



DEVELOPMENT PERMIT NO. DP001305

WESTURBAN DEVELOPMENTS LIMITED
Owner(s) of Land (Permittee)

4745 LEDGERWOOD ROAD
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 1, SECTION 5, WELLINGTON DISTRICT, PLAN EPP9079
PID No. 028-371-780

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 Retaining Wall Height Survey

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*

- a) to increase the maximum permitted retaining wall height within the front yard setback from 1.2m to 4.4m;
- b) to increase the maximum permitted retaining wall height within the side yard setback from 2.4m to 3.9m; and
- c) to increase the maximum permitted retaining wall height outside the required setbacks from 3.0m to 4.4m.

CONDITIONS OF PERMIT

- 1. The subject property shall be developed in substantial compliance with the Retaining Wall Height Survey prepared by McElhanney Associates Land Surveying Ltd., dated 2022-NOV-01, as shown on Schedule B.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE
6TH DAY OF NOVEMBER, 2023.

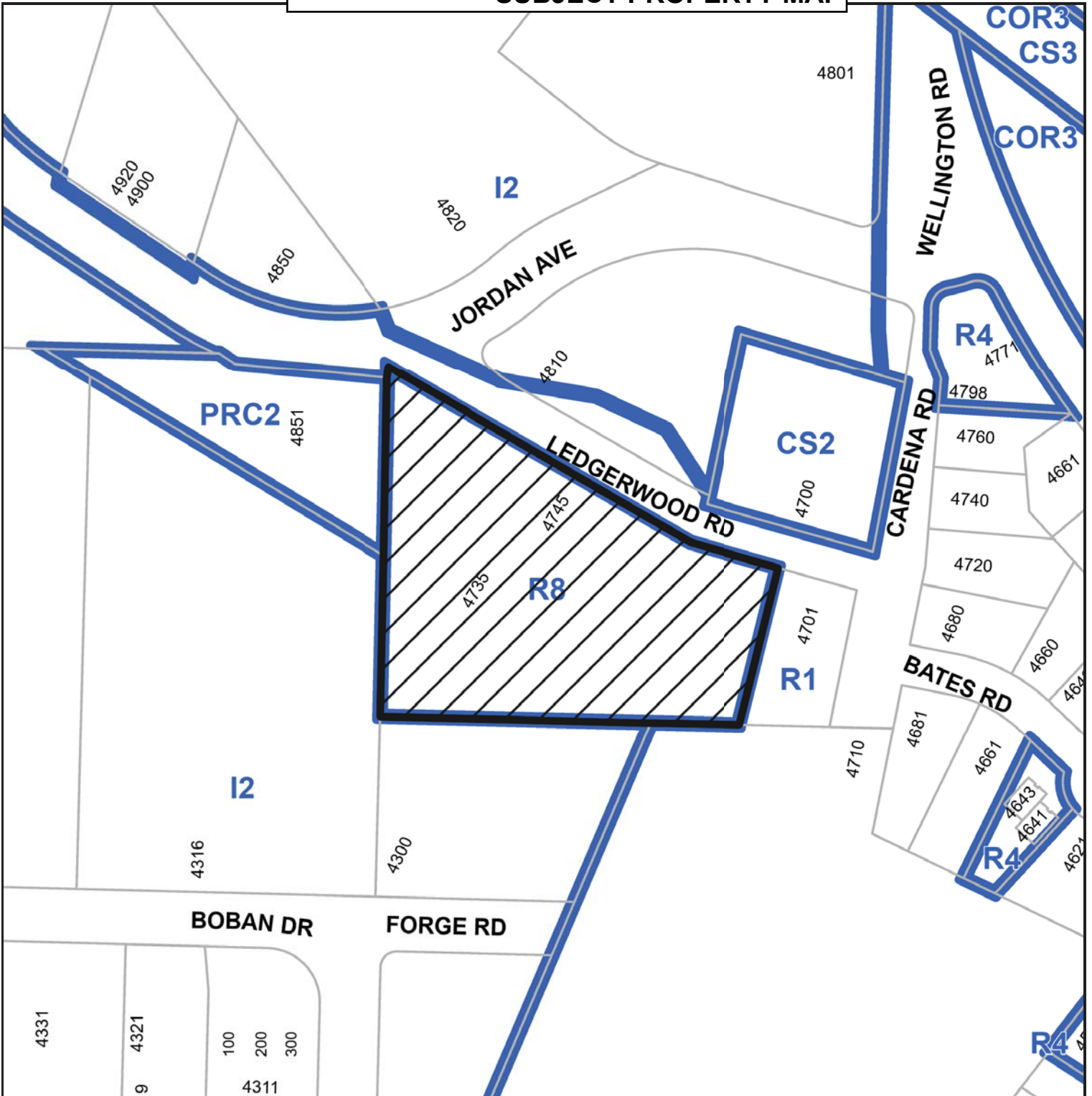

Corporate Officer


Date

CH/lm

Prospero attachment: DP001305

SUBJECT PROPERTY MAP



4745 Ledgerwood Road

Development Permit No. DP001305 Schedule B
4745 Ledgerwood Road
RETAINING WALL HEIGHT SURVEY

B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION OF BUILDINGS ON LOT 1,
 SECTION 5, WELLINGTON DISTRICT, PLAN EPP9079



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B-SIZE) WHEN PLOTTED AT A SCALE OF 1:750

CIVIC ADDRESS:
 4745 LEDGERWOOD ROAD,
 NANAIMO, B.C.

CLIENT: WESTURBAN DEVELOPMENTS

NOTES:

PARCEL DIMENSIONS ARE DERIVED FROM FIELD SURVEY AND EXISTING LAND TITLE OFFICE RECORDS, BEING PLAN EPP9079.

OFFSETS TO PROPERTY LINE FROM BUILDING ARE FROM CONCRETE FOUNDATION

GEODETIC ELEVATIONS ARE IN METRES, BASED ON GEODETIC CONTROL MONUMENT 98SG029

DATE OF FIELD SURVEY: SEPTEMBER 27, 2021 & JUNE 29, SEPTEMBER 2, AND OCTOBER 31, 2022

NOTE: TITLE SUBJECT TO:

STATUTORY RIGHT OF WAY (EG90882) CITY OF NANAIMO
 COVENANT (EL70929) CITY OF NANAIMO
 COVENANT (EL70931) CITY OF NANAIMO
 COVENANT (CA2004530) CITY OF NANAIMO
 COVENANT (CA7502546) BC HOUSING
 COVENANT (CA8471489) BC HOUSING

THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE BETWEEN McELHANNEY ASSOCIATES AND OUR CLIENT.

THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

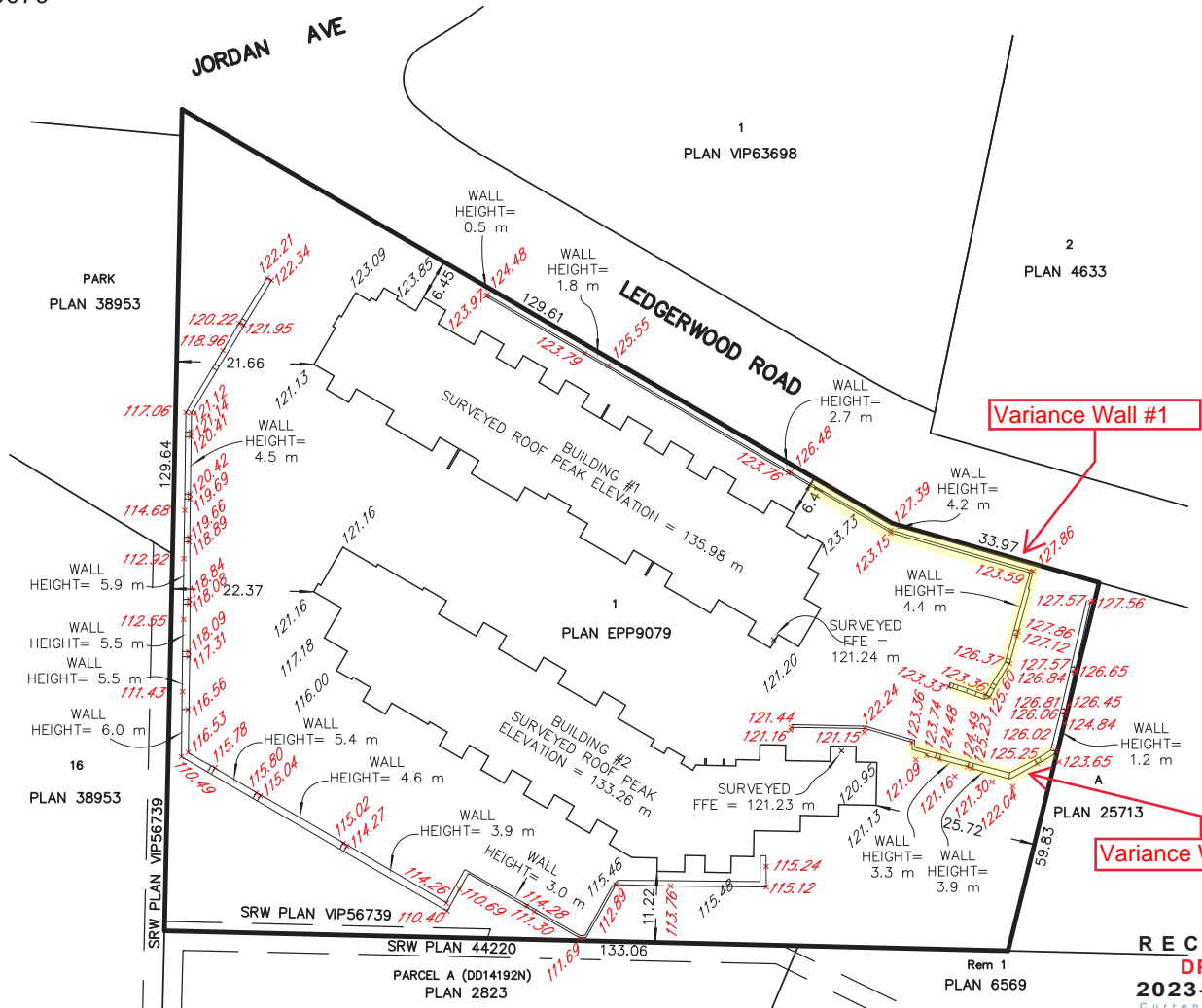
© 2022 McELHANNEY ASSOCIATES LAND SURVEYING LTD.
 ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF THE SIGNATORY.

McElhanney
 McELHANNEY ASSOCIATES
 LAND SURVEYING LTD.
 Suite 1
 1351 Estevan Road
 Nanaimo BC
 Canada V9S 3Y3
 Tel 250 716 3336

OUR FILE NO.: 2232-00330-10
 DWG NO.: 2232-00330-10-V-1 BLC RETW 221031.dwg

BUILDING #1	
MAX. ALLOWABLE HEIGHT BY BYLAW	14.00 m
ROOF PEAK ELEVATION	135.98 m
SURVEYED FINISHED GRADE	122.60 m
HEIGHT OF DWELLING	13.38 m

BUILDING #2	
MAX. ALLOWABLE HEIGHT BY VARIANCE	15.7 m
ROOF PEAK ELEVATION	133.26 m
SURVEYED FINISHED GRADE	118.57 m
HEIGHT OF DWELLING	14.69 m



Variance Wall #1

Variance Wall #2

RECEIVED
DP1305
2023-APR-24
 Current Planning

CERTIFIED CORRECT THIS 1st DAY OF NOVEMBER, 2022.

THIS LOCATION CERTIFICATE IS BASED ON LAND TITLE AND SURVEY AUTHORITY RECORDS AND FIELD SURVEY. UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED.

TYSON QUOCKSISTER, BCLS
 THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED