



**DEVELOPMENT PERMIT NO. DP001312**

**SHOA SEDEGHI LTD.**  
Owner(s) of Land (Permittee)

**1619 TOWNSITE 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 2, SECTIONS 14 AND 15, RANGE 8, MOUNTAIN DISTRICT, PLAN  
7082 EXCEPT PART IN PLAN VIP63569  
PID No. 005-813-361**

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 Building Elevations 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.
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 9.5.3 Siting of Buildings* – to reduce the minimum required front yard setback (abutting East Wellington Road) for an existing principal building from 3.0m to 1.43, as shown on Schedule B.
2. *Section 9.5.3 Siting of Buildings* – to reduce the minimum required front yard setback (abutting East Wellington Road) for a covered entry on an existing building from 3.0m to 1.22m as shown on Schedule B.
3. *Section 9.5.3 Siting of Buildings* – to reduce the minimum required front yard setback (abutting Townsite Road) for a covered entry on an existing building from 3.0m to 2.73m as shown on Schedule B.

### CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan, prepared by Turner & Associates Land Surveying Inc., dated 2023-APR-05, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Greenplan, dated 2023-APR-26, as shown on Schedule C.
3. The existing covered patio on the south elevation facing East Wellington Road be reduced in extent as shown on the Site Plan, prepared by Turner & Associates Land Surveying Inc., dated 2023-APR-05, as shown on Schedule B.

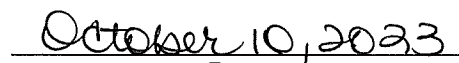
AUTHORIZING RESOLUTION PASSED BY COUNCIL THE  
**25TH DAY OF SEPTEMBER, 2023.**

  
Corporate Officer

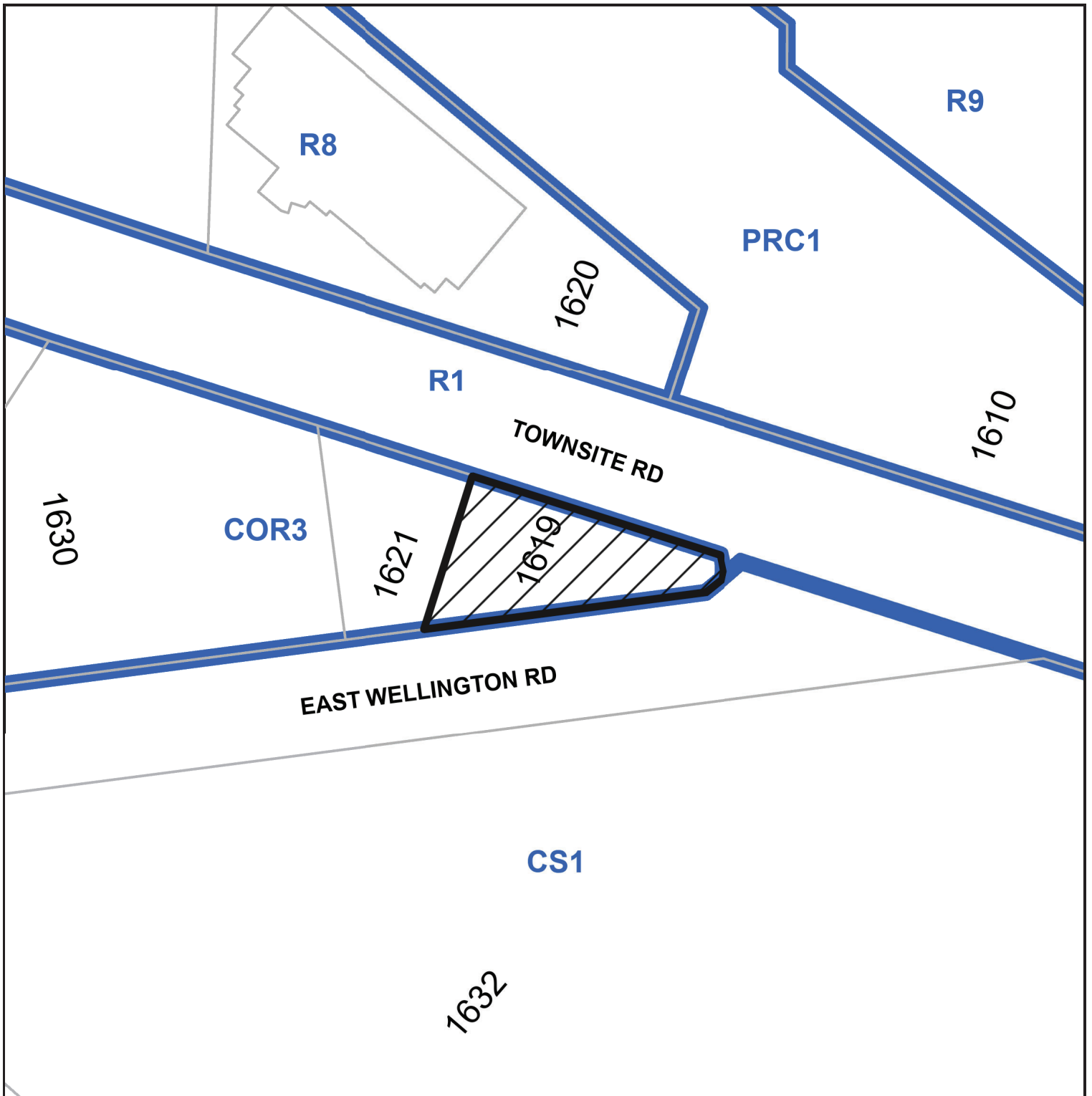
Sheila Gurrie  
Corporate Officer  
City of Nanaimo

KM/cr

Prospero attachment: DP001312

  
Date

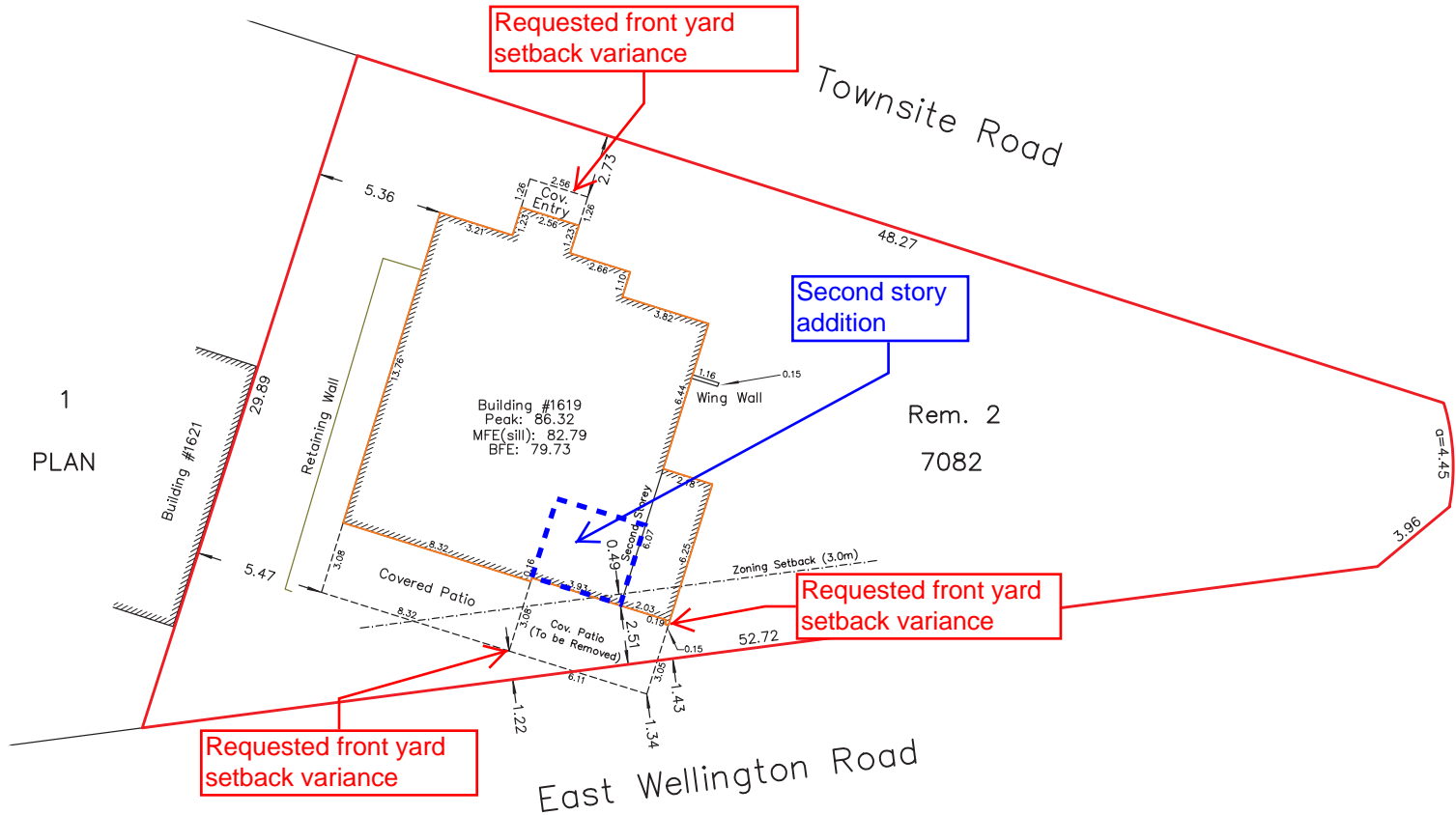
**SCHEDULE A  
SUBJECT PROPERTY MAP**



**1619 TOWNSITE ROAD**

## SCHEDULE B

### SITE PLAN



DISTANCES AND ELEVATIONS ARE IN METRES.

GEODETIC ELEVATIONS ARE DERIVED FROM  
CONTROL MONUMENT 77H5278 (CGVD28BC DATUM).

NOTE:

THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS AND INTERESTS:

M76301.

THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE  
NOTED DOCUMENTS.

THIS SITE PLAN SHOWS THE RELATIVE LOCATION OF THE EXISTING AND PROPOSED STRUCTURES/IMPROVEMENTS WITH RESPECT TO THE BOUNDARIES OF THE DESCRIBED PARCEL ONLY.

THIS SITE PLAN SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY FOR AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE SITE PLAN BEYOND ITS INTENDED USE.

SITE PLAN SHOWING:  
LOT 2, SECTIONS 14 AND 15, RANGE 8, MOUNTAIN DISTRICT,  
PLAN 7082, EXCEPT PART IN PLAN VIP63569

Client: SEAN SADEGHI

Civic Address: 1619 TOWNSITE ROAD

File: 18-027-2

Scale: 1:200

Drawn by: BEP

Property Zoning: C0R3
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Certified correct this 5th day of April, 2023.

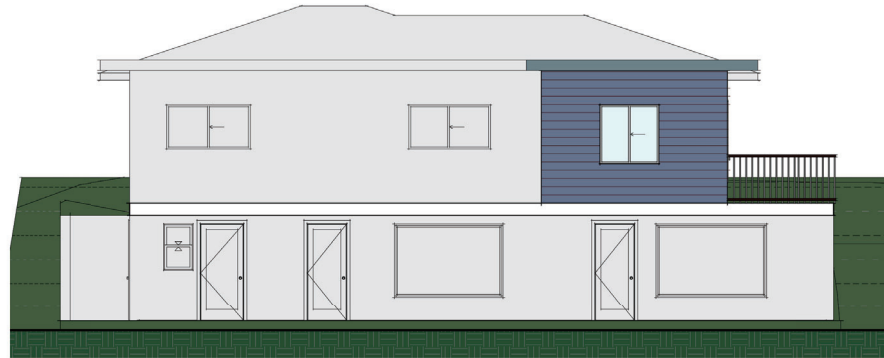
— B.C.L.S.

(This document is not valid unless originally signed and sealed.)

RECEIVED  
DP1312  
2023-JUN-22  
Current Planning

**Turner & Associates**  
 land surveying inc.  
 250.753.9778  
 435 Terminal Avenue North  
 Nanaimo, BC V9S 4J8  
[www.turnersurveys.ca](http://www.turnersurveys.ca)

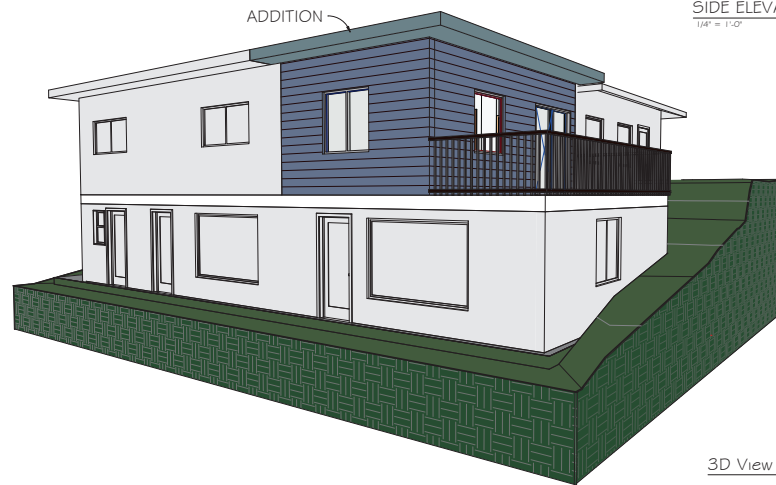
# SCHEDULE C BUILDING ELEVATIONS AND DETAILS



REAR ELEVATION BOV  
1/4" = 1'-0"



SIDE ELEVATION BOV  
1/4" = 1'-0"



3D View 1

RECEIVED  
DP1312  
2023-MAY-26

Revisions

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1619 TOWNSITE ROAD  
BOV APPLICATION

**Greenplan**  
1655 Cedar Road  
Nanaimo, B.C.  
(250) 722-3456  
www.greenplan.ca  
info@greenplan.ca

Designed Designer	Drawn Author	Checked Checker
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Date 14/02/2023
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Project 11149
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Drawing # 21149-0426-42
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Scale 1/4" = 1'-0"
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Sheet Title BOV APPLICATION
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Sheet # A5
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