



DEVELOPMENT PERMIT NO. DP001222

BRANRIC ENTERPRISES LTD.
Name of Owner(s) of Land (Permittee)

2202 MEREDITH 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 buildings, structures and other developments thereon:

Legal Description:

LOT 1, SECTION 17, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP83590

PID No. 030-481-040

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 and Details
Schedule D Landscape Plan

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 7.5.1 Siting of Buildings* – to reduce the minimum required front yard setback from 6m to 3.1m.
2. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required side yard setback from 3m to 1.8m.
3. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required flanking side yard setback from 4m to 2.5m.
4. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required rear yard setback from 7.5m to 3.77m.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Alan Lowe Architect Inc., dated 2021-AUG-12 as shown on Schedule B.
2. The subject property is developed in substantial compliance with the Building Elevations and Details prepared by Alan Lowe Architect Inc., dated 2021-AUG-12 as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Landscape Plan prepared by Alan Lowe Architect Inc., received 2018-AUG-20 as shown on Schedule D.

REVIEWED AND APPROVED ON

2021- OCT - 4

Date



D. Lindsay, General Manager of Development Services

Community Development

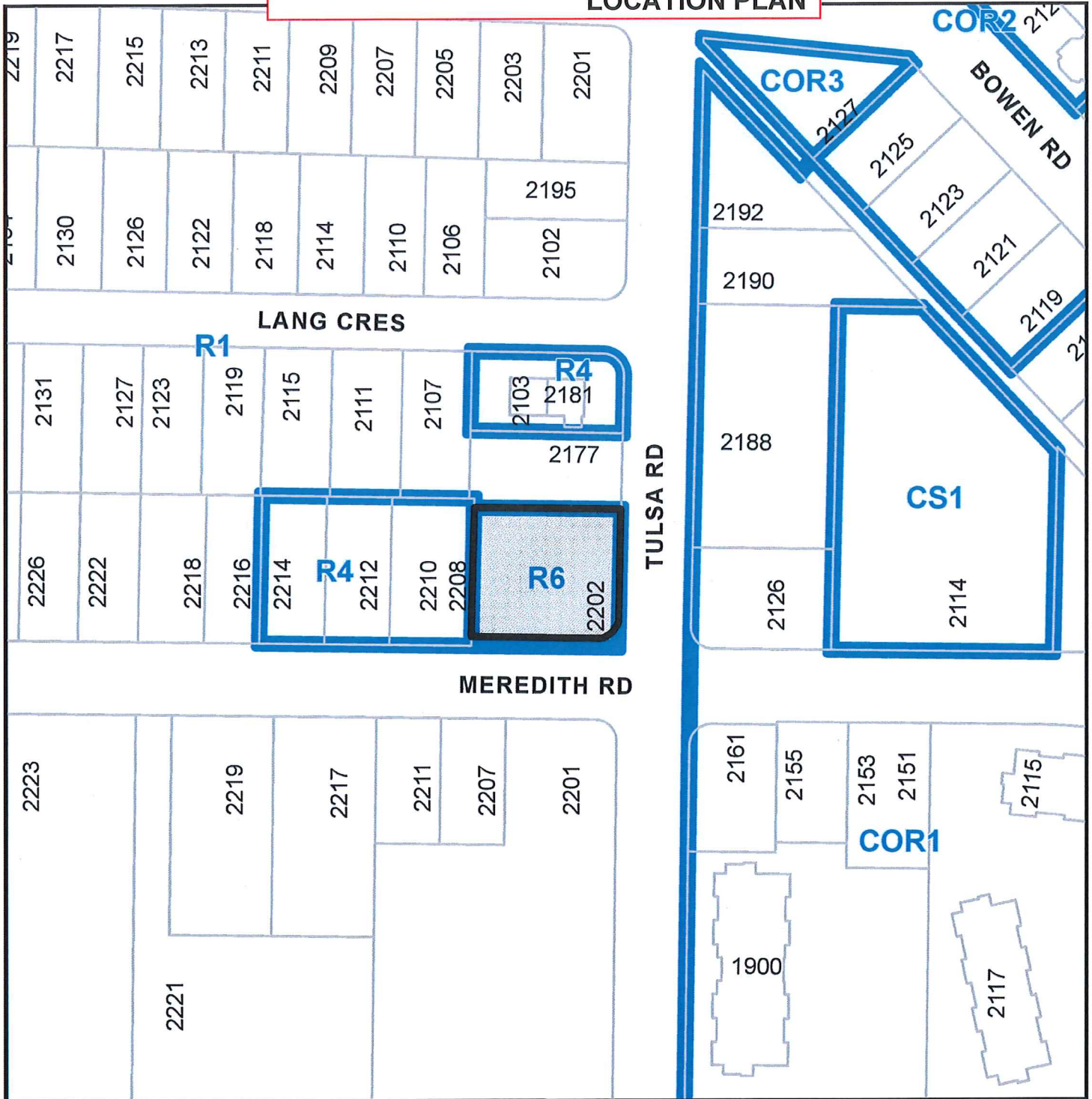
Pursuant to Section 154 (1)(b) of the Community Charter

LB/jr

Prospero attachment: DP001222

Development Permit No. DP001222 Schedule A
2202 Meredith Road

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001222



Subject Property

CIVIC: 2202 MEREDITH ROAD

LEGAL: LOT 1, SECTION 17, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP83590

SITE PLAN

PROJECT INFORMATION

Copyright Reserved. These drawings are the property of the Architect. Reproduction in whole or in part without written consent of the Architect is prohibited.

LEGAL ADDRESS: LOT A PLAN VP34388 SECTION 17 RANGE 7 LAND DISTRICT 31

CIVIC ADDRESS: 2202 MEREDITH ROAD NANAIMO, B.C.

ZONING DATA

ZONING: R6 SITE SPECIFIC
SITE AREA: 15906.54 sq.ft. [1,469.50 m²]
GROSS FLOOR AREA: 11,066.25 sq.ft. [1028.10 m²]
(EXCLUDING GARAGE)
GROSS FLOOR AREA: 13,216.30 sq.ft. [1227.80 m²]
(INCLUDING GARAGE)
FLOOR AREA RATIO: 0.607
FLOOR AREA RATIO: 0.83
(INCLUDING GARAGE)

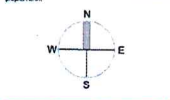
SITE COVERAGE: PERMITTED : PROPOSED
40% (max.) : 30%

NUMBER OF UNITS: 8 (2 BD UNITS)
NO. OF PARKING STALLS: PROVIDED : REQUIRED
13 : 1.62 X 8 = 12.96 STALLS
(INCLUDING 1 HANDICAPPED STALL & 4 SMALL CAR STALLS)

MAX. BUILDING HEIGHTS: PERMITTED : PROPOSED
BLOCK #1: 9.2 m (max.) : 7.01 m [23'-7 1/2"]
BLOCK #2: 9.2 m (max.) : 9.2 m [30'-2 1/2"]
BLOCK #3: 9.2 m (max.) : 9.2 m [30'-2 1/2"]
SETBACKS: REQUIRED : PROPOSED
FRONT - 6.0 m [19'-8 1/4"] (min.) : 3.51 m [11'-6"] ***
REAR - 7.5 m [24'-7 1/4"] (min.) : 3.77 m [12'-4 1/2"] ***
FLANKING SIDE - 4.0 m [13'-1 1/2"] (min.) : 5.53m [18'-2"]
INTERIOR SIDE - 3.0 m [9'-10"] (min.) : 1.83 m [6'-0"] ***

NOTES:
*** VARIANCE REQUIRED FOR THESE SETBACKS.

AVERAGE GRADES:
BLOCK #1: 99.2 m
CALCULATION (POINTS J TO M):
99.5+99.25+98.5+99.25 / 4 = 99.2 m
BLOCK #2: 99.43 m
CALCULATION (POINTS A TO D):
99.8+99.34+99.8+99.8 / 4 = 99.43 m
BLOCK #3: 98.82 m
CALCULATION (POINTS E TO H):
99.8+99.8+99.5+99 / 4 = 98.82 m



7	REVISIONS TO DP	12 AUG 21
6	DEVELOPMENT APPLICATION 05 MAR 21	03 DEC 19
5	REVISIONS TO DP	03 DEC 19
4	REVISIONS TO DP	20 AUG 18
3	DEVELOPMENT APPLICATION 29 JUNE 18	
2	DEVELOPMENT APPLICATION 10 MAY 18	
1	REZONING APPLICATION	11 DEC 17

alan lowe architect inc.
#118-21 Erie Street, Victoria, British Columbia V8P 2R8
1 250.360.2888

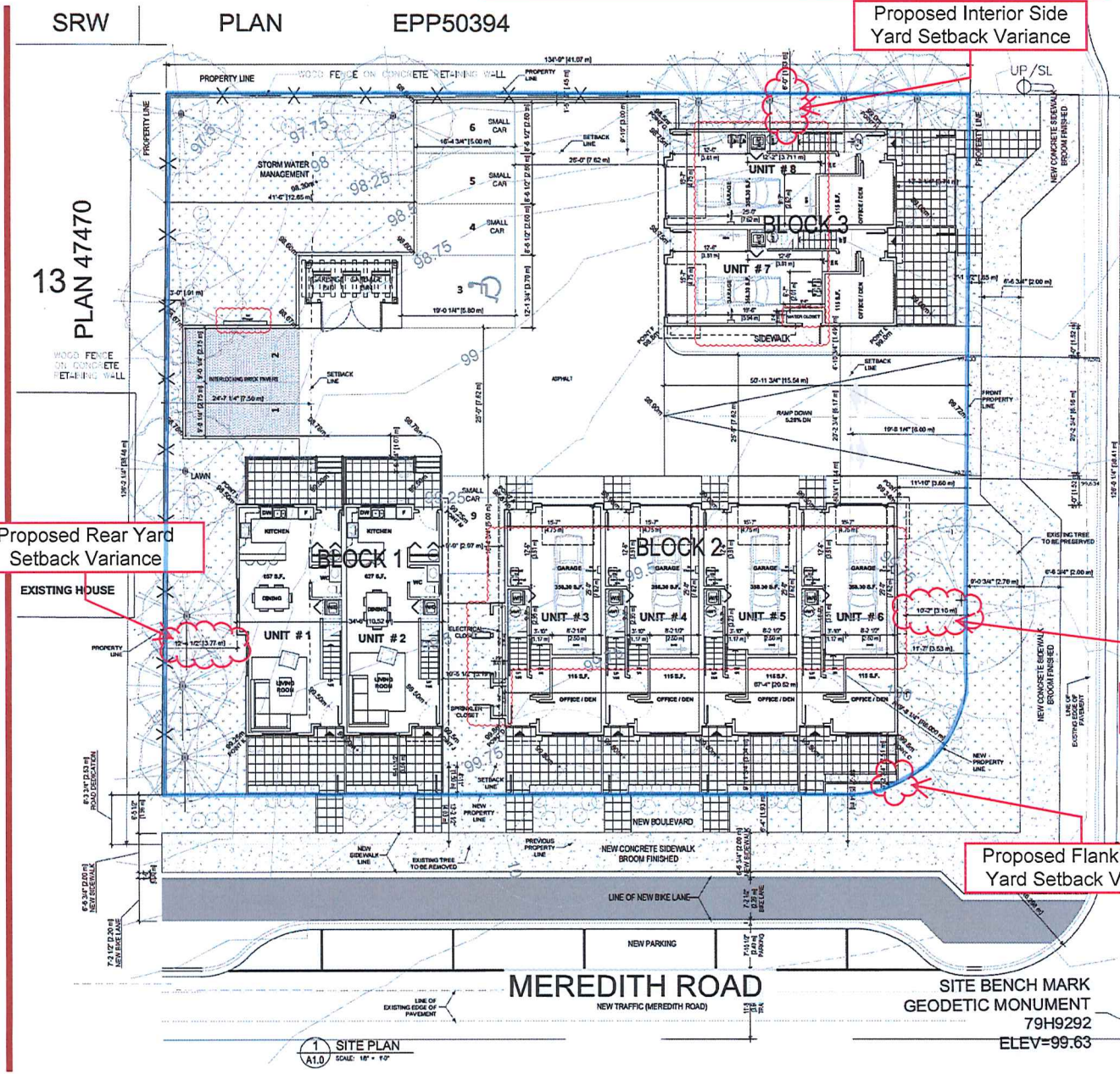
RECEIVED
DP 1222
2021-AUG-19



PROPOSED RESIDENTIAL DEVELOPMENT
SITE PLAN

project no.: 17-510
date: 12 AUG, 2021 issue: AS NOTED
prepared by: LOWE drawn by: AA, DM, RM

A1.0

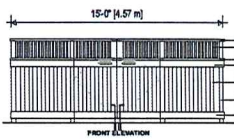
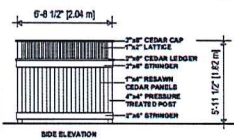


TULSA ROAD

MEREDITH ROAD

SITE BENCH MARK
GEODETIC MONUMENT
79H9292
ELEV=99.63

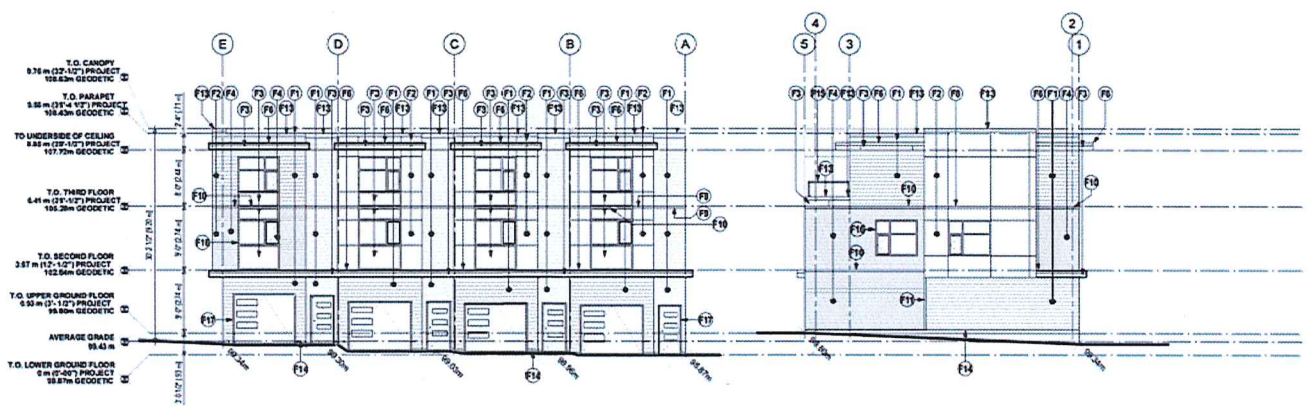
1 SITE PLAN
SCALE: 1/8" = 1'-0"



2 GARBAGE ENCLOSURE
SCALE: 1/4" = 1'-0"

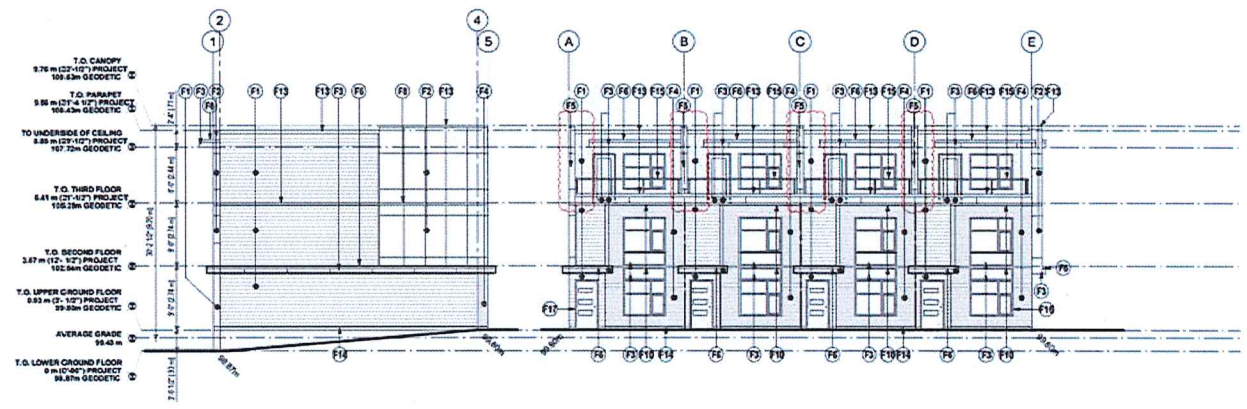
Development Permit No. DP001222 Schedule C
 2202 Meredith Road
BUILDING ELEVATIONS AND DETAILS

Copyright Reserved. These drawings are the
 property of the Architect.
 Reproduction in whole or in part without written
 consent of the Architect is prohibited.



1 BLOCK #2 - NORTH ELEVATION
 A3.0 SCALE: 1/8" = 1'-0"

2 BLOCK #2 - EAST ELEVATION
 A3.0 SCALE: 1/8" = 1'-0"



3 BLOCK #2 - WEST ELEVATION
 A3.0 SCALE: 1/8" = 1'-0"

4 BLOCK #2 - SOUTH ELEVATION
 A3.0 SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES & NOTES:

- F1 HARDE PLANK ARTISAN LAP SIDING
MONTEREY TAUER (SEE C/O CLISTS RELIED FOR TRIMS)
- F2 HARDE REVEAL PANEL
EVENING BLUE
- F3 HARDE REVEAL PANEL
RICH ESPRESSO
- F4 HORIZONTAL TAG OCEAN SIDING
- F5 PREFINISHED SHEET METAL FLASHING
REGAL BROWN INTZ13 - HESDRAFT MANUFACTURING COMPANY
- F6 PREFINISHED METAL FLASHING
REGAL BROWN INTZ13 - HESDRAFT MANUFACTURING COMPANY
- F7 THROUGH WALL METAL FLASHING
COLOUR TO MATCH HARDE REVEAL PANEL "EVENING BLUE"
- F8 THROUGH WALL METAL FLASHING
COLOUR TO MATCH HARDE REVEAL PANEL "EVENING BLUE"
- F9 THROUGH WALL METAL FLASHING
REGAL BROWN INTZ13 - HESDRAFT MANUFACTURING COMPANY
- F10 THROUGH WALL METAL FLASHING
REGAL BROWN INTZ13 - HESDRAFT MANUFACTURING COMPANY
- F11 THROUGH WALL METAL FLASHING
REGAL BROWN INTZ13 - HESDRAFT MANUFACTURING COMPANY
- F12 PREFINISHED METAL FLASHING
REGAL BROWN INTZ13 - HESDRAFT MANUFACTURING COMPANY
- F13 THROUGH WALL METAL FLASHING
REGAL BROWN INTZ13 - HESDRAFT MANUFACTURING COMPANY
- F14 THROUGH WALL METAL FLASHING
REGAL BROWN INTZ13 - HESDRAFT MANUFACTURING COMPANY
- F15 INDE-PANFRET MOUNT PREFINISHED ALUMINUM GUARDSILLS w/ GLAZING
- F16 VINYL BRADON
CANADIAN "COMMERCIAL BROWNIST"
- F17 VINYL BRADON
CANADIAN "COMMERCIAL BROWNIST"
- F18 CONCRETE RETAINING WALL
- F19 PREFINISHED ALUMINUM GUARDSILLS w/ GLAZING

No.	Revisions	Date
7	REVISIONS TO DP	12 AUG 21
6	DEVELOPMENT APPLICATION	09 MAR 21
5	REVISIONS TO DP	03 DEC 19
4	REVISIONS TO DP	20 AUG 19
3	DEVELOPMENT APPLICATION	20 JUNE 19
2	DEVELOPMENT APPLICATION	10 MAY 19
1	REVISIONS TO DP	11 DEC 17

alan lowe architect inc.
 #118 - 21 Elm Street
 Victoria, British Columbia V8W 2E8
 T: 250.360.2968



PROPOSED RESIDENTIAL DEVELOPMENT

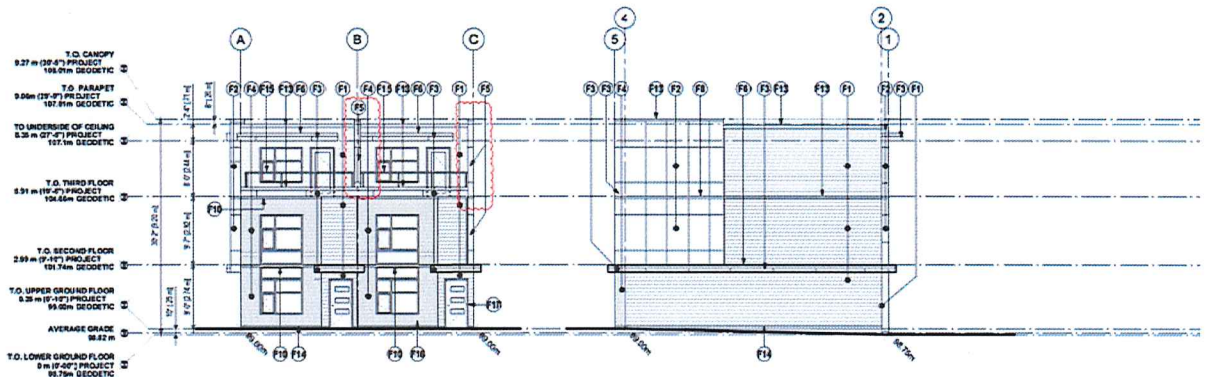
BLOCK #2 ELEVATIONS

project no.:	17-510
date:	12 AUG 2021
drawn by:	LDME
checked by:	DM, RM

RECEIVED
 DP 1222
 2021-AUG-19

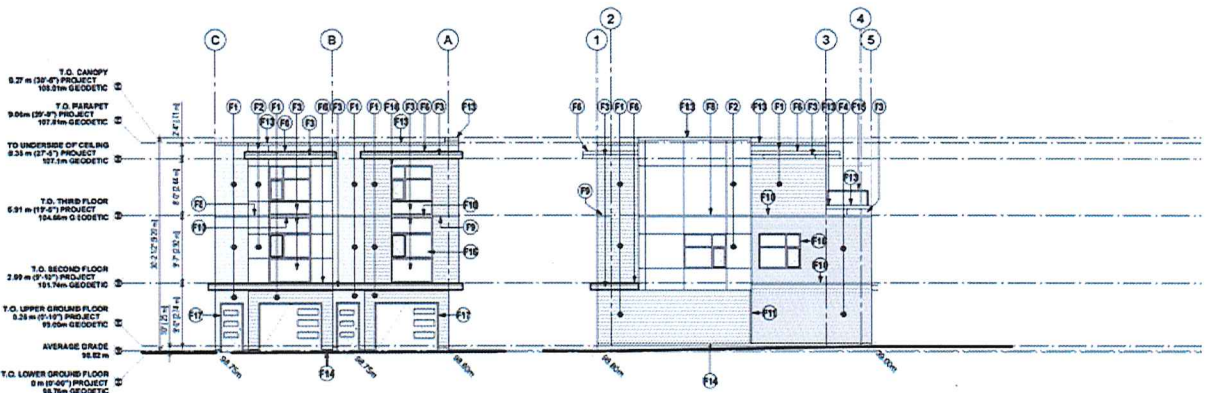
A3.0

Copyright Reserved. These drawings are the property of the Architect. Reproduction in whole or in part without written consent of the Architect is prohibited.



1 BLOCK #3 - EAST ELEVATION
A3.1 SCALE: 1/8" = 1'-0"

2 BLOCK #3 - NORTH ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



3 BLOCK #3 - WEST ELEVATION
A3.1 SCALE: 1/8" = 1'-0"

4 BLOCK #3 - SOUTH ELEVATION
A3.1 SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES & NOTES:

- F1 HARDE PLANK ARTISAN LAP SIDING
KENTNEY TAILOR SAME COLOUR TYPE USED FOR TRIMS
- F2 HARDE REVEAL PANEL
EVENING BLUE
- F3 HARDE REVEAL PANEL
HIGH EXPRESSED
- F4 HORIZONTAL T&G CEDAR SIDING
- F5 PREFINISHED SHEET METAL PANELS
RIDEAU BROWN (K7127) - WE SCRAFT MANUFACTURING COMPANY
- F6 PREFINISHED METAL FLASHING
RIDEAU BROWN (K7127) - WE SCRAFT MANUFACTURING COMPANY
- F7 THROUGH WALL METAL FLASHING
COLOUR TO MATCH HARDE REVEAL PANEL EVENING BLUE
- F8 THROUGH WALL METAL FLASHING
COLOUR TO MATCH HARDE PLANK LAP SIDING MONTER EY TAILOR
- F9 THROUGH WALL METAL FLASHING
RIDEAU BROWN (K7127) - WE SCRAFT MANUFACTURING COMPANY
- F10 THROUGH WALL METAL FLASHING
COLOUR TO MATCH HARDE PLANK LAP SIDING MONTER EY TAILOR
- F11 VERTICAL THROUGH WALL METAL FLASHING
RIDEAU BROWN (K7127) - WE SCRAFT MANUFACTURING COMPANY
- F12 VERTICAL THROUGH WALL METAL FLASHING
RIDEAU BROWN (K7127) - WE SCRAFT MANUFACTURING COMPANY
- F13 PREFINISHED METAL CAP FLASHING
RIDEAU BROWN (K7127) - WE SCRAFT MANUFACTURING COMPANY
- F14 THROUGH WALL BASE METAL FLASHING
RIDEAU BROWN (K7127) - WE SCRAFT MANUFACTURING COMPANY
- F15 RIDEAU PARAPET MOUNT PREFINISHED ALUMINUM GUARDRAILS w/ GLAZING
- F16 VINYL WINDOW
CANADIAN COMMERCIAL BROWN 627
- F17 VINYL DOOR
CANADIAN COMMERCIAL BROWN 627
- F18 CONCRETE RETAINING WALL
- F19 PREFINISHED ALUMINUM GUARDRAILS w/ GLAZING

No.	Issued / Revision	Date
7	REVISIONS TO DP	12 AUG 21
6	DEVELOPMENT APPLICATION	09 MAR 21
5	REVISIONS TO DP	03 DEC 19
4	REVISIONS TO DP	20 JUL 18
3	DEVELOPMENT APPLICATION	29 JUNE 18
2	DEVELOPMENT APPLICATION	10 MAY 18
1	REVISIONS APPLICATION	11 DEC 17

alan lowe architect inc.
#118 - 21 Elm Street, Victoria, British Columbia V8P 2S6



PROPOSED RESIDENTIAL DEVELOPMENT

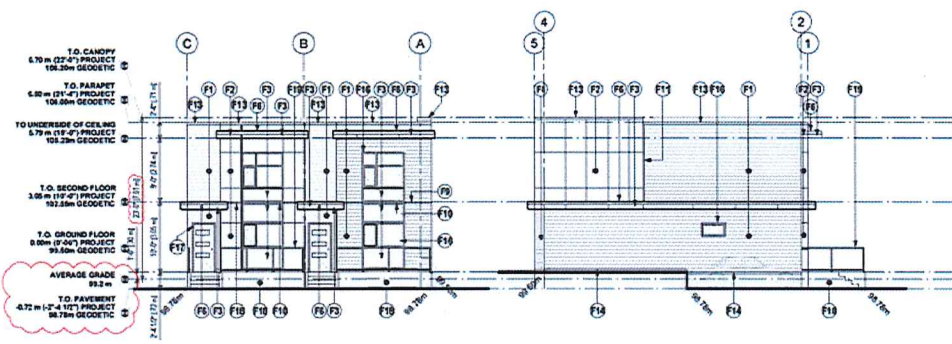
BLOCK #3 ELEVATIONS

project no.:	17-510
date:	12 AUG, 2021
drawn by:	LOVE
checked by:	DM, RM

RECEIVED DP1222 2021-AUG-19

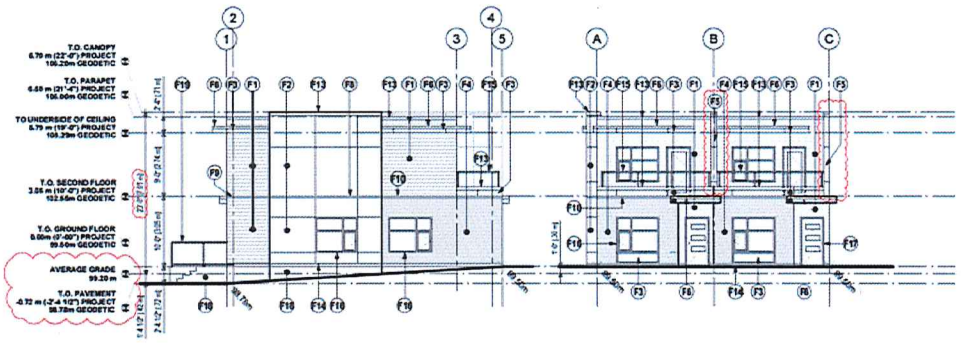
A3.1

Copyright Reserved. These drawings are at all times the property of the Architect. Reproduction in whole or in part without written consent of the Architect is prohibited.



1 BLOCK #1 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

2 BLOCK #1 - EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 BLOCK #1 - WEST ELEVATION
SCALE: 1/8" = 1'-0"

4 BLOCK #1 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES & NOTES :

- F1 HARDE PLANK ARTISAN LAP DOING MORTURY TAPE (SAME COLOUR TO BEUSED FOR TRIM)
- F2 HARDE REVEAL PANEL EVENING BLUE
- F3 HARDE REVEAL PANEL RICH ESPRESSO
- F4 HORIZONTAL TAG CEDAR SIDING
- F5 PRE-FINISHED SHEET METAL PANELS IDEAL BROWN (K727) - WECCRAFT MANUFACTURING COMPANY
- F6 PRE-FINISHED METAL FLASHING IDEAL BROWN (K727) - WECCRAFT MANUFACTURING COMPANY
- F7 THROUGH WALL METAL FLASHING COLOUR TO MATCH HARDE REVEAL PANEL 'EVENING BLUE'
- F8 THROUGH WALL METAL FLASHING COLOUR TO MATCH HARDE PLANK LAP DOING 'MONTREY TAUP'
- F9 THROUGH WALL METAL FLASHING IDEAL BROWN (K727) - WECCRAFT MANUFACTURING COMPANY
- F10 VERTICAL THROUGH WALL METAL FLASHING COLOUR TO MATCH HARDE PLANK LAP DOING 'MONTREY TAUP'
- F11 VERTICAL THROUGH WALL METAL FLASHING IDEAL BROWN (K727) - WECCRAFT MANUFACTURING COMPANY
- F12 PRE-FINISHED METAL CAP FLASHING IDEAL BROWN (K727) - WECCRAFT MANUFACTURING COMPANY
- F13 THROUGH WALL BASE METAL FLASHING IDEAL BROWN (K727) - WECCRAFT MANUFACTURING COMPANY
- F14 INDOOR PARAPET ADJUNT PRE-FINISHED ALUMINUM GUARDRAILS w/ GLAZING
- F15 VINYL WINDOW CASCADE 'COMMERCIAL BROWN #7'
- F16 VINYL DOOR CASCADE 'COMMERCIAL BROWN #7'
- F17 CONCRETE RETAINING WALL
- F18 PRE-FINISHED ALUMINUM GUARDRAILS w/ GLAZING

No.	Issued / Revisions	Date
7	REVISIONS TO DP	12 AUG 21
6	DEVELOPMENT APPLICATION	08 MAR 21
5	REVISIONS TO DP	03 DEC 19
4	REVISIONS TO DP	20 AUG 18
3	DEVELOPMENT APPLICATION	29 JUNE 18
2	DEVELOPMENT APPLICATION	10 MAY 18
1	REVISIONS APPLICATION	11 DEC 17

alan lowe architect inc.
#118 - 21 Elm Street
Victoria, British Columbia V8P 2R6
1 250.360.2969



PROPOSED RESIDENTIAL DEVELOPMENT
2021-08-19 10:40 AM
DRAWING NO. A3.2

BLOCK #1 ELEVATIONS

project no.:	17-510
date:	12 AUG. 2021
checked by:	LDH
drawn by:	EM, RM

RECEIVED
DP 1222
2021-AUG-19

A3.2



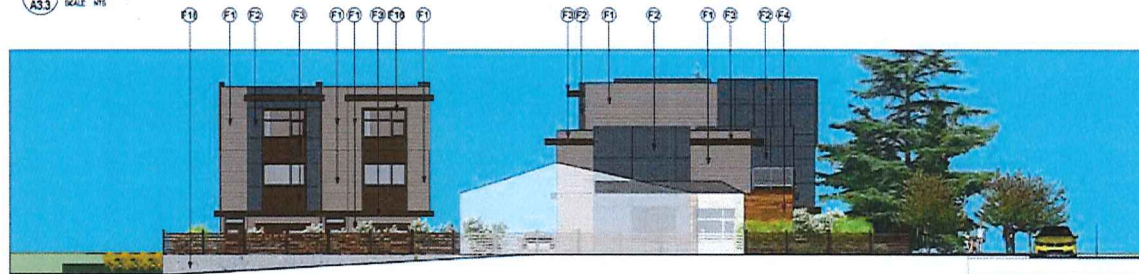
1 EAST ELEVATION
A3.3 SCALE: NTS



2 NORTH ELEVATION
A3.3 SCALE: NTS



3 SOUTH ELEVATION
A3.3 SCALE: NTS



4 WEST ELEVATION
A3.3 SCALE: NTS

EXTERIOR FINISHES & NOTES :

- F1 HARDF PLANK ARTISAN LAP SIDING
MONTEREY TAUPE (SAME COLOUR TO BE USED FOR TRIMS)
- F2 HARDF REVEAL PANEL
EVENING BLUE
- F3 HARDF REVEAL PANEL
RICH ESPRESSO
- F4 HORIZONTAL T&G CEDAR SIDING
- F5 PRE-FINISHED SHEET METAL PANELS
RIDEAU BROWN (K71273) - WESCRAFT MANUFACTURING COMPANY
- F6 PRE-FINISHED METAL FLASHING
RIDEAU BROWN (K71273) - WESCRAFT MANUFACTURING COMPANY
- F8 THROUGH WALL METAL FLASHING
COLOUR TO MATCH HARDF REVEAL PANEL "EVENING BLUE"
- F9 THROUGH WALL METAL FLASHING
COLOUR TO MATCH HARDF PLANK LAP SIDING "MONTEREY TAUPE"
- F10 THROUGH WALL METAL FLASHING
RIDEAU BROWN (K71273) - WESCRAFT MANUFACTURING COMPANY
- F11 VERTICAL THROUGH WALL METAL FLASHING
COLOUR TO MATCH HARDF PLANK LAP SIDING "MONTEREY TAUPE"
- F12 VERTICAL THROUGH WALL METAL FLASHING
RIDEAU BROWN (K71273) - WESCRAFT MANUFACTURING COMPANY
- F13 PRE-FINISHED METAL CAP FLASHING
RIDEAU BROWN (K71273) - WESCRAFT MANUFACTURING COMPANY
- F14 THROUGH WALL BASE METAL FLASHING
RIDEAU BROWN (K71273) - WESCRAFT MANUFACTURING COMPANY
- F15 INSIDE-PARAPET-MOUNT PREFINISHED ALUMINUM GUARDRAILS w/
GLAZING
- F16 VINYL WINDOW
CASCADIA 'COMMERCIAL BROWN 872'
- F17 VINYL DOOR
CASCADIA 'COMMERCIAL BROWN 872'
- F18 CONCRETE RETAINING WALL
- F19 PREFINISHED ALUMINUM GUARDRAILS w/ GLAZING

Copyright Reserved: These drawings are all
 items the property of the Architect.
 Reproduction in whole or in part without written
 consent of the Architect is prohibited.

7 REVISIONS TO DP	12 AUG 21
6 DEVELOPMENT APPLICATION	06 MAR 21
5 REVISIONS TO DP	03 DEC 18
4 REVISIONS TO DP	20 AUG 18
3 DEVELOPMENT APPLICATION	25 JUN 18
2 DEVELOPMENT APPLICATION	10 MAY 18
1 REZONING APPLICATION	11 DEC 17
NO 1564877 Permits	Date

alan lowe architect inc.
 #110 - 21 Elm Street
 Victoria, British Columbia
 V8W 2E6



PROPOSED RESIDENTIAL
 DEVELOPMENT

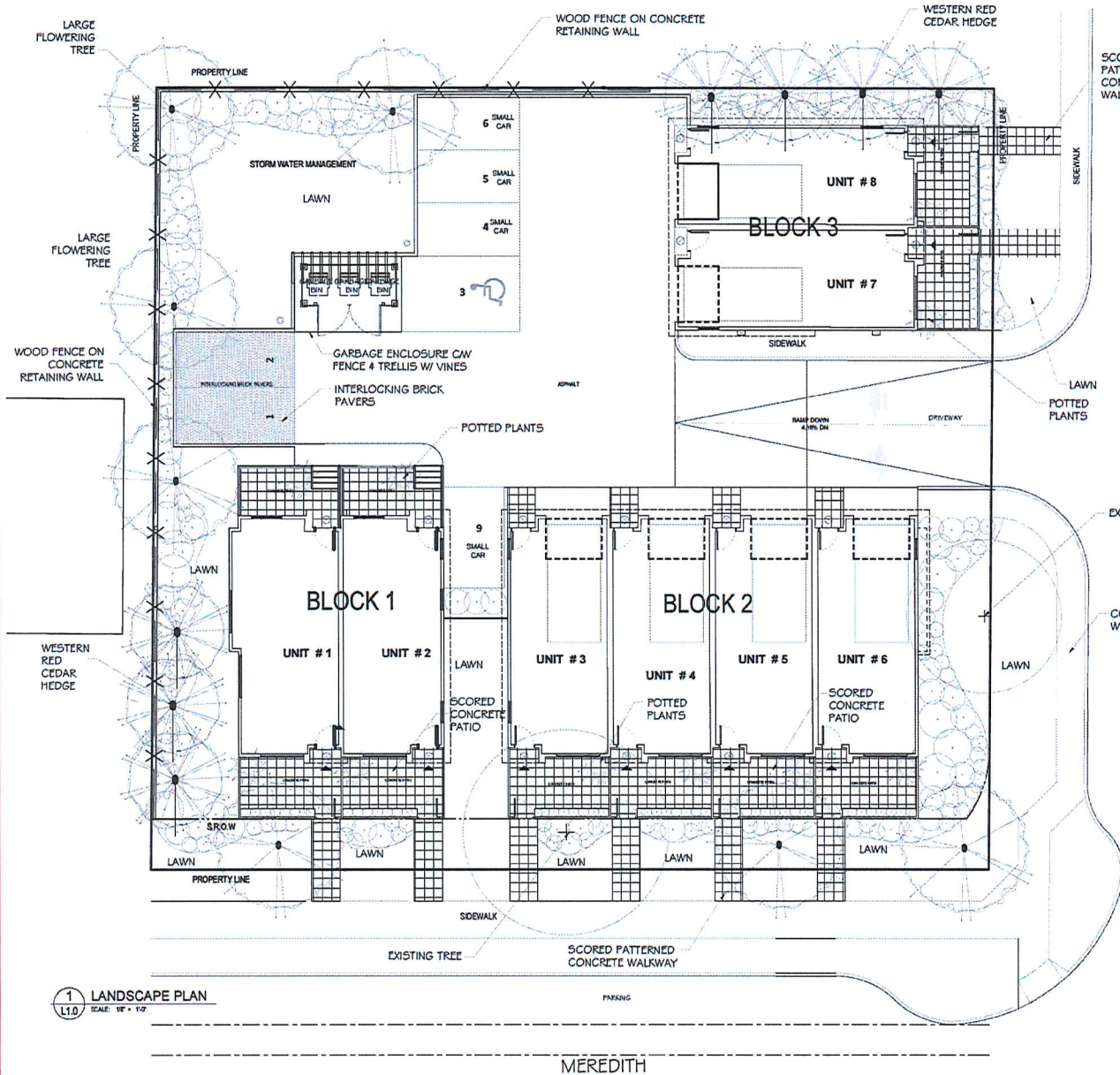
STREETSCAPES

PROJECT NO.:	17-510
DATE:	12 AUG 2021
DRAWN BY:	LOWE
CHECKED BY:	LOWE
DATE:	12 AUG 2021

A3.3

RECEIVED
 DP 1222
 2021-AUG-19

LANDSCAPE PLAN



SUGGESTED PLANT LIST

Key	Common Name	Latin Name	Size
Trees	Red Maple	Acer rubrum var. 'Red Sunset'	7cm Ca.
	Japanese Maple	Acer palmatum var. 'Bloodgood'	2.2m Tr
	Heavy Locust	Gliricidia tomentosa	7cm Ca.
Large Shrubs	Liby of the Valley Shrub	Philadelphus var. 'Teresina Flame'	#5 For
	Golden Bamboo	Phyllostachya aurea	#7 For
Medium Shrubs	Rhododendron	Rhododendron var. 'Tussock'	#5 For
	Rhododendron	Rhododendron var. 'Christmas Cheer'	#5 For
	Glossy Abelia	Abelia x grandiflora var. 'Nelsand Goudier'	#5 For
Small Shrubs	Dwarf Liby of the Valley Shrub	Philadelphus var. 'Debutante'	#1 For
	Creeping Euonymus	Euonymus fortunei var. 'Emerald & Gold'	#1 For
	Evergreen Azalea	Azalea japonica var. 'Cumpo White'	#2 For
	Flourishy Barberry	Nandina domestica var. 'Gold Sweater'	#2 For
Ground Covers	Hardy	Archibutebium ussuriense var. 'Mancosianus 1st'	SP4
	Heartleaf Bergenia	Bergenia ciliolata var. 'Dresdenian Polka'	SP5
	Pennant	Veronica minor var. 'Double Blue & White'	SP3
Grasses	Variegated Soligo	Carex monnina var. 'Ice Dance'	#1 For
	Blue Oat Grass	Helictotrichon sempervirens	#1 For
	Feather Reed Grass	Calamagrostis var. 'Spartan Foxtail'	#1 For
	Blue Fescue	Festuca glauca 'Elijah Blue'	#1 For
Perennials	Water Lily	Najasidolyn cocinea var. 'Orange Gemset'	SP7
Vines	Montana Clematis	Clematis montana var. 'Jackman's & Elizabeth'	#5 For
	Evergreen Clematis	Clematis armandi	#5 For

Notes: - All landscape work to conform with D.G.S.L.A. / D.C.N.T.A. standard specification.
- All areas to be irrigated with an automatic underground system.
- In containers.

TULSA

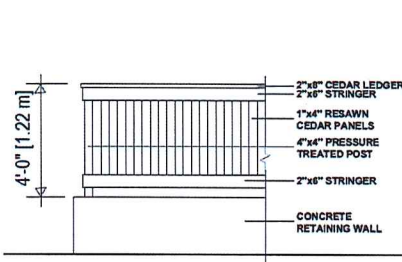
4 REVISIONS TO DP 20 AUG 18
3 DEVELOPMENT APPLICATION 29 JUNE 18
2 DEVELOPMENT APPLICATION 10 MAY 18
1 REVISION APPLICATION 11 DEC 17

No. Issued / Revisions Date

3 LIGHTING LEGEND

SCALE: NTS

- ⊙ AERIE A61 BY LITHONIA LIGHTING MOUNTED ON 30M STANDARD
- ⊙ RECESSED LED SOFFIT LIGHT
- ⊙ OUTDOOR LED WALL LIGHT



2 FENCE DETAIL

SCALE: 1/2" = 1'-0"

alan lowe architect inc.

#118 - 21 Ave Sw.,
Medina, British Columbia
V8M 2K8

1 250.260.2888

PROPOSED RESIDENTIAL DEVELOPMENT

2202 MEREDITH ROAD,
MEDINA, BC

Drawing title: LANDSCAPE PLAN

project no.: 17-510

date: 20 AUG 2018 scale: AS NOTED

checked by: LOWE drawn by: TB-AA

sheet no.:

RECEIVED
DP 001222
2017-08-18-08
CITY OF MEDINA

L1.0

1 LANDSCAPE PLAN
SCALE: 1/4" = 1'-0"

MEREDITH