



DEVELOPMENT PERMIT NO. DP001303

D ROBINSON HOLDINGS LTD
Owner(s) of Land (Permittee)

30 MOUNT BENSON STREET
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:

**PARCEL B (BEING A CONSOLIDATION OF LOTS 15 AND 16, SEE CA8249741),
BLOCK 4, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN
584**

PID No. 031-128-190

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 Plan

Schedule C Elevations

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 Bylaw 2011 No. 4500" is varied as follows:

1. *Section 6.10 Fence Height – to increase the maximum permitted combined fence and retaining wall height within the side yard setback from 2.4m to 4.0m, as proposed.*

CONDITIONS OF PERMIT

1. The subject property shall be developed in substantial compliance with the Site Plan prepared by D Robinson Holdings Ltd., received 2023-AUG-29, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Elevations prepared by D Robinson Holdings Ltd., received 2023-AUG-29, as shown on Schedule C.

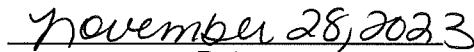
AUTHORIZING RESOLUTION PASSED BY COUNCIL THE
20TH DAY OF NOVEMBER, 2023.


Corporate Officer

Sheila Gurrie
Corporate Officer
City of Nanaimo

CH/jk

Prospero attachment: DP001303


Date

ATTACHMENT A

PERMIT TERMS & CONDITIONS

TERMS OF PERMIT

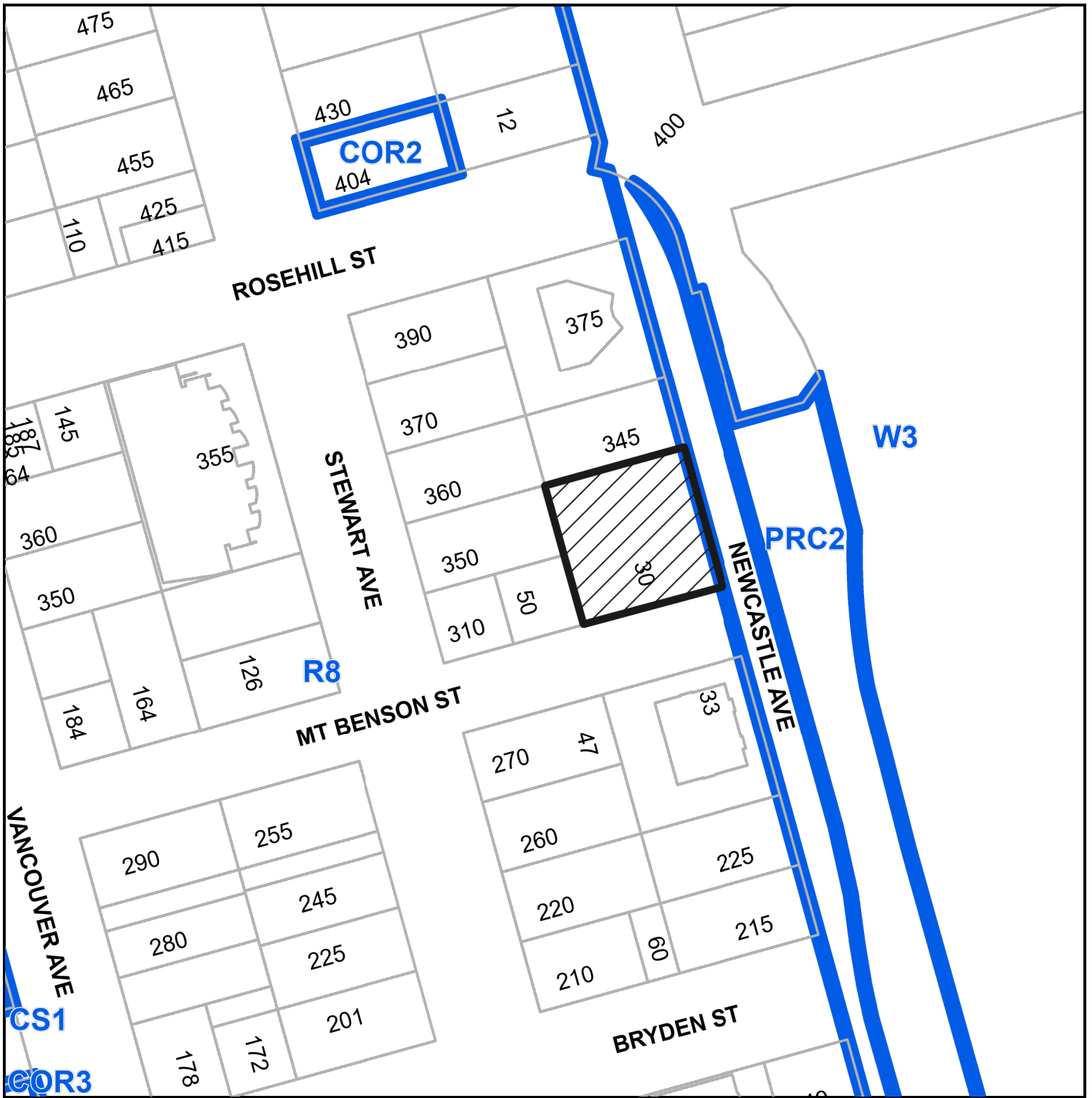
The “City of Nanaimo Bylaw 2011 No. 4500” is varied as follows:


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CONDITIONS OF PERMIT

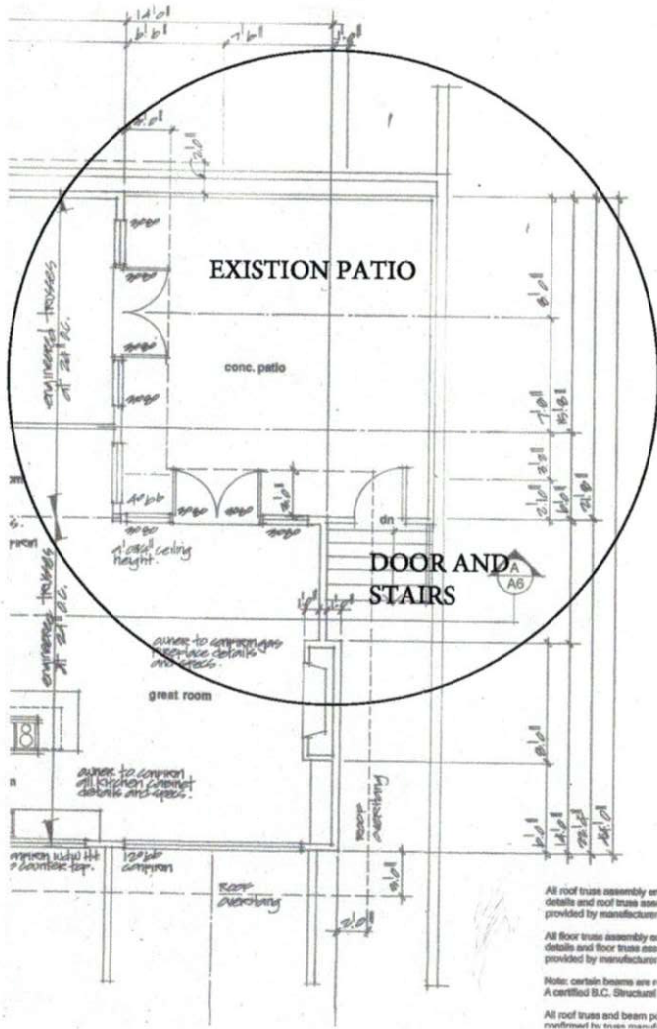
1. The subject property shall be developed in substantial compliance with the Site Plan prepared by D Robinson Holdings Ltd., received 2023-AUG-29, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Elevations prepared by D Robinson Holdings Ltd., received 2023-AUG-29, as shown on Attachment D.

ATTACHMENT B SUBJECT PROPERTY MAP

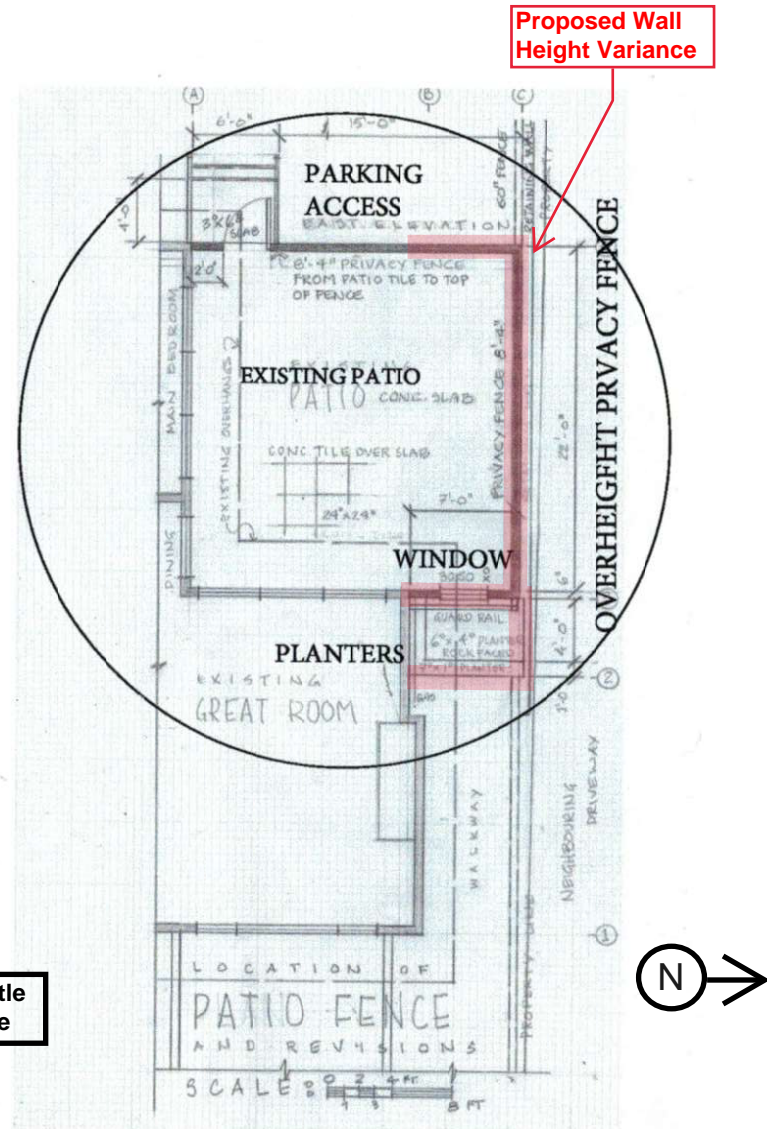


 30 Mt Benson Street

**ATTACHMENT C
SITE PLAN**

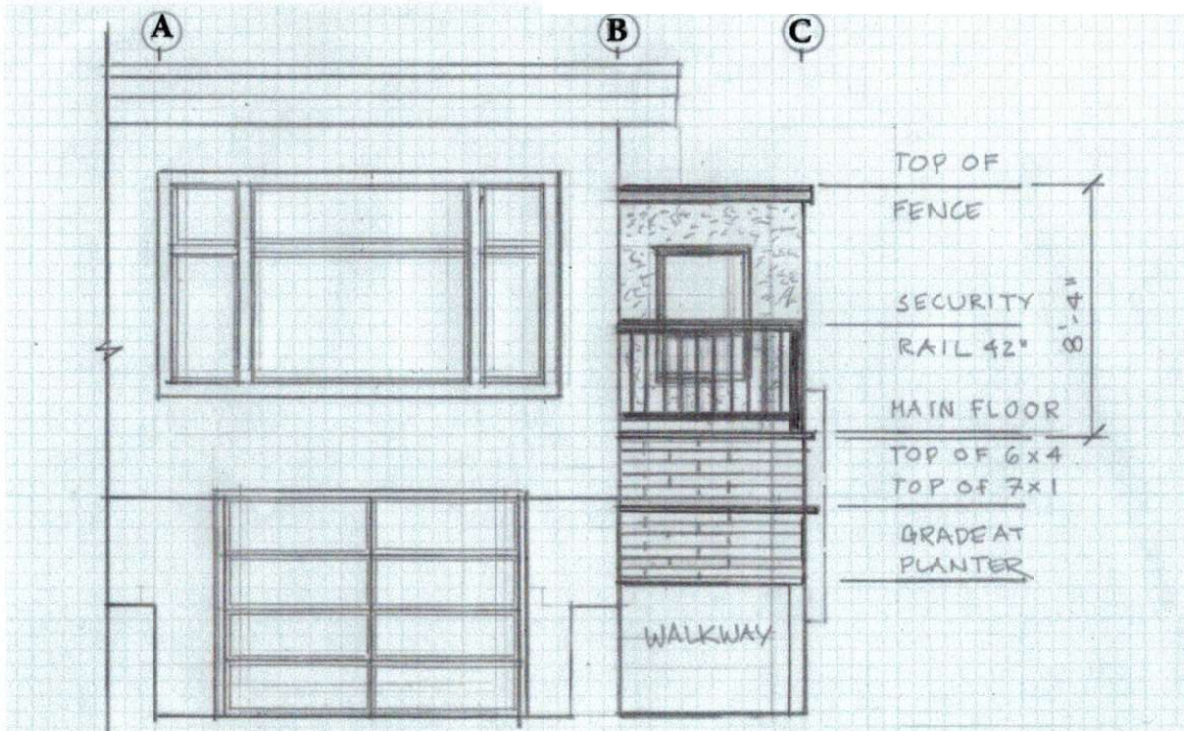


PATIO AREA LOCATION ON PERMIT DRAWINGS



REVISIONS - PATIO PRIVACY FENCE WALL AND PLANTER INSTALLATION C/W SECURITY GUARD

RECEIVED
DP1303
2023-AUG-29
Current Planning



WALKWAY LANDSCAPE AS BUILT

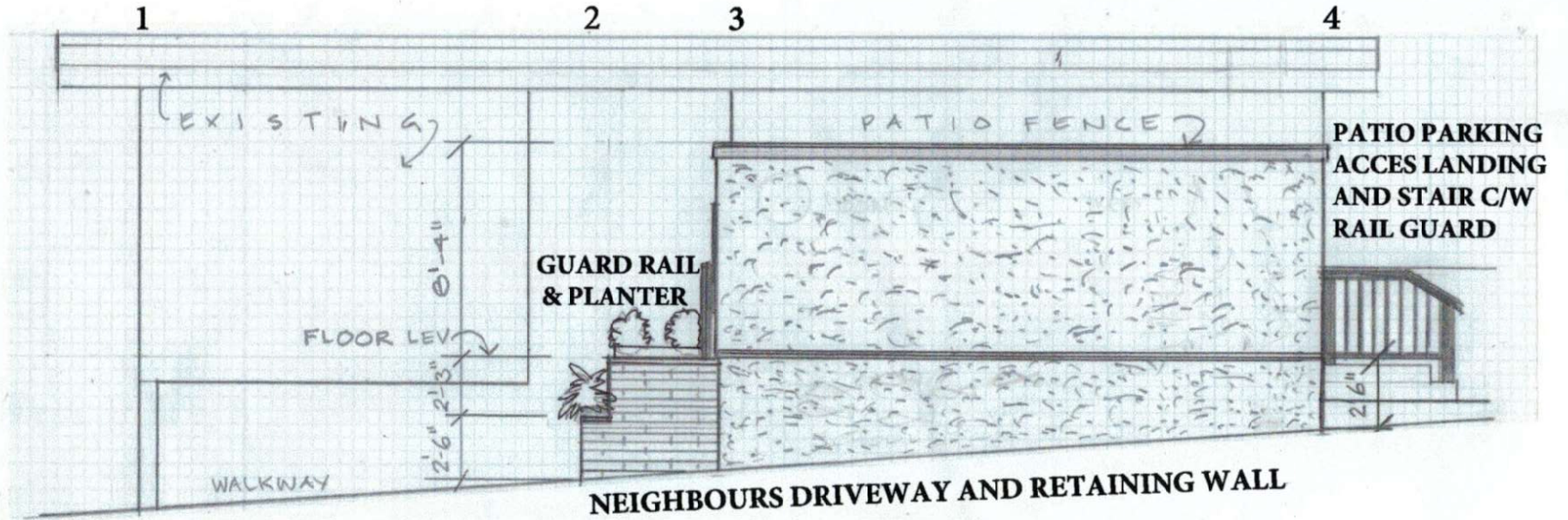
**333 NEWCASTLE AVENUE
EAST ELEVATION NORTH CORNER
AREA OF REVISION TO PERMIT**

- * REMOVED PLANNED STAIRS AND PATIO DOORWAY
- * BUILT PRIVACY FENCE WALL 8FT 4IN ABOVE PATIO FLOOR LEVEL
- * INSTALL 36X60 WINDOW C/W 42 in. SECURITY RAIL
- * INSTALLED ROCK FACED TIERED PLANTER
- * ALL FINISHES MATCH PERMIT REQUIREMENTS

LOCATION OF NEIGHBOUR IMPACT OF
OVERSIGHT PRIVACY FENCE IS ALONG
WALL C NEAR PROPERTY LINES AND
NEIGHBOURING DRIVEWAY.

EAST ELEVATION

RECEIVED
DP1303
2023-AUG-29
Current Planning



333 NEWCASTLE NORTH ELEVATION ALONG PATIO PRIVACY FENCE WALL C

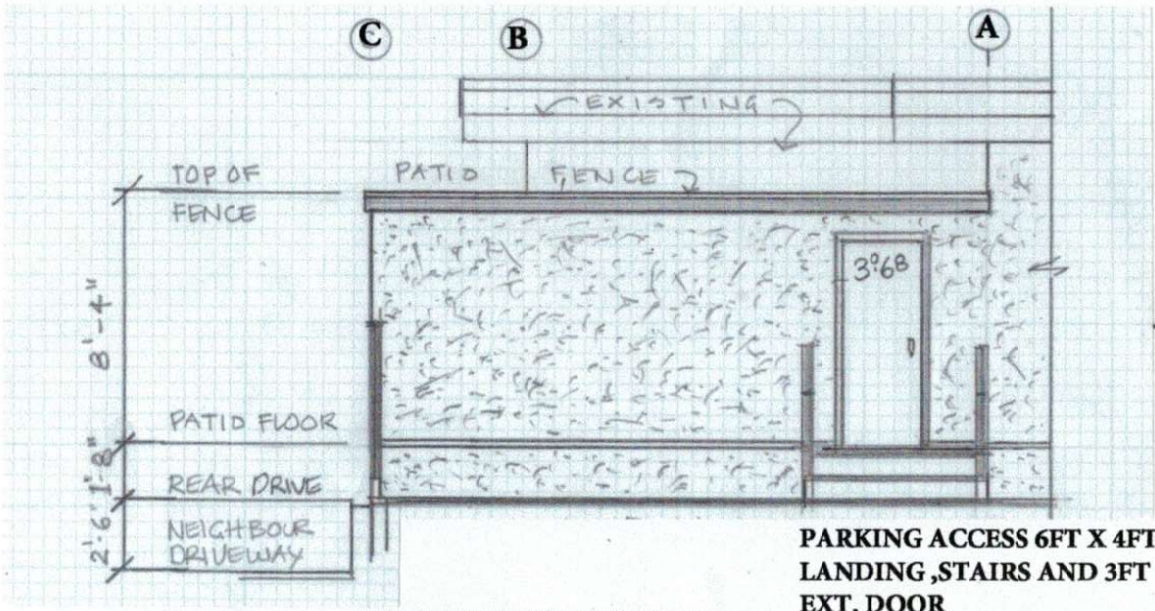


NORTH SIDE PRIOR TO BUILDING PERMIT



**NORTH SIDE PRIVACY FENCE CONSTRUCTION
NORTH ELVATION**

RECEIVED
DP1303
2023-AUG-29
Current Planning



WEST ELEVATION

RECEIVED
DP1303
2023-AUG-29
Current Planning

**ATTACHMENT E
CONTEXT PHOTOS**

333 NEWCASTLE AVE. AS BUILT IMAGES



NORTH CORNER AT NEIGHBOURS DRIVEWAY



PATIO PRIVACY FENCE WALL NORTH SIDE AS BUILT
SECURITY GUARD RAIL TO MATCH POWDER COATED
RAILINGS TO BE INSTALLED AT WINDOW EXT. FACE



REVISION - DOOR & STAIRS REMOVED ADDED
3FT X 5FT WINDOW WITH 6FT X 4FT AND 1FT X 7FT
TWO LEVEL STONE FACED PLANTER



WESTERN ELEVATION PATIO ACCESS LANDING

AS BUILT IMAGES

R E C E I V E D
DP1303
2023-AUG-29
Current Planning