



DEVELOPMENT PERMIT NO. DP001224

1272127 BC LTD

Name of Owner(s) of Land (Permittee)

5605 COUGAR RIDGE 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 6, DISTRICT LOT 50, WELLINGTON DISTRICT, PLAN EPP60831
PID No. 030-042-411**

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 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

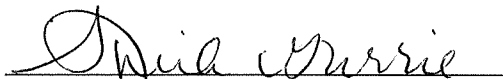
The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

1. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable height for a principal building from 7.0m to 7.25m (Unit 1), 7.89m (Unit 2) and 8.7m (Unit 3).

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Delinea Design Consultants Ltd., received 2021-OCT-22, as shown on Schedule B.
2. The development is in general compliance with the Building Elevations and Details prepared by Delinea Design Consultants Ltd, received 2021-MAR-18, 2021-OCT-22, and 2021-NOV-16, as shown on Schedule C.
3. The development is in general compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect, received 2021-OCT-22, as shown on Schedule D.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 20TH DAY OF DECEMBER, 2021.


Corporate Officer


Date

LS/ee

Prospero attachment: DP001224

Schedule A



CIVIC: 5605 COUGAR RIDGE PLACE

LEGAL: LOT 6, DISTRICT LOT 50, WELLINGTON DISTRICT, PLAN EPP60831



Subject Property

Development Permit No. DP001224 Schedule B
5605 Cougar Ridge Place

SITE PLAN



PROJECT DATA		FLOOR AREA: PER UNIT	
CIVIC ADDRESS:	5605 COUGAR RIDGE PLACE	LOWER FLOOR:	1055 SQ.FT (98.0 SQ.M)
LEGAL ADDRESS:	LOT 6, DISTRICT LOT 50, WELLINGTON DISTRICT PLAN EPP00381	MAIN FLOOR:	1485 SQ.FT (137.5 SQ.M)
		TOTAL:	2535 SQ.FT (235.5 SQ.M)
ZONING:	R10 - STEEP SLOPE RESIDENTIAL	GARAGE:	405 SQ.FT (37.5 SQ.M)
LOT SIZE:	20722 SQ.M		(EXCL. GARAGE)
LOT COVERAGE:	19.9% (40% ALLOWED)	TOTAL FLOOR AREA:	7505 SQ.FT (706.5 SQ.M)
F.A.R.	0.34 (0.45 ALLOWED)	BUILDING AREA:	4400 SQ.FT (412.5 SQ.M)
PARKING:	2 PER UNIT		
PROVD	1 GARAGE STALL PER UNIT		
	1 DRIVEWAY STALL PER UNIT		
	TOTAL PROVIDED:		
STANDARD STALLS	5		
SMALL CARS	1		

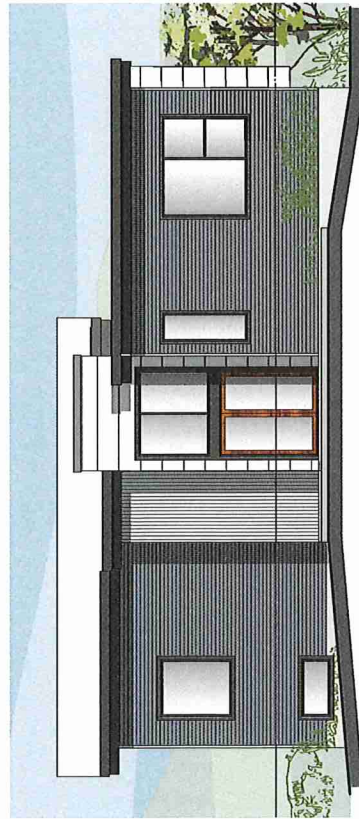




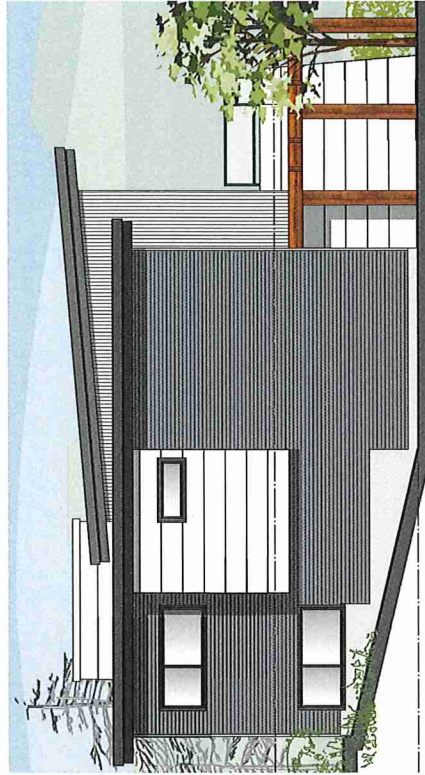
NORTH ELEVATION
(FACING COMMON DRIVEWAY)



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

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DP1224
2021-NOV-16
CURRENT PLANNING

EXTERIOR ELEVATIONS
UNIT 1

DRAWING #:

PR3.0(1)

DELINEA
DESIGN CONSULTANTS LTD.

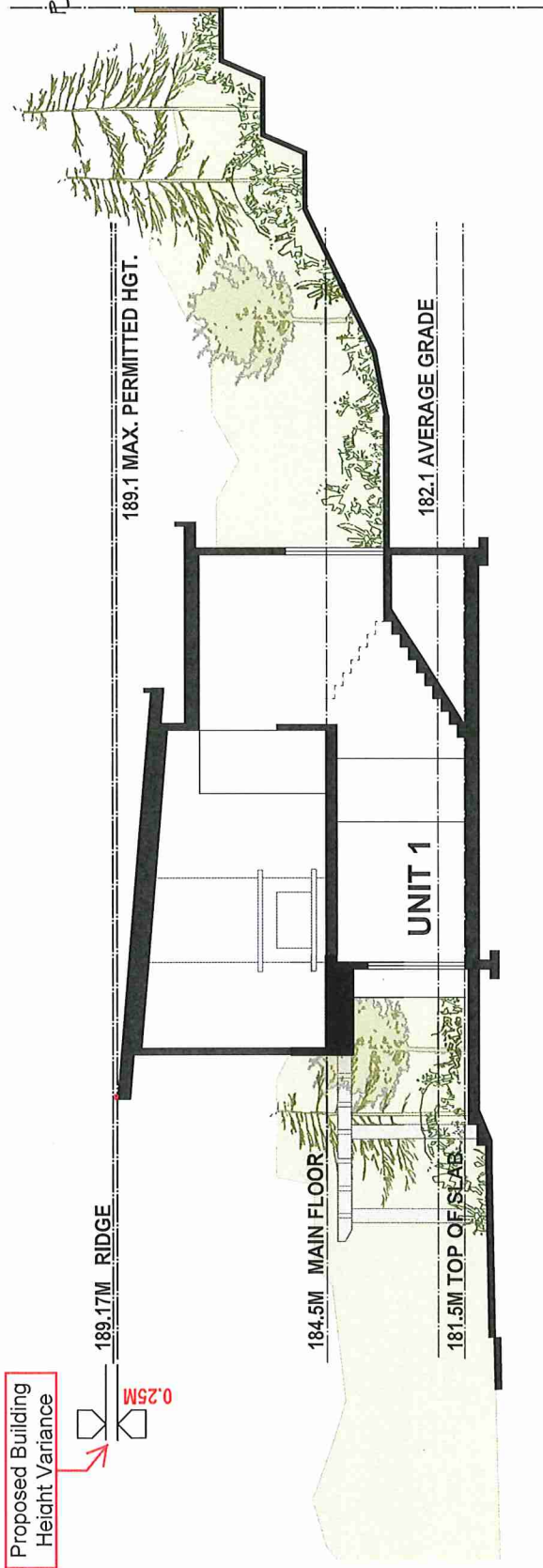
CONSULTING ENGINEERS - CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, GAS, AND ENVIRONMENTAL
200-1000 BROADVIEW AVENUE, SUITE 200
VANCOUVER, BC V6A 4K1
TEL: 604.681.1111
WWW.DELINEA.CA

PROPOSED RESIDENCES FOR:
LOT 6
COUGAR RIDGE SUBDIVISION
Nanaimo, B.C.

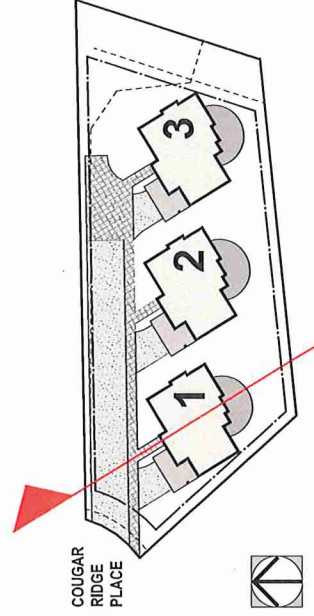
EXTERIOR ELEVATIONS
UNIT 1

PROJECT #: 01423.14.16
ISSUED: 26 MAY 2016
ISSUED: 01 JUN 2016
ISSUED: 27 JUN 2016
ISSUED: 18 JUL 2016
CLIENT REVIEW: 01 FEB 2017
CLIENT REVIEW: 14 MAR 2017
REISSUED DPA: 23 OCT 2017

DPA RESUBMISSION: 18 MAR 2021
DPA SUPPLEMENTAL INFORMATION: 22 OCT 2021
DPA SUPPLEMENTAL INFORMATION: 16 NOV 2021



HEIGHT VARIANCE - UNIT 1
NOT TO SCALE

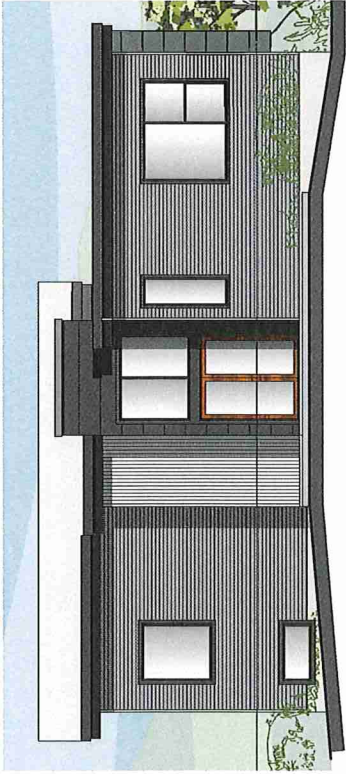




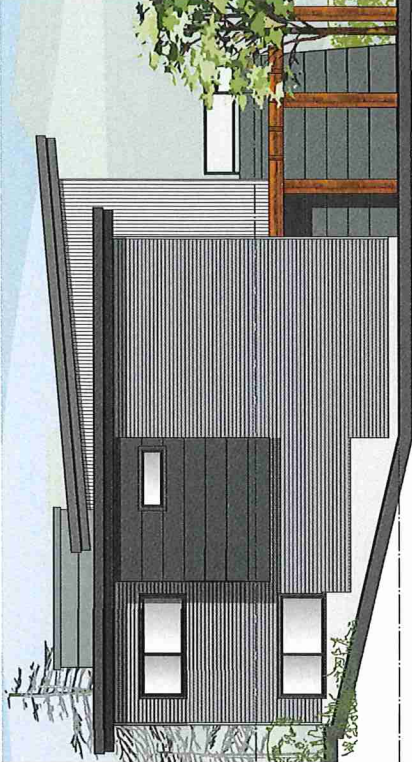
NORTH ELEVATION
(FACING COMMON DRIVEWAY)



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

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DP 1224
2021-NOV-16
COURTESY PLANNING

EXTERIOR ELEVATIONS
UNIT 2

DELINER
ARCHITECTS LTD.
100-1000 100th Avenue, Suite 100
Edmonton, Alberta T6E 6K6
Tel: 780-443-1111
www.deliner.ca

PROPOSED RESIDENCES FOR:
LOT 6
COUGAR RIDGE SUBDIVISION
Nanaimo, B.C.

EXTERIOR ELEVATIONS
UNIT 2

PROJECT #: 0142314716
ISSUED: 25 MAY 2016
ISSUED: 01 JUN 2016
ISSUED: 27 JUN 2016
PROJECT: YOUNG & CO
CLIENT REVIEW: 18 FEB 2017
DPA: 14 MAR 2017
REISSUED DPA: 23 OCT 2017

DPA RESUBMISSION: 18 MAR 2021
DP SUPPLEMENTAL INFORMATION: 22 OCT 2021
DP SUPPLEMENTAL INFORMATION: 16 NOV 2021

DRAWING #:
PR3.0(2)



PROPOSED RESIDENCES FOR:
LOT 6
COUGAR RIDGE SUBDIVISION
Nanaimo, B.C.

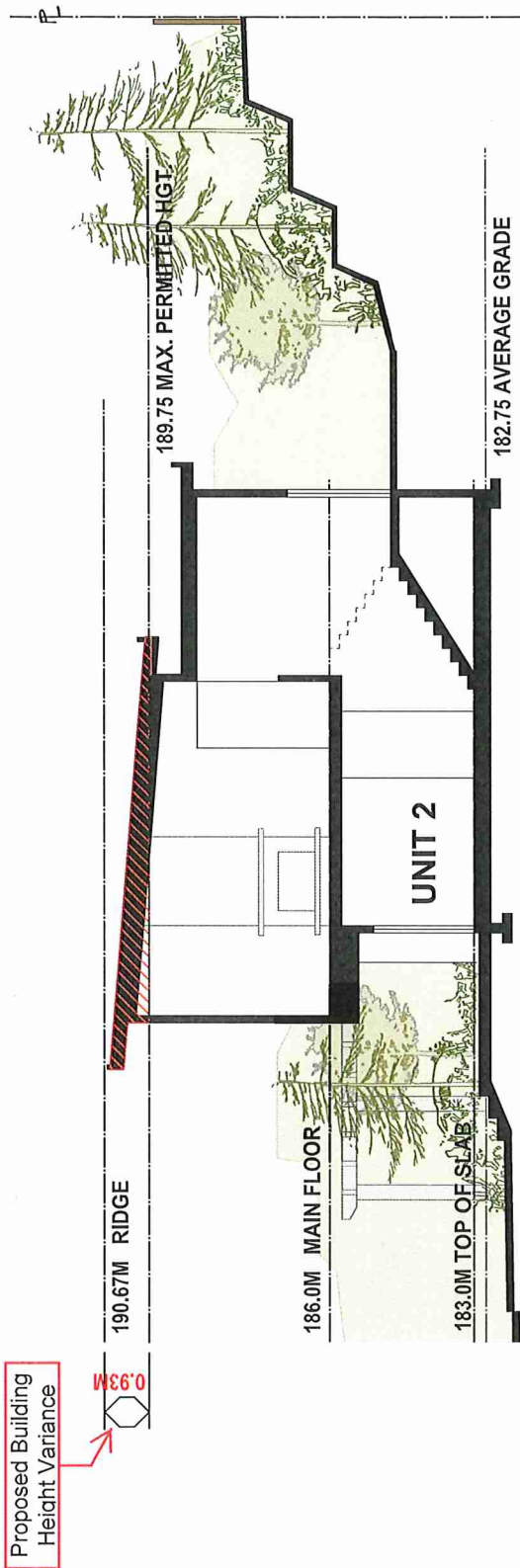
HEIGHT VARIANCE
UNIT 2

PROJECT #: d1423-14-16
CONSULTANT: 19 JULY 2021
DP SUPPLEMENTAL
INFORMATION: 22 OCT. 2021

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DP1224
2021-OCT-22
Curran Planning

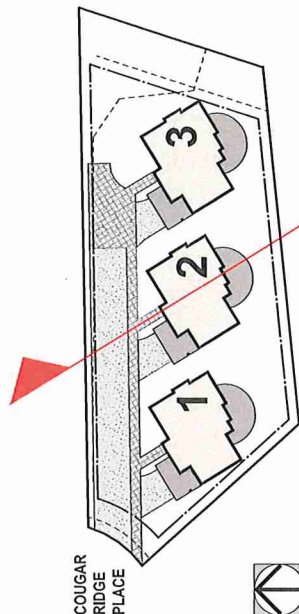
DRAWING #:

PR5.1

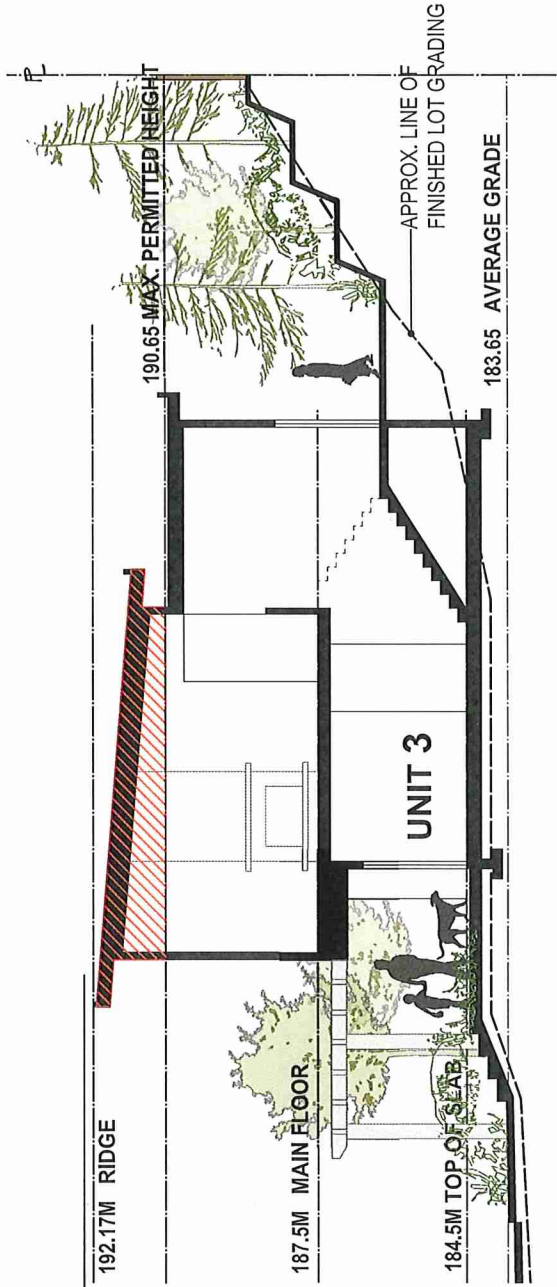


HEIGHT VARIANCE - UNIT 2

NOT TO SCALE

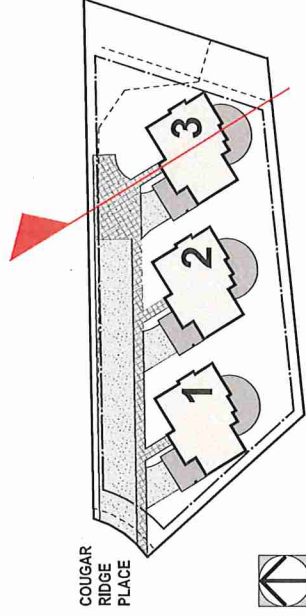


Proposed Building
Height Variance



HEIGHT VARIANCE - UNIT 3

NOT TO SCALE



HEIGHT VARIANCE UNIT 1

PROJECT #: d1423.14.16
ISSUED: 26 MAY 2016
ISSUED: 01 JUN 2016
ISSUED: 27 JUN 2016
ISSUED: 18 JUL 2016
TO VICTORIA: 01 FEB 2017
CLIENT REVIEW: 14 MAR 2017
REISSUED DPA: 23 OCT 2017

DPA RESUBMISSION: 18 MAR 2021
CONSULTANT: 19 JULY 2021
DP SUPPLEMENTAL INFORMATION: 22 OCT. 2021

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2021-OCT-22
CITY OF NANAIMO

DRAWING #:

PR5.3

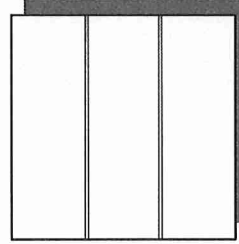


UNITS 1 & 3

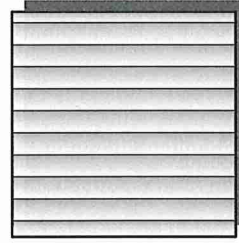
NORTH ELEVATION - FACING STREET



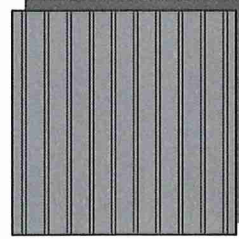
TIMBER / GARAGE DOOR



FIBER CEMENT PANELS
WITH ANODIZED REVEALS
ARCTIC WHITE



VERTICAL CORRUGATED
METAL SIDING
GALVALUME



HORIZONTAL LAPPED
FIBER CEMENT SIDING
AGED PEWTER

TRIMS / FASCIAS / SOFFITS



WINDOW FRAMES



FRONT DOOR COLOURS - VARYING COLOURS

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DP1224
2021-MAR-18
Current Planning

UNITS 1 & 3

DRAWING #:

PR4.0



PROPOSED RESIDENCES FOR:
LOT 6
COUGAR RIDGE SUBDIVISION
Nanaimo, B.C.

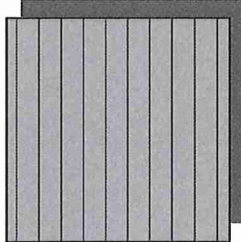
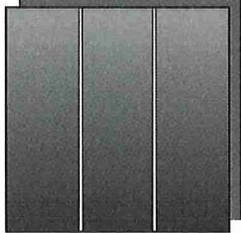
PROJECT #: 01428.14.16
ISSUED: 26 MAY 2016
ISSUED: 01 JUN 2016
ISSUED: 27 JUN 2016
TO VICTORIA: 18 JUL 2016
CLIENT REVIEW: 01 FEB 2017
DPA: 14 MAR 2017
REISSUED DPA: 23 OCT 2017
DPA
RESUBMISSION: 18 MAR 2021

DRAWING #:
PR4.1



UNIT 2

NORTH ELEVATION - FACING STREET

			
HORIZONTAL LAPPED FIBER CEMENT SIDING PEARL GREY	VERTICAL CORRUGATED METAL SIDING GALVALUME	FIBER CEMENT PANELS WITH ANODIZED REVEALS AGED PEWTER	TIMBER / GARAGE DOOR
			
FRONT DOOR COLOUR		TRIMS / FASCIAS / SOFFITS	WINDOW FRAMES

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DP1224
2021-MAR-18
Current Planning
UNIT 2

Development Permit No. DP001224 Schedule D
5605 Cougar Ridge Place

LANDSCAPE PLAN AND DETAILS

Plant List

Study	Study Design	Study Period	Study Location	Study Population	Study Size	Study Results
1	Case-control	1998-2000	USA	100 cases, 100 controls	200	OR = 1.5
2	Cohort	1995-2000	USA	1000 subjects	1000	RR = 1.2
3	Cross-sectional	1998	USA	1000 subjects	1000	Prevalence = 10%
4	Case-control	1998-2000	USA	100 cases, 100 controls	200	OR = 1.5
5	Cohort	1995-2000	USA	1000 subjects	1000	RR = 1.2
6	Cross-sectional	1998	USA	1000 subjects	1000	Prevalence = 10%
7	Case-control	1998-2000	USA	100 cases, 100 controls	200	OR = 1.5
8	Cohort	1995-2000	USA	1000 subjects	1000	RR = 1.2
9	Cross-sectional	1998	USA	1000 subjects	1000	Prevalence = 10%
10	Case-control	1998-2000	USA	100 cases, 100 controls	200	OR = 1.5
11	Cohort	1995-2000	USA	1000 subjects	1000	RR = 1.2
12	Cross-sectional	1998	USA	1000 subjects	1000	Prevalence = 10%
13	Case-control	1998-2000	USA	100 cases, 100 controls	200	OR = 1.5
14	Cohort	1995-2000	USA	1000 subjects	1000	RR = 1.2
15	Cross-sectional	1998	USA	1000 subjects	1000	Prevalence = 10%
16	Case-control	1998-2000	USA	100 cases, 100 controls	200	OR = 1.5
17	Cohort	1995-2000	USA	1000 subjects	1000	RR = 1.2
18	Cross-sectional	1998	USA	1000 subjects	1000	Prevalence = 10%
19	Case-control	1998-2000	USA	100 cases, 100 controls	200	OR = 1.5
20	Cohort	1995-2000	USA	1000 subjects	1000	RR = 1.2
21	Cross-sectional	1998	USA	1000 subjects	1000	Prevalence = 10%
22	Case-control	1998-2000	USA	100 cases, 100 controls	200	OR = 1.5
23	Cohort	1995-2000	USA	1000 subjects	1000	RR = 1.2
24	Cross-sectional	1998	USA	1000 subjects	1000	Prevalence = 10%
25	Case-control	1998-2000	USA	100 cases, 100 controls	200	OR = 1.5
26	Cohort	1995-2000	USA	1000 subjects	1000	RR = 1.2
27	Cross-sectional	1998	USA	1000 subjects	1000	Prevalence = 10%
28	Case-control	1998-2000	USA	100 cases, 100 controls	200	OR = 1.5
29	Cohort	1995-2000	USA	1000 subjects	1000	RR = 1.2
30	Cross-sectional	1998	USA	1000 subjects	1000	Prevalence = 10%

Design Rationale

The intent of the landscape design is to provide a comfortable and inviting outdoor environment for the residents.

Entrance Gardens

Entrance Gardens
Colourful, easy to care for mass plantings consisting of multi-stemmed deciduous trees, evergreen shrubs, ornamental grasses and perennials will provide inviting entrance to the houses as well as privacy for the ground floor rooms.

Patios and wisteria trellis

South facing patios provide warm outdoor space. The wisteria trellis will provide shade in summer, as well as come privacy from the housing above.

Terraced Gardens

The slope on the south of the property will be terraced with rock walls and planted with native plants and drought resistant ornamental grasses and perennials, providing a colourful backdrop to the patios.

The Orchard

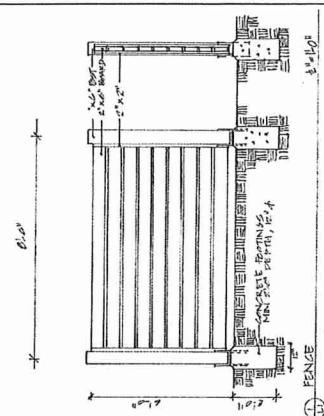
Fruit trees will be planted in the north-east corner for the project, under planted with meadow grasses and wildflowers.

Fencing

Post and rail fencing will be installed along the north property line. Horizontal board fencing will be installed along the south property line.

[illegible]

NOTES

RECEIVED
DP1224
2021-OCT-22

11	DRAWING NUMBER	10/10/2008
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PROPOSED
RESIDENCES LOT 6
COUGAR RIDGE
SUBDIVISION
NANA NW
SECTION 34
T12N R10E
S4E

VICTORIA DRAKEFORD
Landscape Architect

LANDSCAPEARCHITECT
2230 Pine St. Nanaimo,
B.C. V9N 2E0
250-784-4336
vdrake@telusnet.net

DATE	REV.	DESCRIPTION
		CON COMMENTS



Waters: The following are the best recommendations noted in the Wildlife Protection Covenant (C4567777) are as follows:

Precautions During Land Clearing and Construction

- Any work on the Wildlife Area is a high-priority activity. It must be planned in advance and carried out in a timely manner.
- As clearing the Wildlife Area is a high-priority activity, it must be planned in advance and carried out in a timely manner.
- As clearing the Wildlife Area is a high-priority activity, it must be planned in advance and carried out in a timely manner.

Regulation Management

- The Wildlife Area is a high-priority activity. It must be planned in advance and carried out in a timely manner.
- As clearing the Wildlife Area is a high-priority activity, it must be planned in advance and carried out in a timely manner.
- As clearing the Wildlife Area is a high-priority activity, it must be planned in advance and carried out in a timely manner.