



DEVELOPMENT PERMIT NO. DP001286

BROOKS LANDING CENTRE INC.
Owner(s) of Land (Permittee)

2180 HIGHLAND BOULEVARD
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 as described below, and any and all buildings, structures and other developments thereon:

Legal Description:

LOT B, SECTION 1, NANAIMO DISTRICT, PLAN EPP25143

PID No. 028-963-784

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:

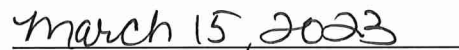
1. *Section 10.5.1 Siting of Buildings* – to decrease the minimum south (parking lot) side yard setback from 3.0m to 1.13m.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site and Parking Plans, prepared by K Paul Architect, dated 2023-JAN-11, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by K Paul Architect, dated 2023-JAN-23, as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by PMG Landscape Architects, dated 2023-JAN-23, as shown on Schedule D.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE
27TH DAY OF FEBRUARY, 2023.

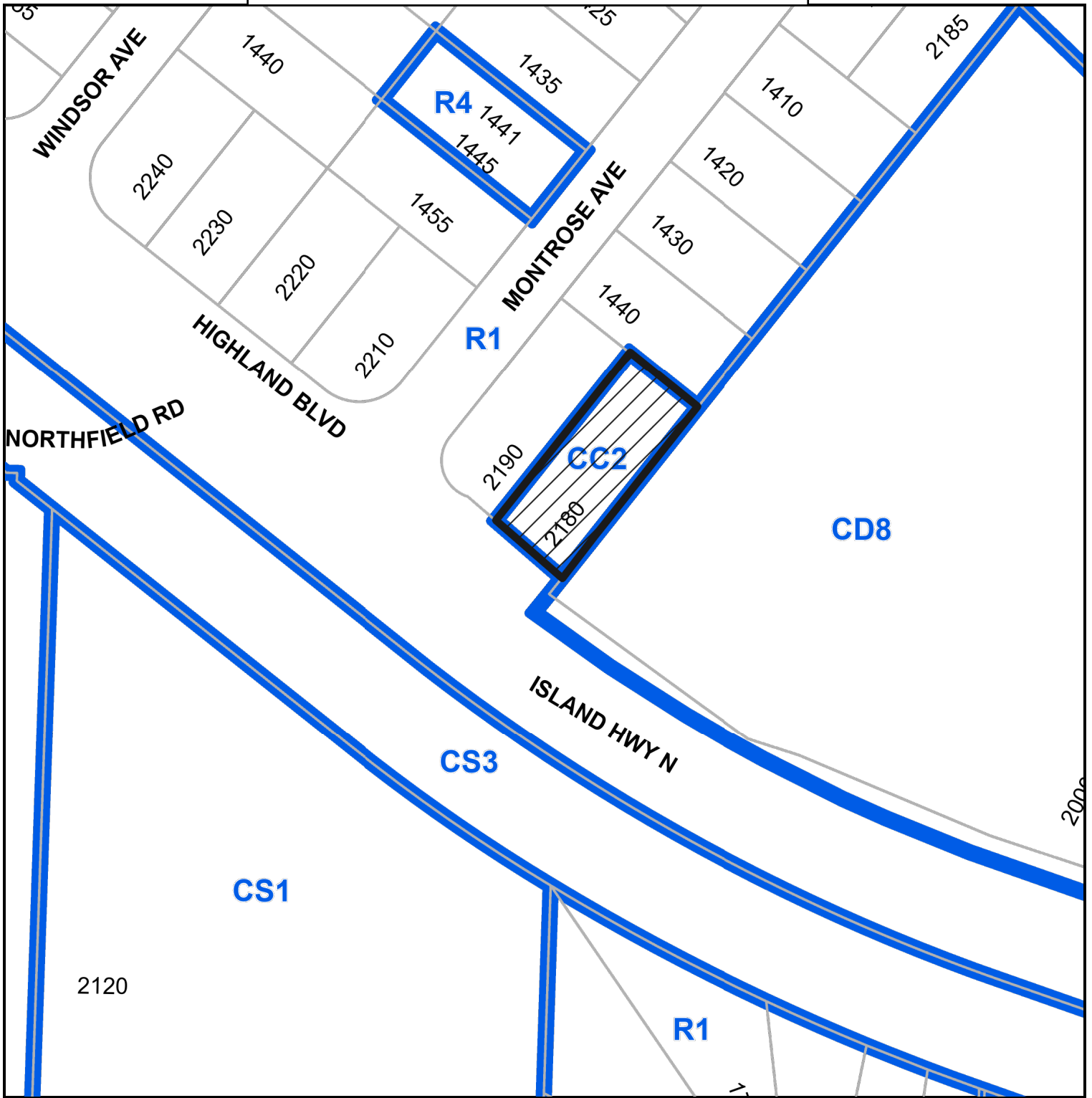

Corporate Officer


Date

GF/bb

Prospero attachment: DP001286

SUBJECT PROPERTY MAP



DEVELOPMENT PERMIT NO. DP1286

 2180 HIGHLAND BOULEVARD

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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 • f: 604 294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
6	23.JAN.23	UPDATE PER CITY COMMENTS	CLG
5	22.OCT.16	ADP COMMENTS & ISSUE FOR SUBMISSION	CLG
4	22.OCT.24	ADD PROPERTY LINE TAGS	CLG
3	23.OCT.07	ISSUED FOR PERMIT	CLG
2	22.FEB.22	ISSUE FOR P&P	CLG
1	22.FEB.15	UPDATE PER NEW SITE PLAN / 95% DRAWINGS	CLG

NO. DATE REVISION DESCRIPTION DR.

PROJECT: COMMERCIAL DEVELOPMENT

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AT BROOKS LANDING
2180 HIGHLAND BLVD.
NANAIMO, B.C.

DRAWING TITLE:

SHRUB PLAN

DATE: 22.AUG.23 DRAWING NUMBER:

SCALE: 1:150

DRAWN: MM

DESIGN: MM

CHKD: MCV

L2

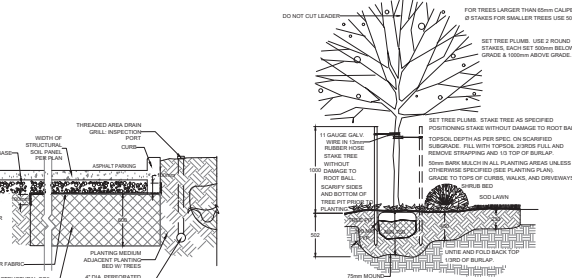
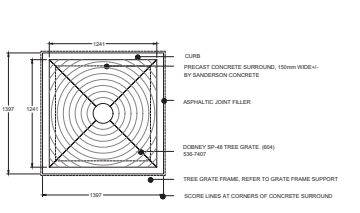
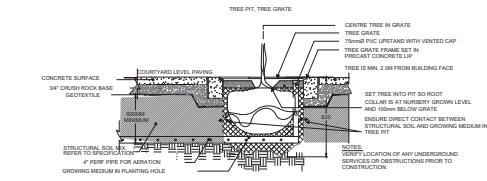
OF 4

PMG PROJECT NUMBER: 22176-5.2P

RECEIVED
2023-FEB-02

KEY	SYMBOL	SYMBOL NAME	COMMON NAME	PLANTED SIZE / SPACING
1		ACER GRiseum	PAPERBARK MAPLE	60M CAL, 1.8M STD. BAR. CLIMATE RESILIENT
2		QUERCUS GRiseum	THORNLESS COCKERPLUM HAWTHORN	60M CAL, 1.8M STD. BAR. CLIMATE RESILIENT
3		LIQUIDAMBAR STRYRACULUA	SLENDER SILKHOOTLENDER	60M CAL, 1.8M STD. BAR. CLIMATE RESILIENT
4		LIQUIDAMBAR STRYRACULUA	WOPPLESTYUM	60M CAL, 1.8M STD. BAR. CLIMATE RESILIENT
5		QUERCUS GRiseum	SWISS CHEESE	60M CAL, 1.8M STD. BAR. CLIMATE RESILIENT
6		QUERCUS GRiseum	BRUNN STRIBAN PRINCE	60M CAL, 1.8M STD. BAR. CLIMATE RESILIENT
7		AMELIFLUS	PARSONS PINE	40 POT, 30CM
8		CORNUS SERICEA	KELLEY DOGWOOD	40 POT, 40CM
9		CORNUS COCCINIFERA	DOGWOOD	40 POT, 40CM
10		CORNUS COCCINIFERA	GOLDEN SPIKE BUSH	40 POT, 40CM
11		DIQUONIA SPINOSA	GREEN SPIKE BUSH	40 POT, 40CM
12		DIQUONIA SPINOSA	GREEN SPIKE BUSH	40 POT, 40CM
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100		DIQUONIA SPINOSA	GREEN SPIKE BUSH	40 POT, 40CM

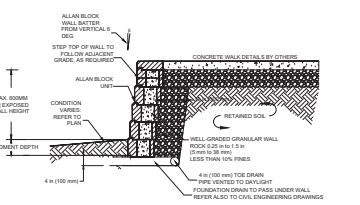
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES REFERRED TO PERFORMANCES. WITH PLANT SIZE AND CONTAINER SIZE, REFER TO SPECIFICATIONS FOR CERTIFIED TREE MATERIALS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OFFICIAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. * AREA OF SEARCH TO INCLUDE COURTYARD, WALKWAY AND DRIVEWAY. * SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * DEVIATION OF CONDITIONS OF CONTRACT: ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE SOURCES. * SO-SOLIS NOT PERMITTED IN GREYING MEDIA UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



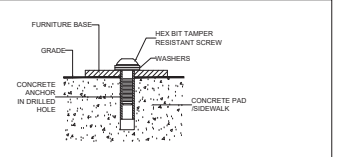
1 TREE IN TREE GRATE WITH STRUCTURAL SOIL 1:20

2 STRUCTURAL SOIL IN PARKING AREA 1:20

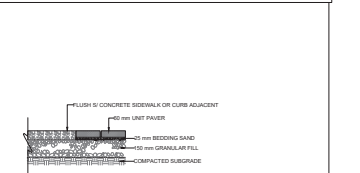
3 PLANTING DETAILS 1:20



4 GRAVITY BLOCK WALL 1:20



5 SITE FURNITURE MOUNTING NO SCALE



6 PAVERS EDGE 1:12

