
FOR D.P.A.	10 DEC. 2020
CLIENT	23 MAR. 2021
CONSULTANT	28 MAR. 2021
D.P.A. COMP. LETTER RESP.	20 JULY 2021
D.P.A. SUPPLEMENTAL INFO	13 AUG. 2021

**PR1**

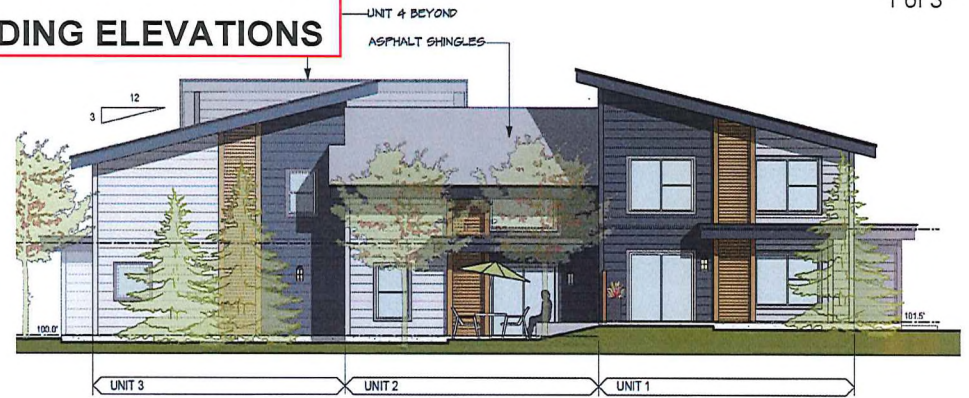
PROPOSED DEVELOPMENT:  
**30 LORNE PLACE**  
nanaimo b.c.



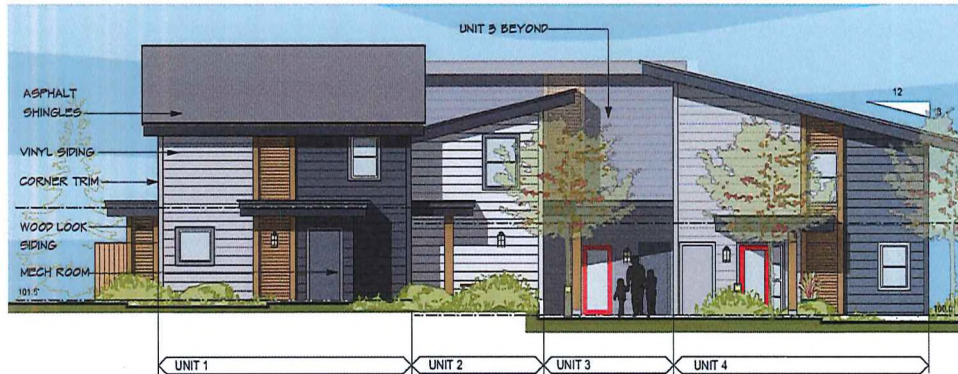
# BUILDING ELEVATIONS



**SOUTH ELEVATION**

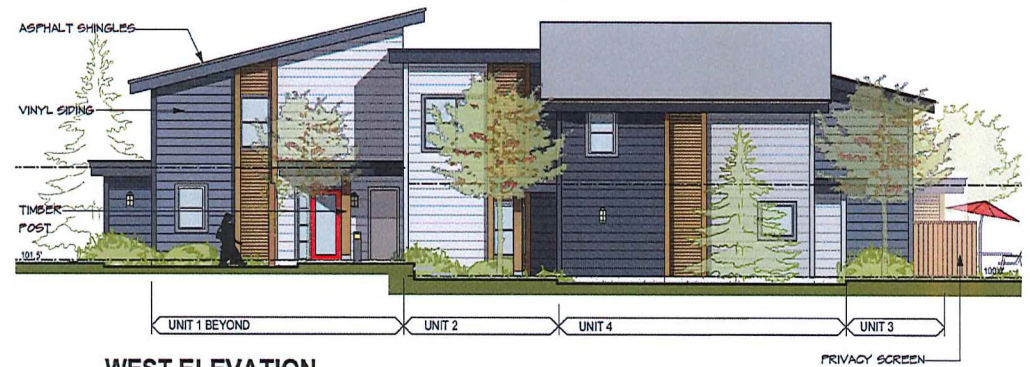


**EAST ELEVATION - FACING BEAUFORT PARK**



**NORTH ELEVATION - FACING PARKING**

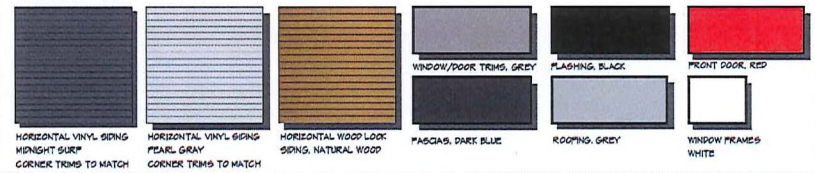
SCALE: 1/8" = 1'-0"  
LANDSCAPE SHOWN IS REPRESENTATIONAL ONLY



**WEST ELEVATION**

PRIVACY SCREEN

## COLOUR SCHEDULE



PROPOSED DEVELOPMENT:

**30 LORNE PLACE**

nanaimo b.c.

**DELINIA**  
DESIGN CONSULTANTS LTD.  
PROJECT # 19102114  
ISSUED: 04 SEPT. 2020  
TO CONSULTANTS: 23 SEPT. 2020  
REVISED: 19 OCT. 2020  
FOR D.P.A.: 17 NOV. 2020  
10 DEC. 2020

RECEIVED  
DP 1217  
2020-DEC-23  
Current Planning

PR3





### NORTH ELEVATION - FACING DRIVE AISLE

SCALE: 1/8" = 1'-0"

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DP1217  
2021-JUL-27  
CITY OF NANAIMO

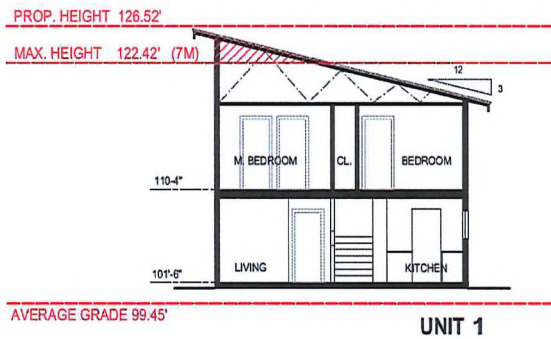
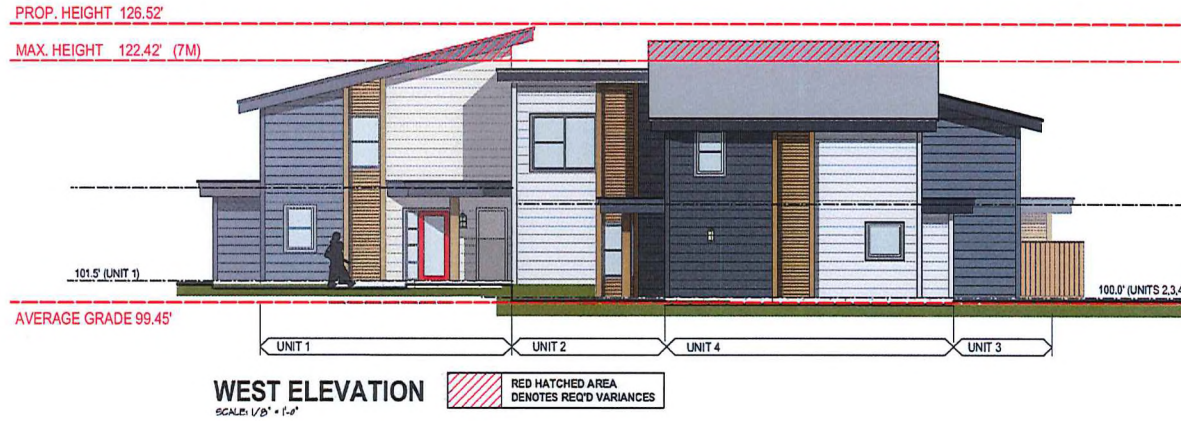
PROPOSED DEVELOPMENT:

# 30 LORNE PLACE

nanaimo b.c.

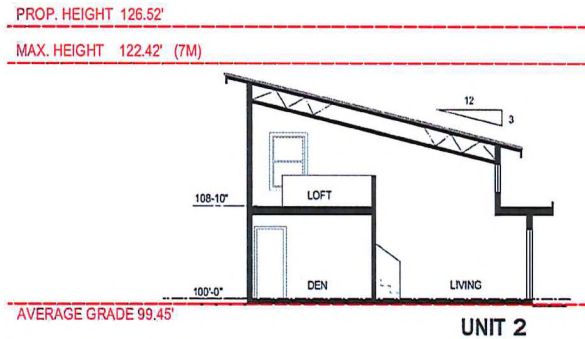
**DELINIA**  
DESIGN CONSULTANTS LTD.  
PROJECT # 01402.03.16  
ISSUED: 03 DEC. 2020  
FOR D.P.A.: 10 DEC. 2020  
CLIENT: 23 MAR. 2021  
DAP RESPONSE: 30 MAR. 2021

PR4



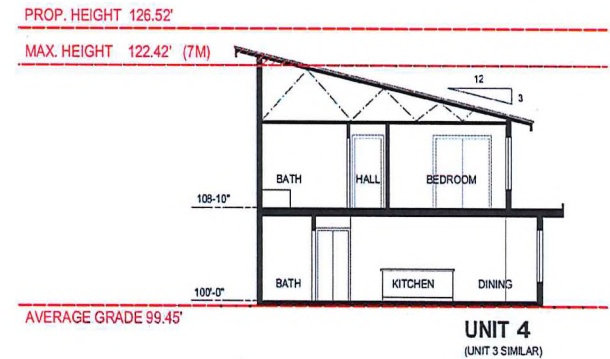
**1 SCHEMATIC SECTION**

SCALE: 1/8" = 1'-0"



**2 SCHEMATIC SECTION**

SCALE: 1/8" = 1'-0"



**3 SCHEMATIC SECTION**

SCALE: 1/8" = 1'-0"

PROPOSED DEVELOPMENT:

**30 LORNE PLACE**

nanaimo b.c.

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**DELINIA**  
DESIGN CONSULTANTS LTD.

PROJECT # 21412.03.18

ISSUED: 04 SEPT. 2020

TO CONSULTANTS: 23 SEPT. 2020

REVISED: 19 OCT. 2020

FOR D.P.: 13 NOV. 2020

FOR D.P.A.: 10 DEC. 2020

RECEIVED  
D.P. 12.1.7  
2020-DEC-23  
Current Planning

PR5



Development Permit No. DP001217 Schedule D  
30 & 32 Lorne Place  
**LANDSCAPE PLAN AND DETAILS**

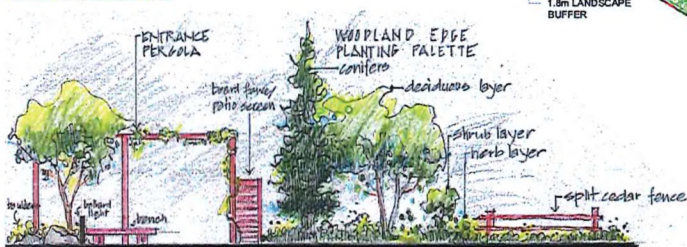
PROPOSED FOUR-PLEX ----- LANDSCAPE CONCEPT ----- 30 / 32 LORNE PLACE, NANAIMO, BC

**DESIGN RATIONALE**

The project site is located in central Nanaimo adjacent to Beaufort Park, at the end of a quiet lane. Pedestrian access is through the Park, leading to all major roads via paths and quiet streets. The project is ideally located to take advantage of all the amenities in Beaufort Park including community gardens, local forest, off leash dog park, walking trails and a multi-use court. The landscape concept uses local materials, including stone, timber and plants to give a regional identity to the project. The planting mimics a forest edge ecosystem with conifers, small deciduous understory trees, with shrubs and evergreen shrubs and herb layers.



The garden spaces are small and mostly west facing. The taller plantings are multi-layered plantings, providing screening between neighbours and wildlife habitat.



**DESIGN ELEMENTS**



**PLANT PALETTE**

Key	Botanical Name	Common Name	Pot Size	Spacing
	<b>Evergreen Trees</b>			
	Pinus flexilis vanderwolfii	Vanderwolf Pine	1.5m	
	Pinus contorta Bruns	Sitka Spruce	2m	
	<b>Deciduous Trees</b>			
	Amelanchier grandiflora 'Autumn Brilliance'	Serviceberry	10 gal	multistem.
	Acer palmatum	Japanese Maple	2.5m	
	Cornus kousa white wonder	Flowering Dogwood	5 cm cal	
	Parrotia persica	Persian Ironwood	5 cm cal	
	<b>Evergreen Shrubs / Deciduous Shrubs / Groundcovers / Ferns / Ornamental Grasses</b>			
	Arctostaphylos uva-ursi	Kinnikinnick	10 cm	6m oc.
	Gaultheria phillyifolia	Sale	#1	
	<b>Deciduous Shrubs</b>			
	Malva aquilegifolia	Tall Oregon Grape	#1	
	Malva minor	Dwarf Oregon Grape	#1	
	Polypodium pleranthum	Lizard Fern	#1	
	Polystichum munitum	Sword Fern	#1	
	<b>Ornamental Grasses</b>			
	Holcus discolor	Ocean Spray	#1	1.2m o.c.
	Rosa rugosa	Nootka Rose	#1	
	Ribes sanguineum	Red Flowering Currant	#1	
	Rubus parviflorus	Thimbleberry	#1	
	<b>Vines</b>			
	Salix hookeriana	Hookers Willow	#1	
	Sorbus domestica	Douglas Spirea	#1	
	Wisteria sinensis	Evergreen Honeysuckle	1 gal	
	Wisteria sinensis	Wisteria	5 gal	

NOTES:  
ALL GRADES APPROXIMATE:  
TO BE CO-ORDINATED WITH  
CIVIL.



**REVISIONS:**

Issued for DP - 2020Nov12  
C.O.N. COMMENTS - 2021Jul08



PROJECT:  
30 / 32  
LORNE PL  
NANAIMO, BC

SITE LEGAL DESCRIPTION:  
LOT 32, PLAN 18612, SUBURBAN  
LOT 52, NEWCASTLE RESERVE,  
SECTION 1, NANAIMO DISTRICT

SHEET TITLE:  
CONCEPTUAL  
LANDSCAPE  
PLAN

SCALE: AS NOTED DATE: NOV 10, 2020  
DRAWN: DR CHECKED: VJD  
PROJECT NUMBER: 30 / 32 LORNE PL 2021  
DRAWING NUMBER: L0.1 / DP

MUN. DWG#:



**CONTEXT PLAN / Pedestrian Connections**

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DP 1217  
2021-JUL-27  
CITY OF NANAIMO