



DEVELOPMENT PERMIT NO. DP001268

**LAW HOLDINGS LTD
HARRY LAW & TAMARA LAW
Owner(s) of Land (Permittee)**

**5485 GODFREY ROAD & 5495 GODFREY ROAD
Civic Addresses**

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 Descriptions:

**LOT 41, SECTION 4, RANGE 4, WELLINGTON DISTRICT, PLAN 21691
LOT 42, SECTION 4, RANGE 4, WELLINGTON DISTRICT, PLAN 21691
EXCEPT PLAN EPP106668
PID Nos. 003-450-813 & 003-450-821**

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 Subject Property Map
Schedule B Site and Parking 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:

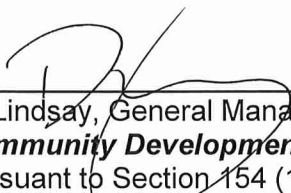
1. Section 17.3.4 Refuse Receptacles – to reduce the minimum required setback for refuse receptacles adjacent to a residential zoned property from 3.0 to 2.28m.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site Plan & Parking Plan, prepared by Joyce Reid Troost Architecture, dated received 2023-APR-18, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Joyce Reid Troost Architecture, dated 2023-FEB-23, as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by 4 Site Landscape Architecture and Site Planning., dated received 2023-MAY-29, as shown on Schedule D.
4. That lot consolidation be required prior to submitting a building permit application.
5. Registration of a Statutory Right-of-Way (SRW) to protect the drainage course along the northeast side property line to allow for future access and maintenance, generally as shown on Schedule B, prior to building permit issuance.

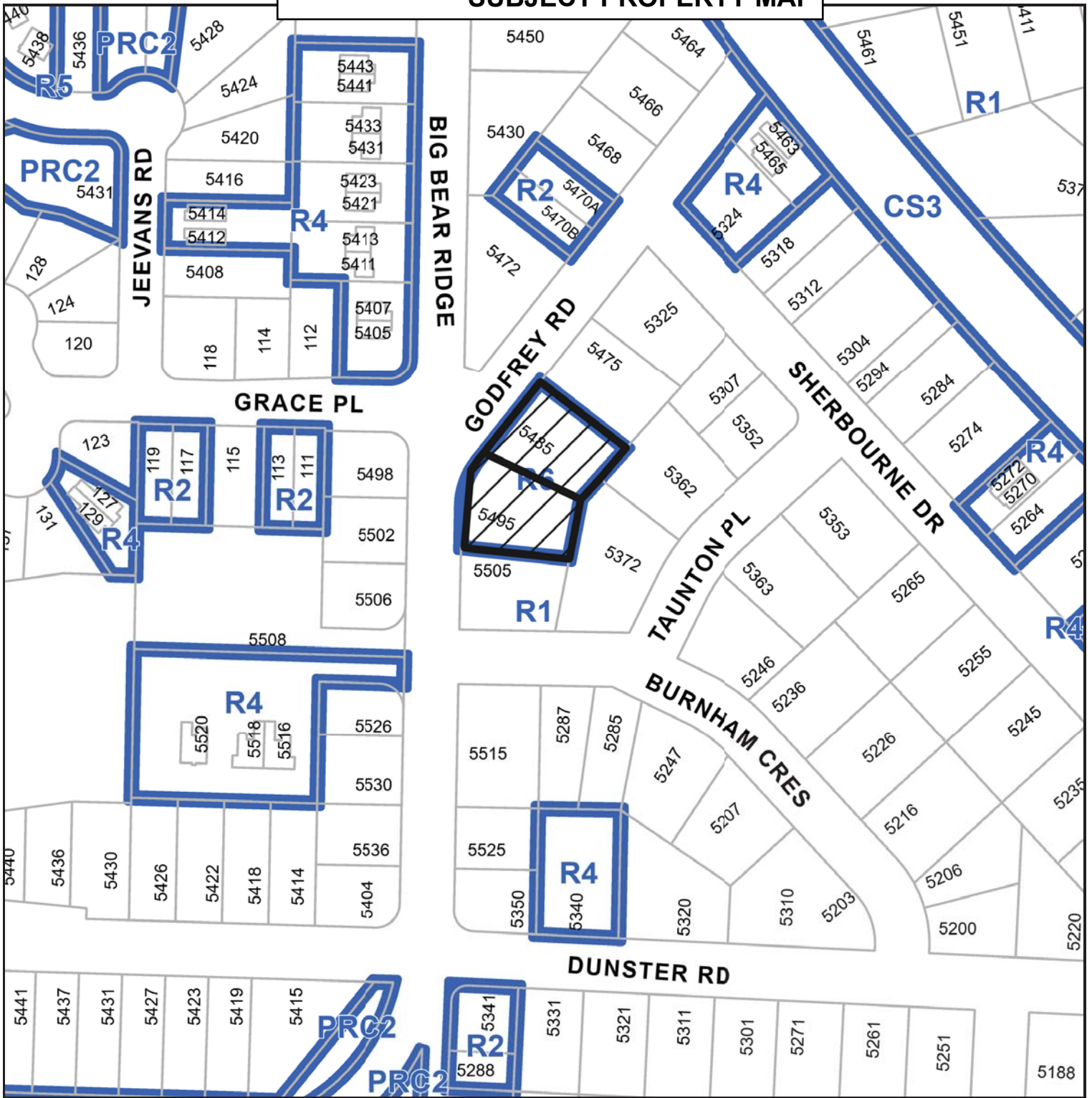
REVIEWED AND APPROVED ON

2023-JUL-16
Date


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

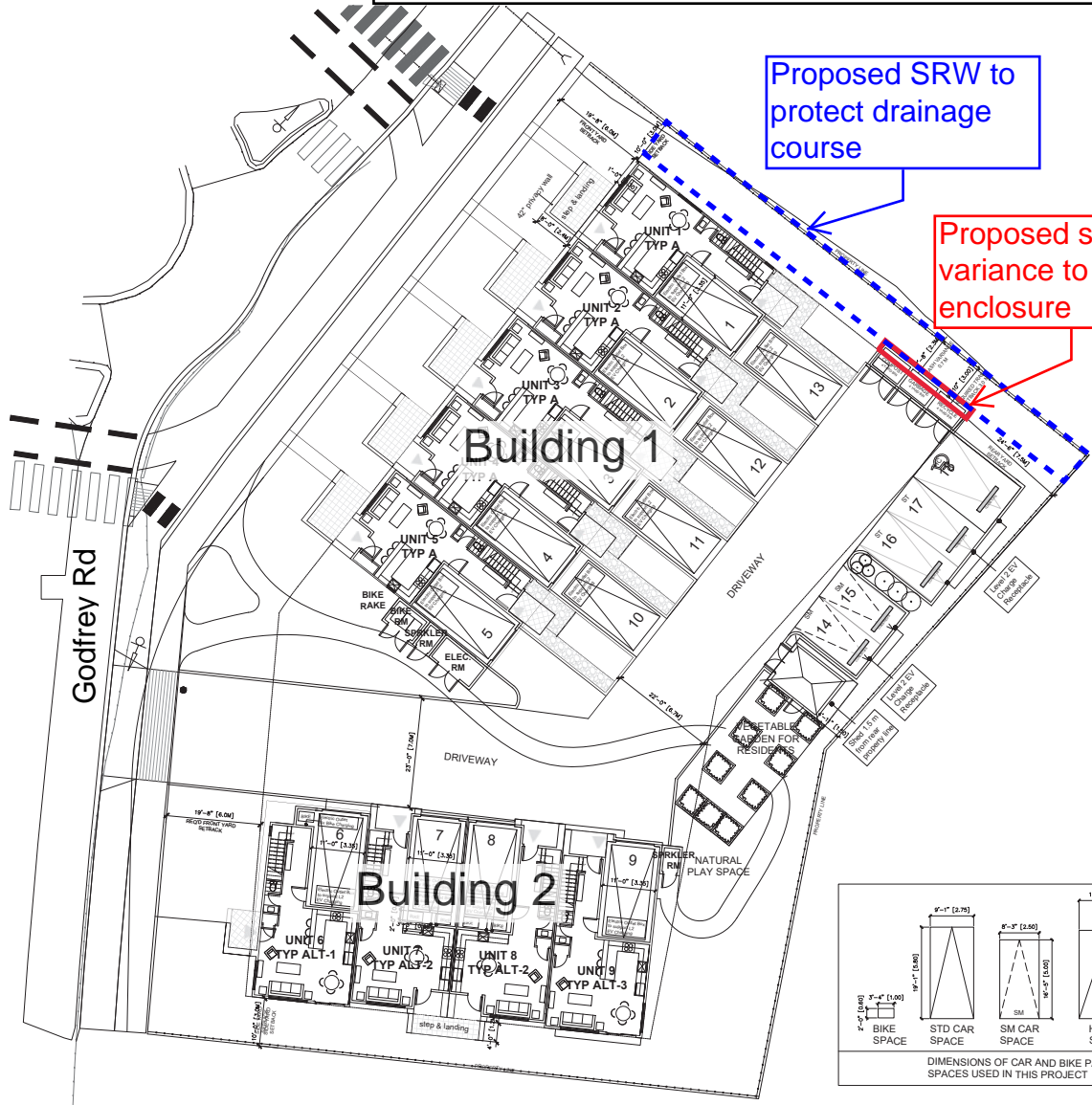
SR/bb
Prospero attachment: DP001268

SUBJECT PROPERTY MAP



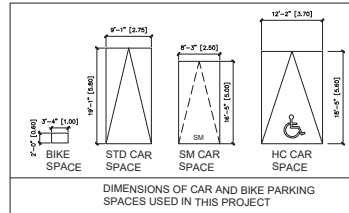
5485 and 5495 GODFREY ROAD

SITE AND PARKING PLAN



Proposed SRW to protect drainage course

Proposed setback variance to refuse enclosure



PROJECTION INTO THE YARD:
* See drawings for details listed below:

FRONT YARD: (No Variances requested)
- Step and landing (less than 0.6 m above finished grade)
- 42" privacy wall

SIDE YARD: North, (Trash location Variances requested)
- Trash receptacle located 2.3 m from property line, 0.7 m variance request

REAR YARD: (No Variances requested)
- Garden shed located 1.5 m from rear property line

SIDE YARD: South, (No Variances requested)
- Step and landing (less than 0.6 m above finished grade)

RECEIVED
DP1268
2023-APR-18

JOYCE REID TROOST ARCHITECTURE
2515 GLENAYR DRIVE
NANAIMO, BC V9S 3R9
joyce@jrtarchitecture.com
250.714.8749
jrtarchitecture.com

THE DRAWINGS, DESIGN IDEAS AND MATERIALS OR CONSTRUCTION METHODS HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECTURE. ALL COMMERCIAL COPY AND PROPERTY RIGHTS ARE RESERVED. REVISIONS ARE MADE BY THE ARCHITECT. CLIENTS MUST SIGN OFF ON ALL CHANGES TO THE DRAWINGS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF ANY INFORMATION CONTAINED IN THESE DRAWINGS. THE ARCHITECT'S LIABILITY SHALL NOT BE LIMITED BY THIS STATEMENT.

ARCH. STAMP

GODFREY TOWNHOMES
5484/ 5496 GODFREY ROAD, BC

CLIENT
Law Holding, Inc.







REV. DATE	NUMBER	DESCRIPTION
22-02-02	DP	
22-11-23	CL Update	
22-02-23	CL Response 2	
22-04-14	CL Response 2 rev 1	

DATE: FEB. 1, 2022
SCALE:
DRAWN BY: JRT

SITE PLAN
A100

Development Permit No. DP001268 Schedule C
 5485 & 5495 Godfrey Road
BUILDING ELEVATIONS AND DETAILS

MATERIAL LEGEND



-  00 Windows Black
-  01 HARDIE Panel Arctic White
-  02 HARDIE Lap Siding Pearl Grey
-  03 HARDIE Board and Batton Night Grey
-  04 HARDIE Panel Iron Grey
-  05 HARDIE Panel Wood Stained Finish



WEST ELEVATION | TOWNHOMES | FROM GODFREY ROAD | Scale 1/8" = 1' |



EAST ELEVATION | TOWNHOMES | Scale 1/8" = 1' |

	JOYCE REID TROOST ARCHITECTURE 2515 GLENAYR DRIVE NANAIMO, BC V9S 3R9 joyce@jrtarchitecture.com 250.714.8749 jrtarchitecture.com	THE DRAWINGS, DESIGN IDEAS AND FEASIBILITY OF CONSTRUCTION EXPRESSED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECTURE. ALL COMMERCIAL COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES WITHOUT THEIR WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECTURE RESPONSIBLE.	ARCH. STAMP 	GODFREY TOWNHOMES 5485/ 5495 GODFREY ROAD, NANAIMO	CLIENT Law Holdings Inc.	<table border="1" style="width: 100%; border-collapse: collapse; font-size: 8px;"> <thead> <tr> <th>REV. DATE</th> <th>NUMBER</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>22-02-2</td> <td>DP</td> <td></td> </tr> <tr> <td>22-11-23</td> <td>CL Response</td> <td></td> </tr> <tr> <td>23-02-23</td> <td>CL Response 2</td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV. DATE	NUMBER	DESCRIPTION	22-02-2	DP		22-11-23	CL Response		23-02-23	CL Response 2																				DATE: FEB. 2, 2022 SCALE: SEE DRAWING <div style="text-align: center; border: 1px solid black; padding: 2px;"> RECEIVED DP 1268 2023-APR-03 CITY OF NANAIMO </div> DRAWN BY: JRT DRAWN BY: JRT	ELEVATIONS A200
	REV. DATE	NUMBER	DESCRIPTION																																			
22-02-2	DP																																					
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SOUTH ELEVATION | TOWNHOMES | BUILDING 2 REAR ELEVATION | Scale 1/8" = 1' |



NORTH ELEVATION | TOWNHOMES | BUILDING 1 SIDE ELEVATION | Scale 1/8" = 1' |



NORTH ELEVATION | TOWNHOMES | BUILDING 2 FRONT ELEVATION | Scale 1/8" = 1' |



SOUTH ELEVATION | TOWNHOMES | BUILDING 1 SIDE ELEVATION | Scale 1/8" = 1' |
Side of Building 1 as viewed from driveway

JOYCE REID TROOST ARCHITECTURE
 2515 GLENAYR DRIVE
 NANAIMO, BC V9S 3R9
 joyce@jrtarchitecture.com
 250.714.8749
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GODFREY TOWNHOMES
 5485/ 5495 GODFREY ROAD, NANAIMO

CLIENT: Law Holdings Inc.

REV. DATE	NUMBER	DESCRIPTION
22-02-2	DP	
22-11-23	CL Response	
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DATE	DESCRIPTION
FEB. 2, 2022	SEE DRAWING
RECEIVED DP1268 2023-APR-03	
DRAWN BY	JRT
DRAWN BY	JRT

ELEVATIONS

A201

LANDSCAPE PLAN AND DETAILS

4★SITE
LANDSCAPE ARCHITECTURE
AND SITE PLANNING INC. 2023.05.01

PROJECT NAME:
**GODFREY
TOWNHOMES**

ADDRESS:
5484/5495 GODFREY ROAD
WELLINGTON DISTRICT
CITY OF NANAIMO

CLIENT:
LAW HOLDINGS LTD.

LAW HOLDINGS LTD

ISSUED FOR
DEVELOPMENT PERMIT
REVIEW

REVISED AS PER
DESIGN PANEL
COMMENTS- FEB 23, 2023

REVISED AS PER
TOWNSITE PLANNING
COMMENTS- APR 14, 2023

FULL PLANTING PLAN
(SHEET L3) ADDED AS
PER PLANNING
COMMENTS

DATE:
MAY 29, 2023

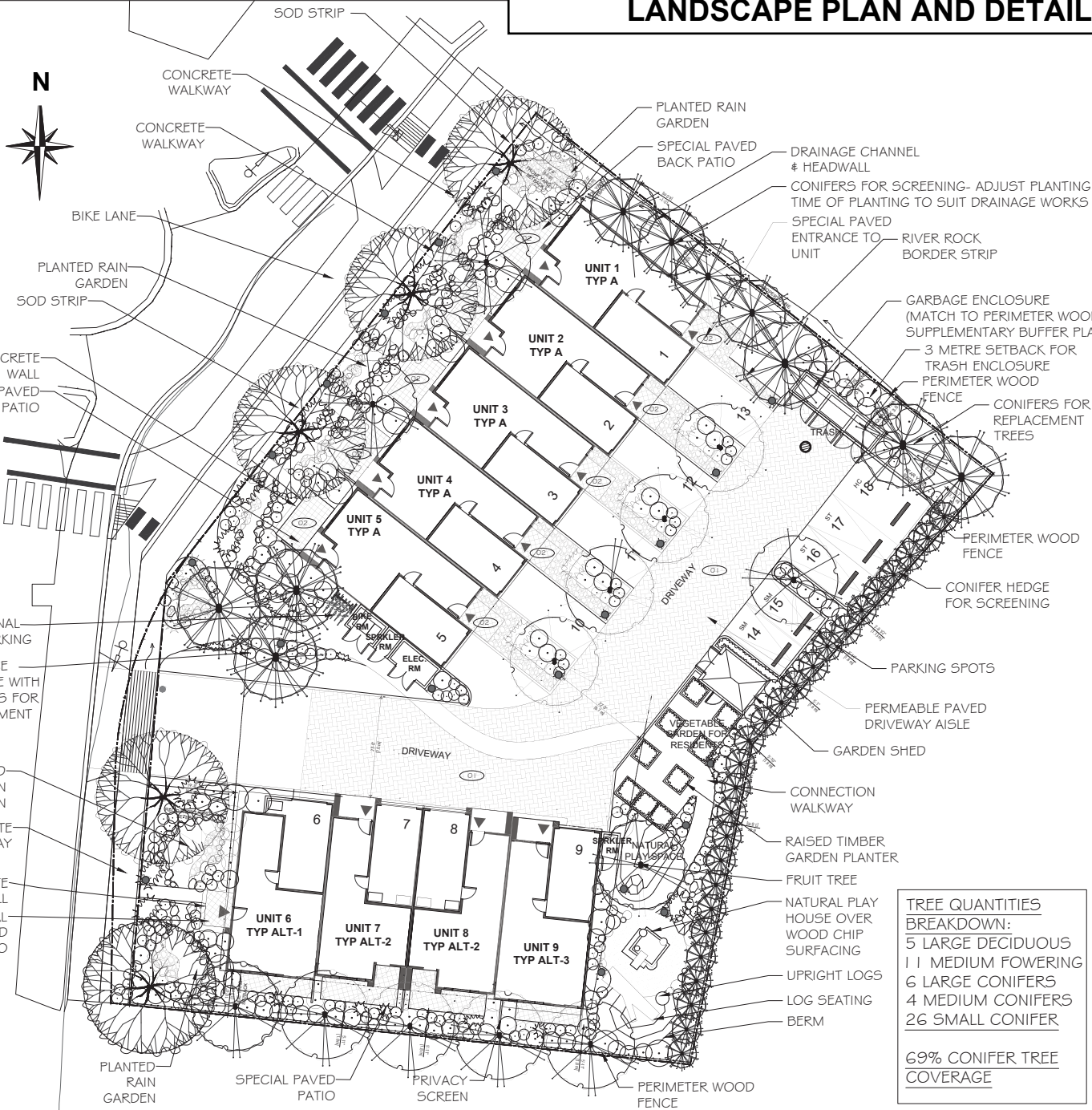
DRAWN BY:
BRAD FORTH

SCALE:
3/32" = 1'-0"

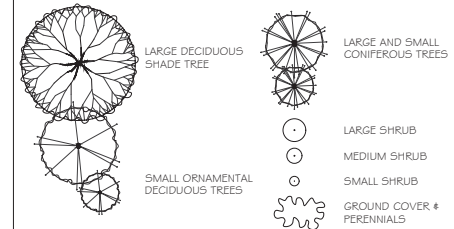
DRAWING TITLE:
**LANDSCAPE
CONCEPT
PLAN**

SHEET:

L1



SOFTSCAPE LEGEND



BIKE RACKS
MODEL: CAH-201
QUANTITY: 6
COLOUR: NOBEL (GLOSS)
SUPPLIER: CANAAN SITE
FURNISHINGS
PHONE: 1-855-330-1133

BENCH
DESCRIPTION: COMMERCIAL METRO BENCH
QUANTITY: 1
FRAME COLOUR: NOBEL (GLOSS)
WOOD PLASTIC COMPOSITE: WALNUT
SUPPLIER: CANAAN SITE FURNISHINGS
PHONE: 1-855-330-1133

PAVER TYPES

01	TYPE: VENETIAN COBBLE (PERMEABLE PAVER) COLOUR: GRANITE PATTERN: RUNNING BOND SIZE: 6"x12"	02	TYPE: CORTEZ COLOUR: COPPER CANYON PATTERN: 45° STACK BOND SIZE: 24"x24"
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LIGHTING LEGEND

BOLLARDS (x19)
DESCRIPTION: APTOS BOLLARD
MODEL: LBAT-AC
COLOUR: BRIGHT SILVER GLOSS
SUPPLIER: FORMS + SURFACES

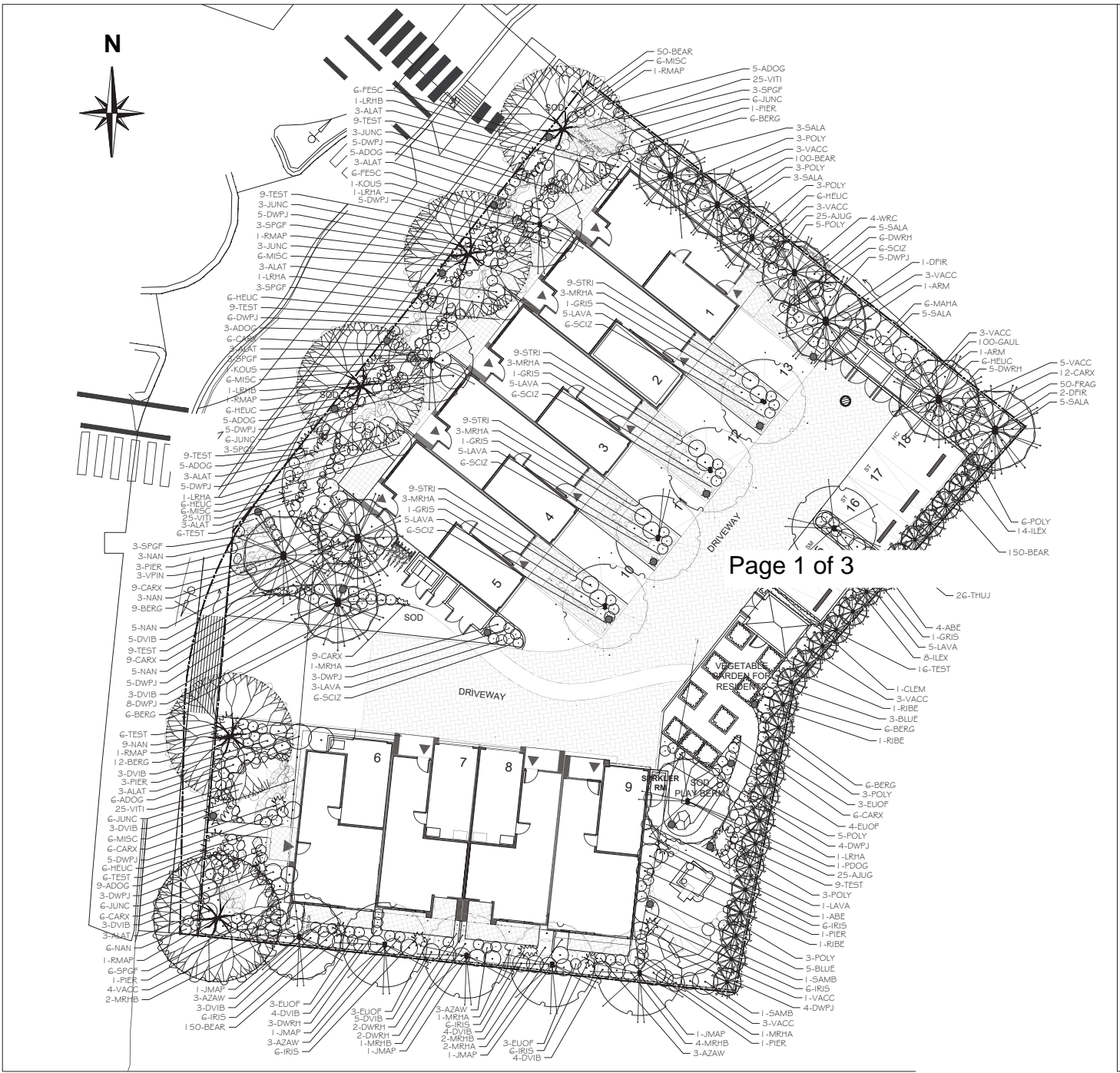
NOTES:

- REFER TO SUPPLEMENTAL DETAILS (SHEET L2) FOR FENCE, GARBAGE ENCLOSURE AND FURNISHING DETAILS
- REFER TO SHEET L3 FOR FULL PLANTING PLAN (INCLUDING QUANTITIES & SIZES)

**TREE QUANTITIES
BREAKDOWN:**
5 LARGE DECIDUOUS
11 MEDIUM FLOWERING
6 LARGE CONIFERS
4 MEDIUM CONIFERS
26 SMALL CONIFER

**69% CONIFER TREE
COVERAGE**

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2023-MAY-31
CITY OF NANAIMO



Page 1 of 3

4★SITE
 LANDSCAPE ARCHITECTURE
 AND SITE PLANNING INC. 2023
1801 STREET VICTORIA BC V8V 2T6
 TEL: 250-383-2500 FAX: 250-383-2501
 WWW: 4SITEINC.COM

PROJECT NAME:
GODFREY TOWNHOMES

ADDRESS:
 5484/5495 GODFREY ROAD
 WELLINGTON DISTRICT
 CITY OF NANAIMO

CLIENT:
 LAW HOLDINGS LTD.

LAW HOLDINGS LTD

ISSUED FOR DEVELOPMENT PERMIT REVIEW

REVISED AS PER DESIGN PANEL COMMENTS- FEB 23, 2023

REVISED AS PER TOWNSITE PLANNING COMMENTS- APR 14, 2023

ADDITIONAL PLANTING PLAN ADDED AS PER PLANNING COMMENTS

DATE:
 MAY 29, 2023

DRAWN BY:
 BRAD FORTH

SCALE:
 3/32" = 1'-0"

DRAWING TITLE:
LANDSCAPE PLANNING PLAN

SHEET:
L3

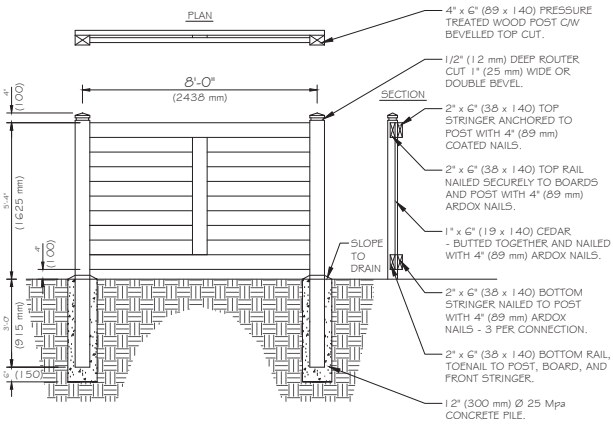
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 DPI 268
 2023-MAY-31

PLANT LIST

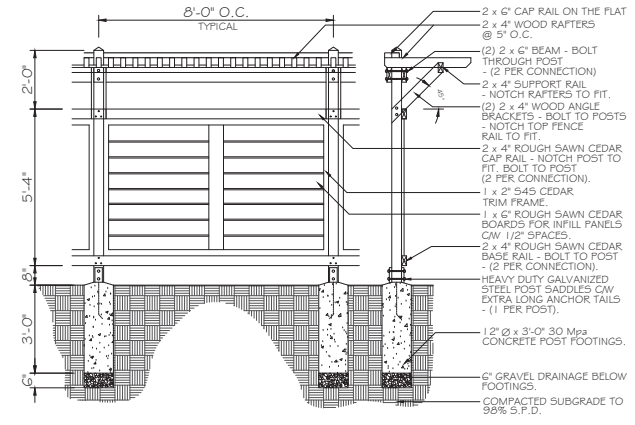
	KEY	Quantity	Common Name	Latin Name	Size
Trees	RMAP	5	Red Maple	<i>Acer rubrum</i> var. 'Bowhall'	8cm Cal
	JMAP	5	Japanese Maple	<i>Acer palmatum</i> var. 'Bloodgood'	6cm Cal.
	PDOG	1	Pacific Dogwood	<i>Cornus nuttallii</i> var. 'Eddie's White Wonder'	6cm Cal.
	THUJ	26	Western Red Cedar	<i>Thuja plicata</i> var. 'Excelsa'	2.5m Ht
	VPIN	3	Vanderwolf Pine	<i>Pinus flexilis</i> var. 'Vanderwolfs Pyramid'	2.5m Ht
	KOUS	2	Kousa Dogwood	<i>Kousa Dogwood</i>	6cm Cal
	WRC	4	Western Red Cedar	<i>Thuja plicata</i> var. 'Excelsa'	5.0m Ht
	DFIR	3	Douglas Fir	<i>Pseudotsuga menziesii</i>	2.5m Ht
	GRIS	5	Paperbark Maple	<i>Acer griseum</i>	5cm Cal.
Large Shrubs	ALAT	24	Dwarf Burning Bush	<i>Euonymus alata</i> var. 'Compacta'	#5 Pot
	PIER	10	Lily of the Valley Shrub	<i>Pieris japonica</i> var. 'Forest Flame' & 'Valley Rose'	#5 Pot
	LRHA	4	Rhododendron	<i>Rhododendron</i> var. 'Pink Walloper'	#5 Pot
	LRHB	2	Rhododendron	<i>Rhododendron</i> var. 'Gomer Waterer'	#5 Pot
	SAMB	2	Red Elderberry	<i>sambucus racemosa</i>	#5 Pot
	MAHA	6	Oregon Grape	<i>Mahonia aquifolium</i>	#5 Pot
Medium Shrubs	ABE	5	Glossy Abelia	<i>Abelia x grandiflora</i>	#2 Pot
	SALA	21	Salal	<i>Gaultheria shallon</i>	#2 Pot
	MRHA	17	Rhododendron	<i>Rhododendron</i> var. 'Unique' & 'Christmas Cheer'	#5 Pot
	MRHB	9			
	RIBE	3	Red Flowering Currant	<i>Ribes sanguineum</i> var. 'King Edward'	#2 Pot
	DVIB	37	David Viburnum	<i>Viburnum davidii</i>	#2 Pot
	VACC	28	Mountain Blueberry	<i>Vaccinium ovatum</i>	#5 Pot
Small Shrubs	EUOF	16	Creeping Euonymus	<i>Euonymus fortunei</i> var. 'Emerald Gaiety'	#1 Pot
	DWFJ	68	Dwarf Lily of the Valley Shrub	<i>Pieris japonica</i> var. 'Debutante'	#1 Pot
	POLY	34	Sword Fern	<i>Polystichum munitum</i>	#1 Pot
	DWRH	18	Dwarf Rhododendron	<i>Rhododendron</i> var. 'Bow Bells' & 'Jock'	#2 Pot
	SPGF	24	Goldflame Spirea	<i>Spirea bumalda</i> var. 'Gold Flame'	#1 Pot
	ADOG	38	Dwarf Dogwood	<i>Cornus senceae</i> var. 'Kelsey'	#2 Pot
	ILEX	22	Dwarf False Holly	<i>Ilex crenata convexa</i>	#1 Pot
	BLUE	8	Dwarf Blueberry	<i>Vaccinium cespitosum</i> var. 'True Blue'	#1 Pot
	AZAW	12	White Evergreen Azalea	<i>Azalea</i> var. 'Gumpo White'	#2 Pot
	NAN	31	Heavenly Bamboo	<i>Nandina domestica</i> var. 'Flum Passion'	#5 Pot
Ground Covers	BEAR	450	Bearberry	<i>Arctostaphylos uva-ursi</i> var. 'Vancouver Jade'	SP4
	BERG	45	Heartleaf Bergenia	<i>Bergenia cordifolia</i> var. 'Bressingham Ruby'	SP5
	VITI	75	Lignoberry	<i>Vaccinium vitis-idaea</i>	SP4
	AJUG	50	Bugleweed	<i>Ajuga reptans</i> var. 'Burgundy Glow'	SP4
	FRAG	50	Coastal Strawberry	<i>Fragaria chilowensis</i>	SP4
	GAUL	100	Wintergreen	<i>Gaultheria procumbens</i>	SP4
Perennials #	CARX	63	Variegated sedge	<i>Carex morrowii</i> var. 'Ice Dance'	#1 Pot
Grasses	TEST	88	Orange New Zealand Sedge	<i>Carex testacea</i>	#1 Pot
	JUNC	33	Corkscrew Rush	<i>Juncus effusus</i> var. 'Spiralis'	#1 Pot
	MISC	30	Miscanthus Grass	<i>Miscanthus sinensis</i>	#1 Pot
	FESC	12	Blue Fescue	<i>Festuca ovina glauca</i> var. 'Elijah's Blue'	#1 Pot
	HEUC	36	Coral Bells	<i>Heuchera micrantha</i> var. 'Bressingham Bronze'	SP5
	IRIS	36	Sweet Iris	<i>Iris pallida</i> var. 'Aureo -Variegata'	SP5
	LAVA	29	English Lavender	<i>Lavandula angustifolia</i> var. 'Hidcote'	SP5
	STRI	36	Zebra Grass	<i>Miscanthus strictus</i>	SP5
	SCIZ	36	Kaffir Lily	<i>Schizostylis cocinea</i> var. 'Oregon Sunset'	SP5
	Vines	CLEM	1	Evergreen Clematis	<i>Clematis armandii</i>
ARM		2	Clematis	<i>Clematis</i> var. 'Elizabeth'	#2 Pot

NOTES:

- ALL WOOD MEMBERS TO BE PRE-STAINED WITH 2 COATS STAIN. COLOUR TO BE APPROVED BY OWNER.
- FINAL COVERAGE AND QUALITY OF STAIN TO BE APPROVED BY OWNER. CONTRACTOR SHALL SUBMIT FINISHED PRODUCT SAMPLE FOR APPROVAL PRIOR TO STAINING. CONTRACTORS UNIT PRICE SHALL INCLUDE ALL NECESSARY ADJUSTMENTS AND REVISIONS AS REQUIRED TO OBTAIN OWNER AND CITY APPROVAL.
- ALL CUT MEMBERS TO BE STAINED IN FIELD.
- FENCE TO BE LOCATED WITHIN PROJECT PROPERTY LINES.



1 PERIMETER WOOD FENCE
L2 SCALE 1/2" = 1'-0"



2 GARBAGE ENCLOSURE W/ ARBOUR TOP
L2 SCALE 1:30

SITE FURNISHINGS



BOLLARDS (x19)
DESCRIPTION: APTOS BOLLARD
MODEL: LBAPT-AC
COLOUR: BRIGHT SILVER GLOSS
SUPPLIER: FORMS + SURFACES



BENCH
DESCRIPTION: COMMERCIAL METRO BENCH
QUANTITY: 1
FRAME COLOUR: NOBEL (GLOSS)
WOOD PLASTIC COMPOSITE: WALNUT
SUPPLIER: CANAAN SITE FURNISHINGS
PHONE: 1-855-330-1133



BIKE RACKS
MODEL: CAH-201
QUANTITY: 6
COLOUR: NOBEL (GLOSS)
SUPPLIER: CANAAN SITE FURNISHINGS
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