



DEVELOPMENT PERMIT NO. DP001287

SATGUR DEVELOPMENT INC
Owner(s) of Land (Permittee)

1880 DUFFERIN CRESCENT
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 9, SECTION 15, RANGES 7 AND 8, MOUNTAIN DISTRICT, PLAN
EPP15172
PID No. 028-727-495**

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 & Parking Plan
Schedule C Building Elevations & Details
Schedule D Landscape Plan & 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.
6. This permit prevails over the provisions of the bylaw in the event of conflict.

TERMS OF PERMIT

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

1. *Section 13.4.1 Siting of Buildings* – to reduce the minimum required flanking side yard setback for the proposed building from 4.5m to 3.0m.
2. *Section 17.2.1 General Regulations* – to reduce the landscape buffer requirement from 1.8m to 0.0m along the rear (north) property line.

The City of Nanaimo "Off-Street Parking Regulations Bylaw 2018 No. 7266" is varied as follows:

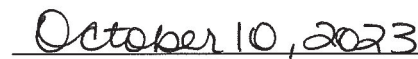
1. *Section 6.1 Loading Space Requirements*– to reduce the required loading spaces from one to zero.

CONDITIONS OF PERMIT

1. The subject property shall be developed substantially in accordance with the Site and Parking Plan, prepared by bjk architecture inc., dated 2023-AUG-21, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared bjk architecture inc., dated 2023-MAY-16, as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect dated 2023-AUG-29, as shown on Schedule D.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE
25TH DAY OF SEPTEMBER, 25.


Corporate Officer

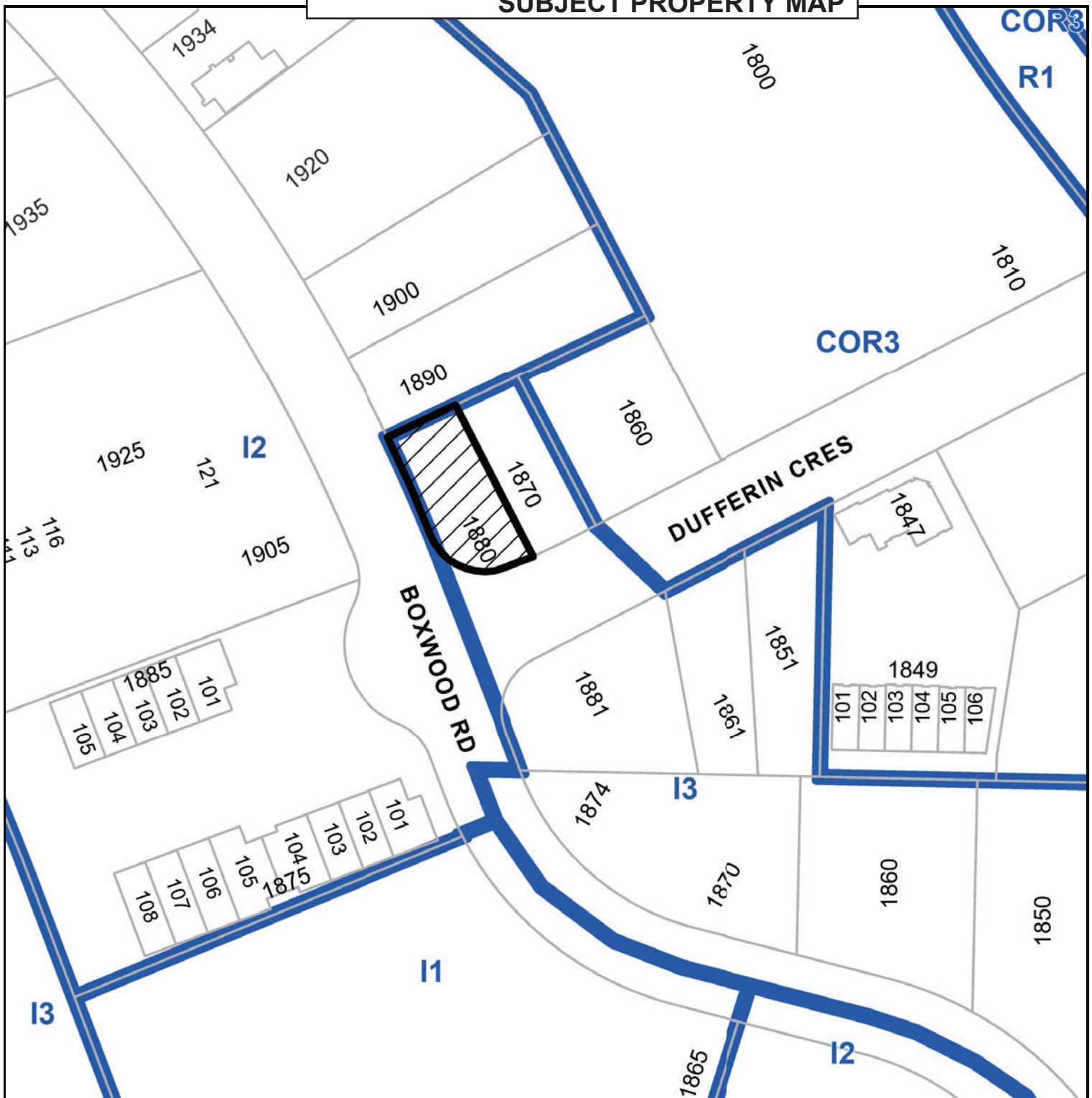

Date

Sheila Gurrie
Corporate Officer
City of Nanaimo

PC/bb

Prospero attachment: DP001287

SUBJECT PROPERTY MAP

 1880 DUFFERIN CRESCENT

SITE AND PARKING PLAN



SITE PLAN

 AREAS OF REQUESTED
FLANKING SIDE YARD VARIANCES

SITE INFORMATION HAS BEEN DERIVED FROM DOCUMENTS SUPPLIED BY OWNERS / OTHERS, PHOTOS AND MAPPING. VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION.

PROPOSED BUILDING
1880 DUFFERIN CRESCENT, NANAIMO B.C.
FOR: NEWCASTLE ENGINEERING LTD.

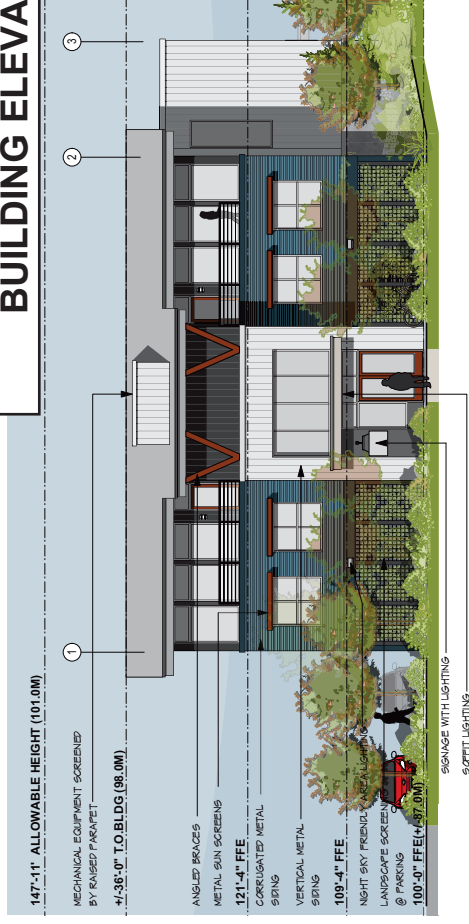
RECEIVED
DP1287
2023-AUG-30
Current planning

PROJECT #:	d160121.21
ISSUED:	12 JUNE 2022
CONSULTANT:	08 AUGUST 2022
D.P.A.:	26 SEPTEMBER 2022
D.P.A. COMPREHENSIVE LETTER RESPONSE	03 APRIL 2023
REVISED:	16 MAY 2023
D.P.A. SUPPLEMENTAL INFO:	25 JULY 2023
D.P.A. SUPPLEMENTAL INFO:	21 AUG 2023

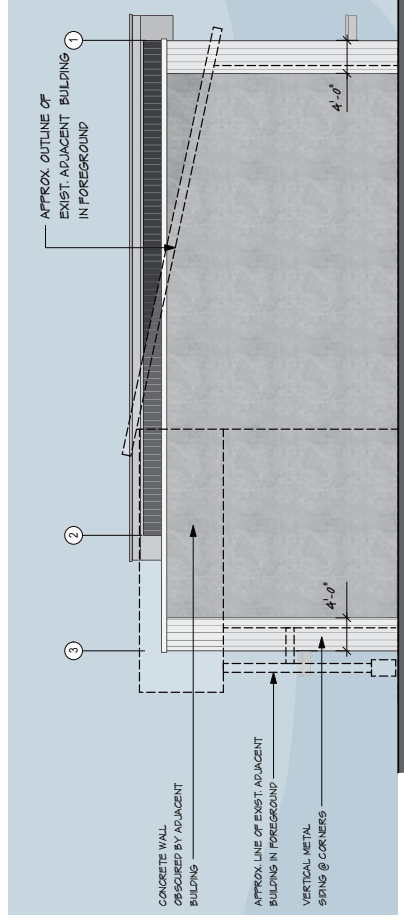
bjk architecture inc
2122 Brandon Rd.
Shawnigan Lake B.C.
V0R 2W3
Ph: 250-891-1602

DP1.0

BUILDING ELEVATIONS AND DETAILS



WEST ELEVATION (BOXWOOD ROAD)

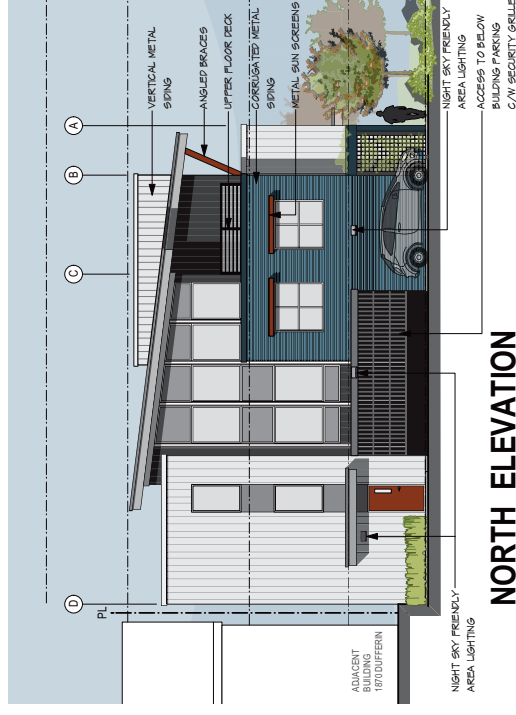


EAST ELEVATION

COLOUR/FINISH SCHEDULE	
	VERT. METAL SIDING CHARCOAL
	VERT. METAL SIDING LIGHT GREY
	HORIZ. METAL SIDING BLUE
	ARCH. CONCRETE CLEAR SEALER
	BRACE/COROPIES EXTER. DOORS LIGHT GREY
	FASCIAPANELS MEDIUM GREY
	CAP FLASHING 1 CHARCOAL
	CAP FLASHING 1 LIGHT GREY
	WINDOWS ANODIZED



SOUTH ELEVATION (DUFFERIN CRES.)



NORTH ELEVATION

RECEIVED
DP1287
2023-MAY-17
Current Planning

PROJECT #:	d16012121
ISSUED:	12 JUNE 2022
CONSULTANT:	08 AUGUST 2022
D.P.A.:	26 SEPTEMBER 2022
D.P.A. COMPREHENSIVE LETTER RESPONSE	03 APRIL 2023
REVISED:	16 MAY 2023

bjk architecture inc.
2122 Brandon Rd.
Shawinigan Lake B.C.
VOR 2W3
Ph: 250-891-1603

**PROPOSED BUILDING
1880 DUFFERIN CRESCENT, NANAIMO B.C.
FOR: NEWCASTLE ENGINEERING LTD.**

DP2.2

