



DEVELOPMENT PERMIT NO. DP001344

CEDAR RIDGE HOLDINGS LTD.
Name of Owner(s) of Land (Permittee)

4851 CEDAR RIDGE PLACE
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, DISTRICT LOT 17, WELLINGTON DISTRICT, PLAN VIP64055
PID No. 023-553-855**

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 Survey Plan
Schedule C Retaining Wall 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 Zoning Bylaw 2011 No. 4500" is varied as follows:


1. *Section 6.10 Fence Height* – to increase the maximum permitted retaining wall height within a rear yard setback from 1.8m up to 2.7m as shown on Schedule B & C.

CONDITIONS OF PERMIT

1. The proposed development shall be located in accordance with the Certificate of Location, prepared by Williamson & Associates Professional Surveyors., dated 2024-APR-18, as shown on Schedule B.
2. The proposed development shall be in substantial compliance with the Retaining Wall Elevations and Details, prepared by Raymond de Beeld Architect Inc., dated 2024-APR-25, as shown on Schedule C.

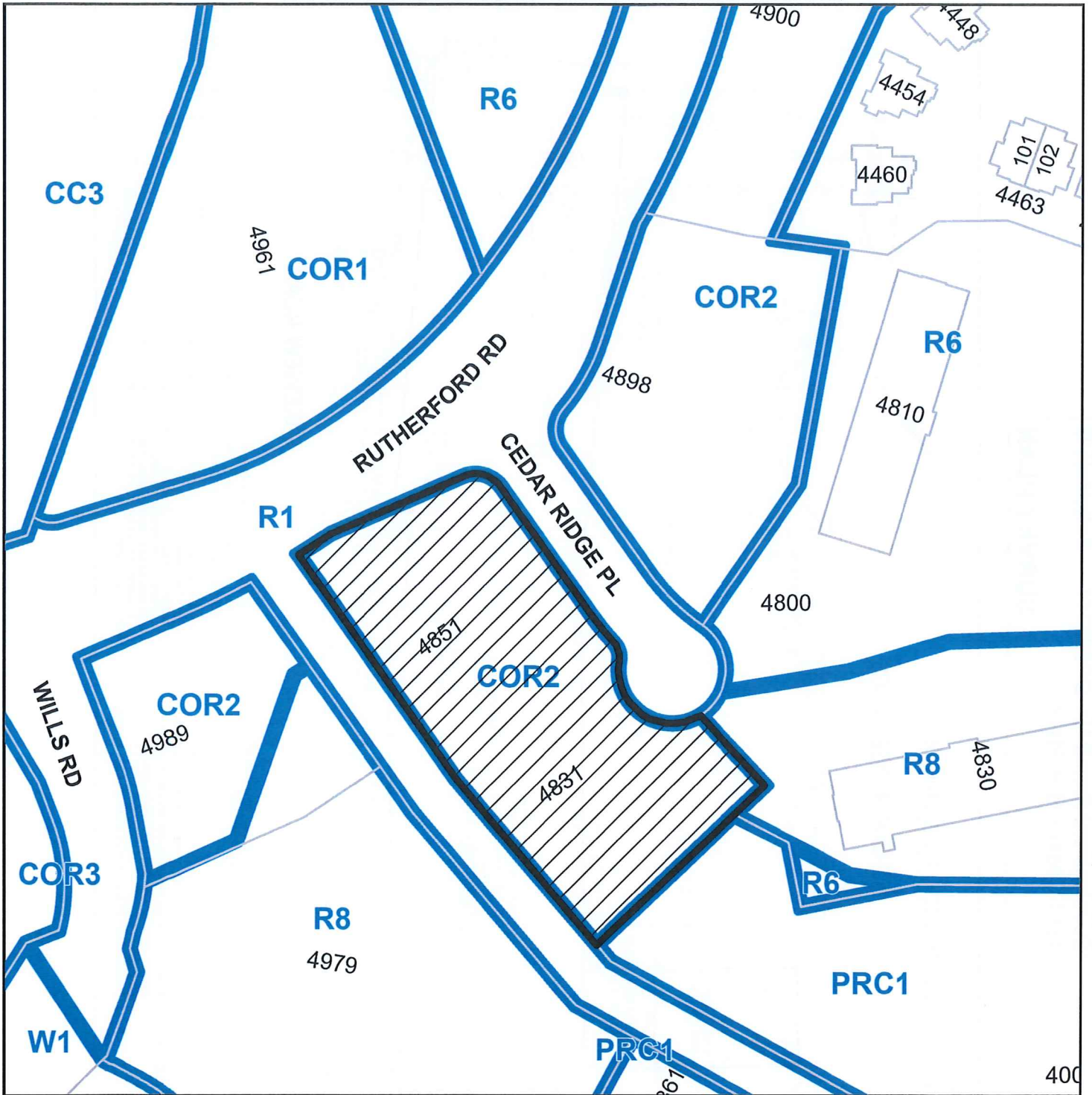
REVIEWED AND APPROVED ON

2024-Aug-7
Date



J. Holm, Director of Planning & Development
Planning & Development
Pursuant to Section 154 (1)(b) of the Community Charter

Development Permit No. DP001344 Schedule A
4851 Cedar Ridge Place
SUBJECT PROPERTY MAP



 4851 CEDAR RIDGE PLACE

Development Permit No. DP001344 Schedule B
 4851 Cedar Ridge Place
SURVEY PLAN

B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION ON:

LOT 2, DISTRICT LOT 17, WELLINGTON DISTRICT, PLAN VIP64055.

SCALE 1:400



NOTES:

CIVIC ADDRESS: 4831 & 4851 CEDAR RIDGE PLACE

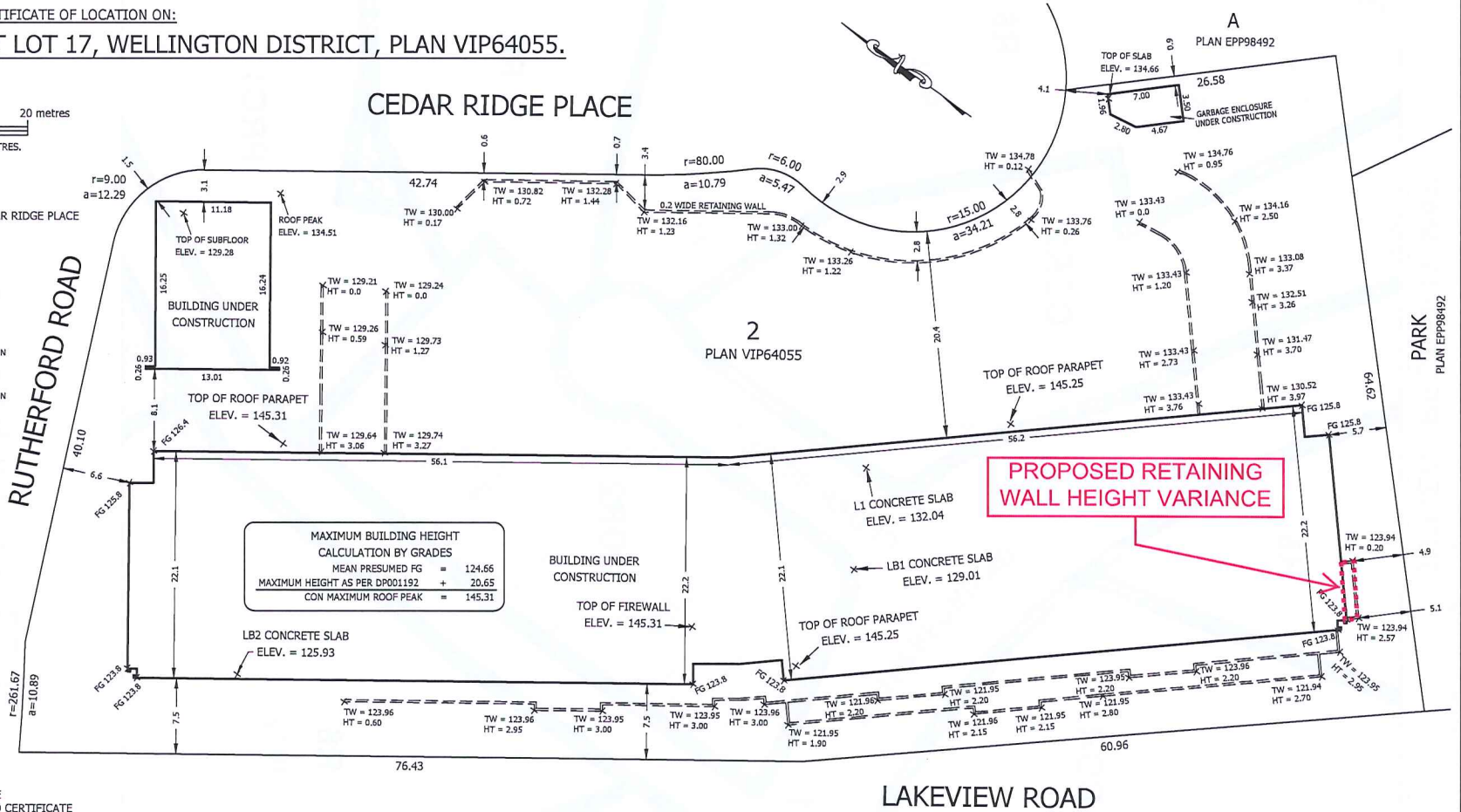
LOT DIMENSIONS ARE DERIVED FROM REGISTERED PLANS.

ELEVATION DATUM IS DERIVED FROM INTEGRATED SURVEY CONTROL MONUMENTS.

FG 126.4 DENOTES TYPICAL SPOT ELEVATION OF PRESUMED FINISHED GRADE (FG).

TW DENOTES TYPICAL SPOT ELEVATION OF TOP OF RETAINING WALL.

HT DENOTES MEASURED HEIGHT OF RETAINING WALL ABOVE FG.



MAXIMUM BUILDING HEIGHT CALCULATION BY GRADES	
MEAN PRESUMED FG	= 124.66
MAXIMUM HEIGHT AS PER DP001192	+ 20.65
CON MAXIMUM ROOF PEAK	= 145.31

- REV. 0: FOUNDATION CERTIFICATE
- REV. 1: ADD ROOF ELEVATIONS TO CERTIFICATE
- REV. 2: ADD CRU & FG ELEVATIONS
- REV. 3: REVISE FINISHED GRADES & HEIGHT CALCULATION
- REV. 4: ADD RETAINING WALL, CRU ROOF HEIGHT & GARBAGE ENCLOSURE
- REV. 5: ADD RETAINING WALLS FOR VARIANCE DETERMINATION

THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND/OR PROPOSED IMPROVEMENT(S) SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S).
 THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENT(S) RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S).
 THIS PLAN IS NOT TO BE USED TO RE-ESTABLISH BOUNDARY LINES.

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.

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES & PERMITS:
 - PERMIT CA8670946;
 - COVENANTS EH81689, EJ2378, EK52034, EK83437, EK88099, EK88100, CA8690131, CA9739604 & CB537904;
 - STATUTORY RIGHT OF WAYS EG40138, EG40139, EJ135247 & CA9739603;
 THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE PROFESSIONAL REFERENCE MANUAL & IS CERTIFIED CORRECT THIS DATE OF: APRIL 18, 2024.

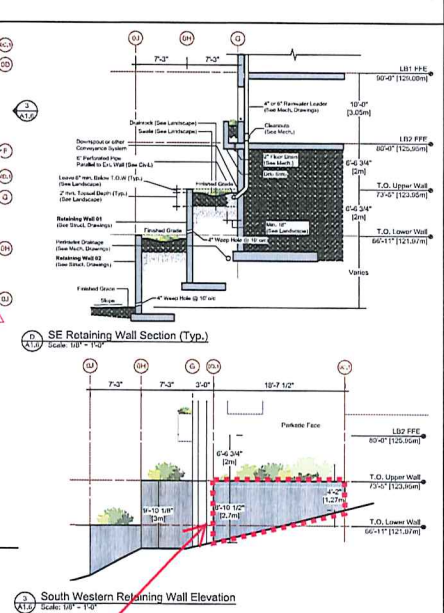
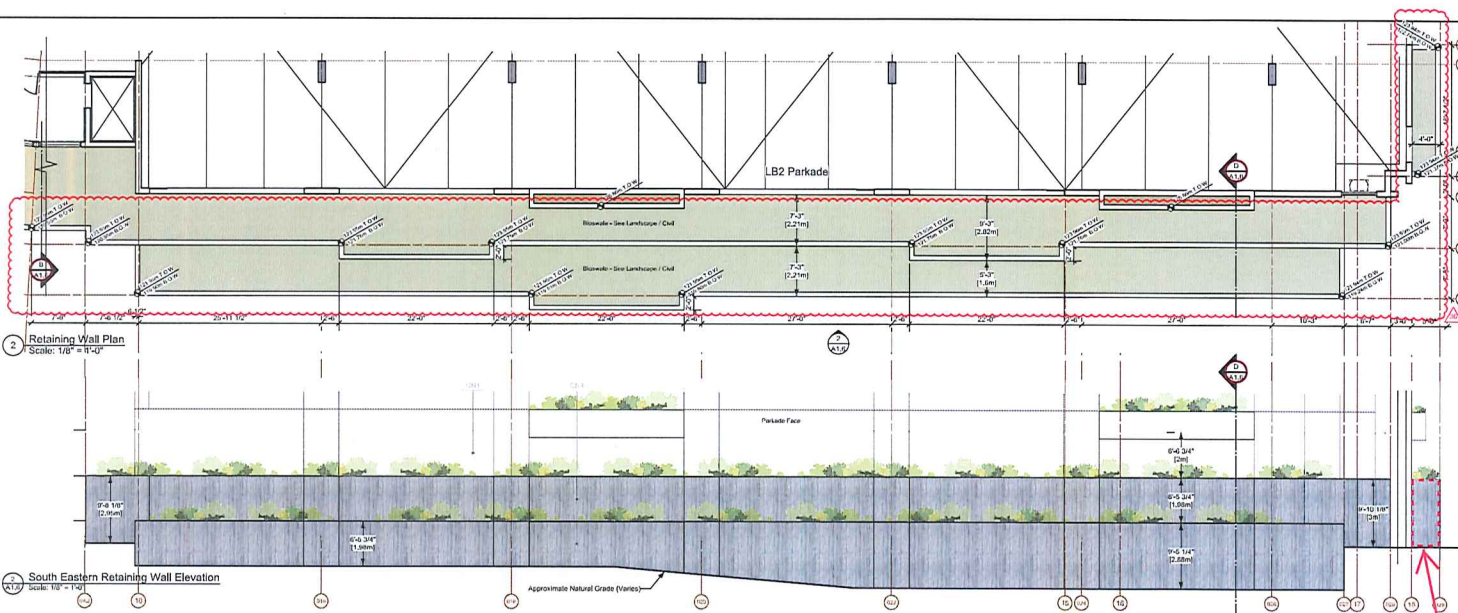
WILLIAMSON & ASSOCIATES
 PROFESSIONAL SURVEYORS © 2024
 3088 BARONS ROAD NANAIMO B.C. V9T 4B5
 PHONE: 250-756-7723 FAX: 250-756-7724
 EMAIL: WAPS@VIBCLS.CA
 FILE: 19137-28 CERT FDN REV 5 (BASE PLAN 19137)

Tyler J. Hansen B.C.L.S.
 THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED.

RECEIVED
 DP1344
 2024-MAY-03
 Survey Planning

Development Permit No. DP001344 Schedule C
 4851 Cedar Ridge Place
RETAINING WALL ELEVATIONS AND DETAILS

MATERIAL LEGEND:
 CM1 Concrete (not and core)
 CM2 Hard Formed Concrete



PROJECT DATA		SHEET TITLE		REVISIONS		DATE		REVISION NOTES							
RAYMOND DE BEELD ARCHITECT INC. 755 Terminal Avenue North, Nanaimo, BC V9S 4K1 250.754.2100 • info@rdbarchitect.ca • rdbarchitect.ca		CEDAR RIDGE MIXED USE RETAINING WALLS 4851 Cedar Ridge Place, Nanaimo, BC Lot 2, District Lot 17, Wellington District, Plan Vip64055		Retaining Walls 2		#	Date	Issue Notes	#	Date	Revision Notes	#	Date	Revision Notes	
1	2024-04-25	1	2024-04-25	1	2024-04-25	1	2024-04-25	1	2024-04-25	1	2024-04-25	1	2024-04-25	1	2024-04-25

PROPOSED RETAINING WALL HEIGHT VARIANCE

KK, KM, SK, RB, AR, CV
 1918
 T. As Noted
 APR 25, 2024
 1918 CRP CD - Site 16.vwx

RECEIVED
DP1344
2024-APR-29
 Current Planning