



DEVELOPMENT PERMIT NO. DP001345

PACSWELL DEVELOPMENTS NANAIMO, INC., INC.NO. BC1321738
Name of Owner(s) of Land (Permittee)

4101/4125 JINGLE POT 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 B SECTION 5 WELLINGTON DISTRICT PLAN EPP124196
PID NO. 031-881-696

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 and Parking Plan
Schedule C Building Elevations and Details
Schedule D Landscape Plan 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.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site and Parking Plan, prepared by MacDonald Hagarty Architects Ltd., dated 2025-JUN-12 as shown on Schedule B.
2. The development shall be developed in substantial compliance with the Building Elevations and Details, MacDonald Hagarty Architects Ltd., dated 2025-JUN-12 as shown on Schedule C.
3. The development shall be in substantial compliance with the Landscape Plan and Details prepared by LADR Landscape Architects, dated 2025-MAR-25, as shown on Schedule D.

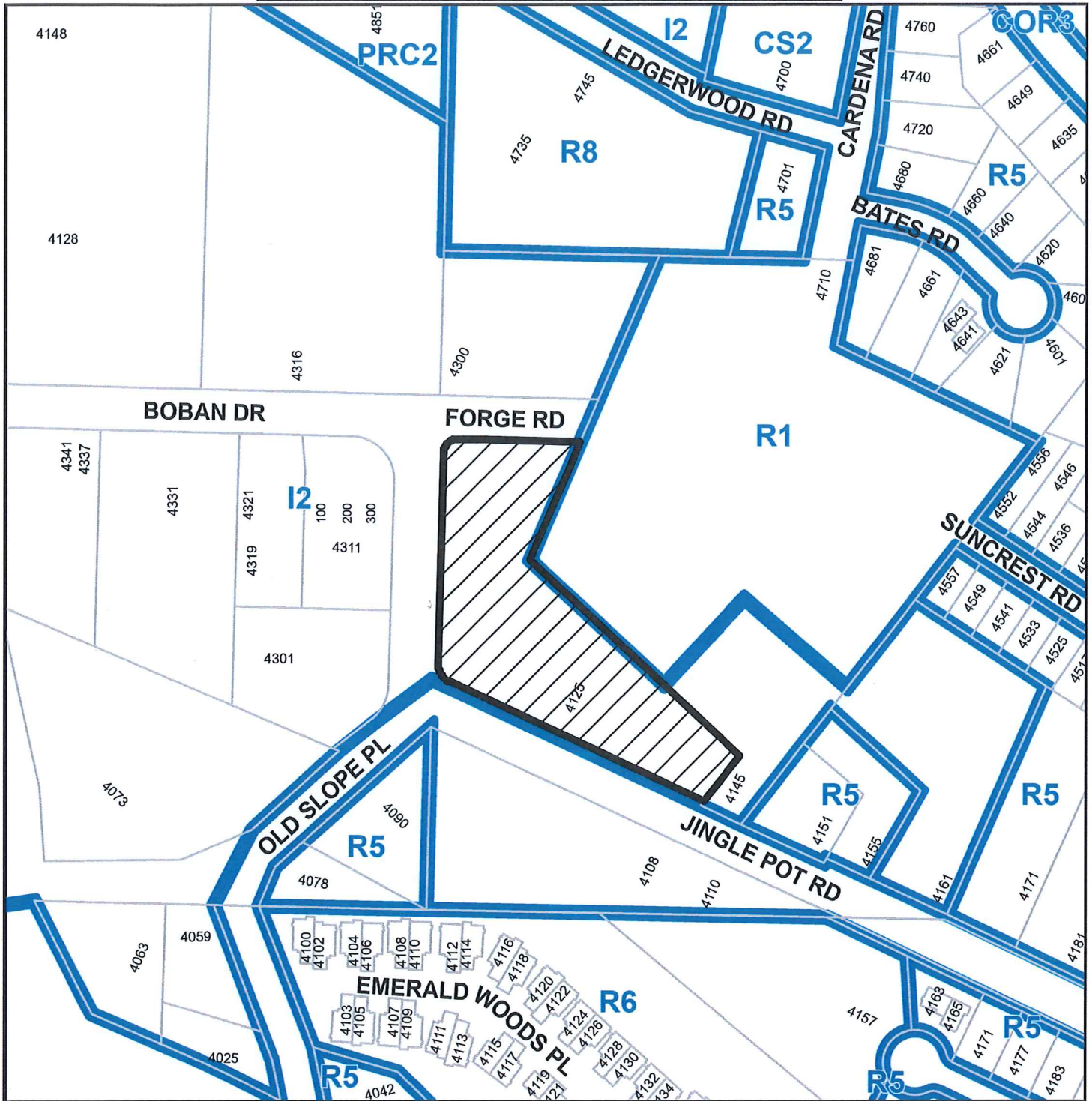
REVIEWED AND APPROVED ON

Sept 23, 2025.
Date

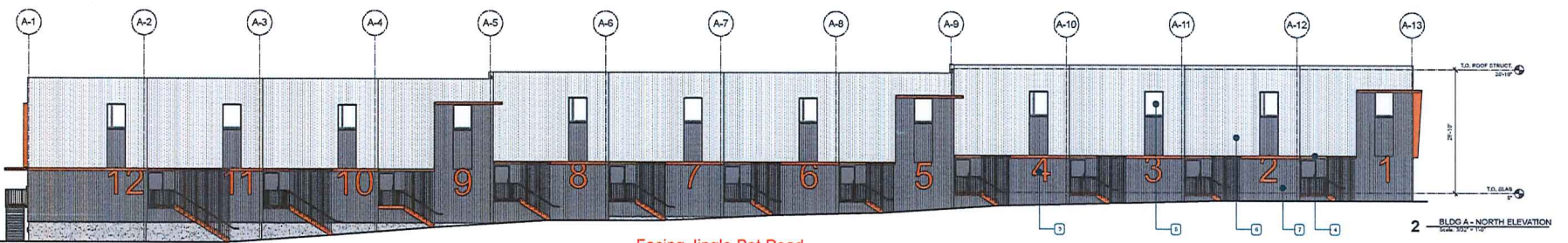
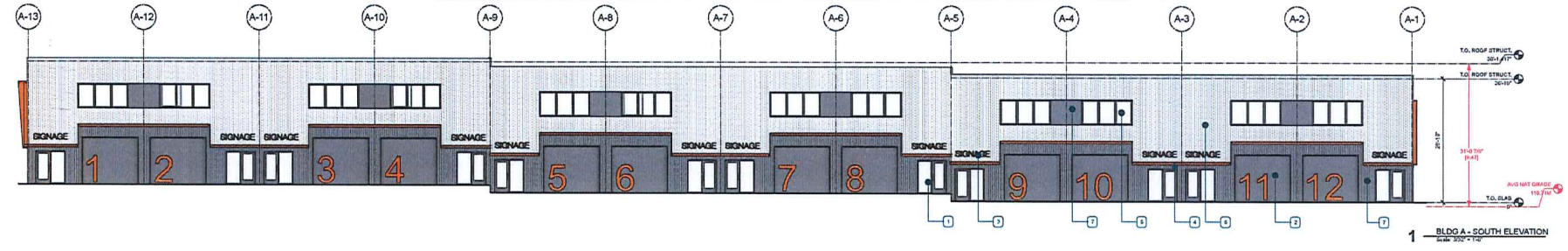


J. Holm, Director of Planning & Development
Planning & Development
Pursuant to Section 154 (1)(b) of the Community Charter

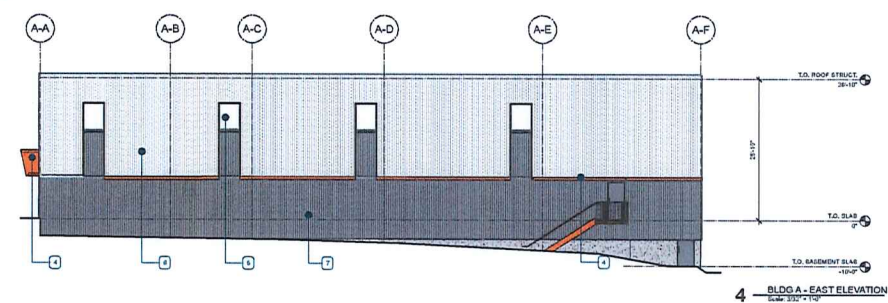
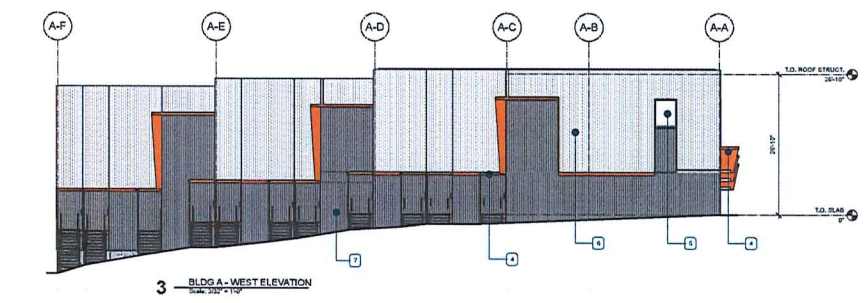
Development Permit No. DP001345 Schedule A
4101/4125 Jingle Pot Road
SUBJECT PROPERTY MAP



4125 JINGLE POT ROAD



Facing Jingle Pot Road



- BLDG A - MATERIAL LEGEND**
1. STONEFRONT OR CURTAIN WALL ENTRY DOOR WITH SIDEWALL CHARACTER
 2. STEEL ROLL UP OVERHEAD DOOR, CHANNEL
 3. IMA
 4. IMA
 5. PRE-ENGINEERED INSULATED METAL PANELS, DARK
 6. STEEL CHANNEL CANOPY WITH COVER
 7. STONEFRONT OR CURTAIN WALL GLAZING UNIT, CHARACTER



RECEIVED
 2025-JUN-13

Forge Industrial

NO.	DATE	BY	DESCRIPTION
10	05/20/25	MM	REVISED PER COMMENTS
11	05/20/25	MM	REVISED PER COMMENTS
12	05/20/25	MM	REVISED PER COMMENTS
13	05/20/25	MM	REVISED PER COMMENTS

BLDG A - ELEVATIONS

DA2.0
 1

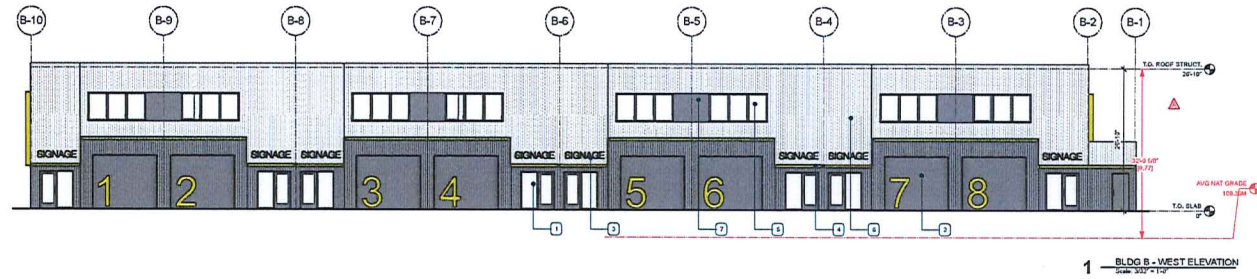


McDonald Hagarty Architects Ltd.
100 Erie Street East, Suite 200, Toronto, ON M5C 1B5

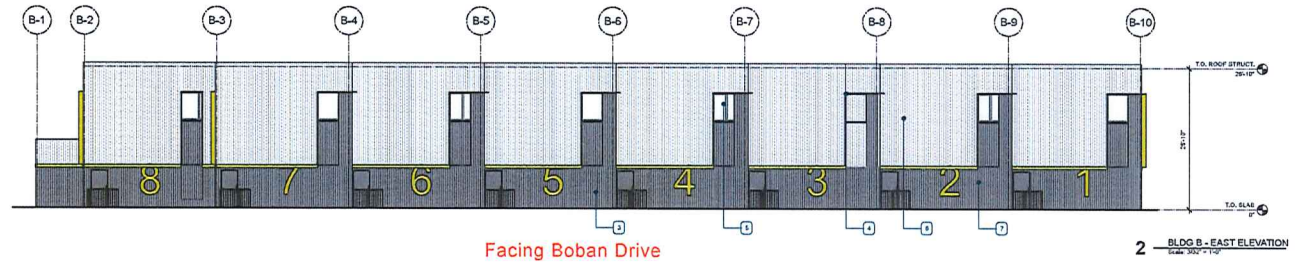


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DP1345
2025-JUN-13

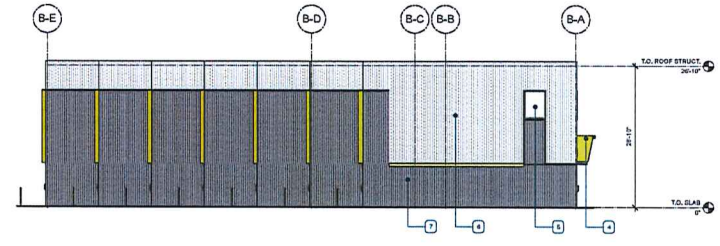
Forge Industrial



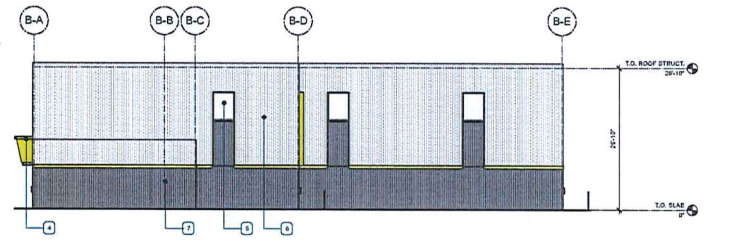
1 BLDG B - WEST ELEVATION
Scale: 3/32" = 1'-0"



2 BLDG B - EAST ELEVATION
Scale: 3/32" = 1'-0"



3 BLDG B - NORTH ELEVATION
Scale: 3/32" = 1'-0"



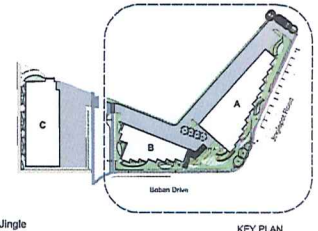
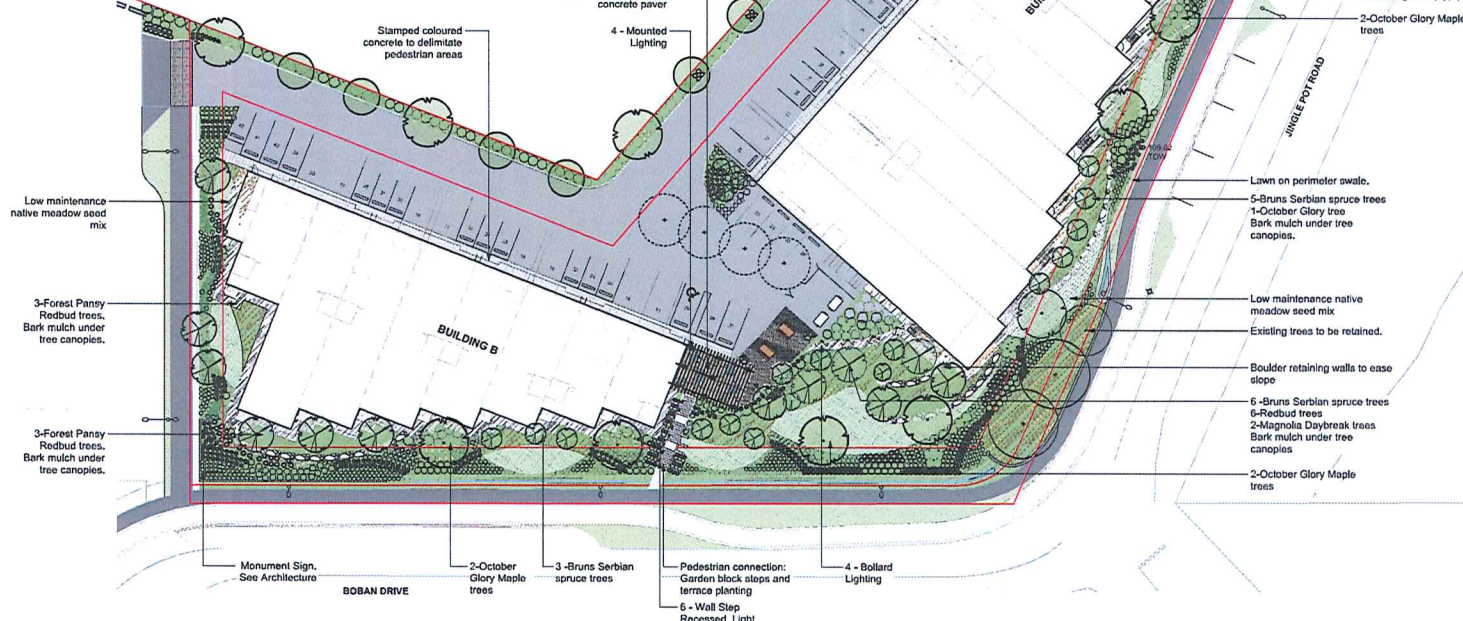
4 BLDG B - SOUTH ELEVATION
Scale: 3/32" = 1'-0"

BLDG B - MATERIAL LEGEND

1. STOREFRONT OF CURTAIN WALL, ENTRY DOOR WITH SLEIGHT CHARCOAL
2. STEEL ROLL UP OVERHEAD DOOR, CHARCOAL
3. SLATE (BRN) BACKLIT OR WITH LIGHT OVER
4. STEEL CHANNELS CANOPY WITH COUSE
5. STOREFRONT OF CURTAIN WALL GLAZING UNIT, CHARCOAL
6. PRE-ENGINEERED INSULATED METAL PANELS, LIGHT
7. PRE-ENGINEERED INSULATED METAL PANELS, DARK

Development Permit No. DP001345
 4101/4125 Jingle Pot Road
LANDSCAPE PLAN AND DETAILS

CHARACTER IMAGES



Recommended Nursery Stock - 4125 Jingle Pot Road

Trees	Botanical Name	Common Name	Size
Total: 64	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	60cm cal
	<i>Corydogobium pauciflorum</i>	Katoune Tree	60cm cal
	<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Redbud	60cm cal
	<i>Magnolia</i> 'Daybreak'	Daybreak Magnolia	50cm cal
	<i>Platanus orientalis</i> 'Thunbergii'	Thunberg Sycamore	2.5m Ht
	<i>Stewartia purpurea</i>	Japanese Stewartia	60cm cal
Large Shrubs	Botanical Name	Common Name	Size
Total: 208	<i>Arbutus unedo</i> 'Compacta'	Compact Strawberry Ginsh	25 pot
	<i>Coonardora</i> 'Bryantinus' 'Victoria'	Victoria Coonardora	25 pot
	<i>Lonicera sibirica</i> 'Bagginsweil's Gold'	Bagginsweil's Gold Blue Honeysuckle	25 pot
	<i>Mahonia repens</i>	Wall Creeper Creeper	25 pot
	<i>Philadelphus</i> 'Innovis'	Wild Mack Creeper	25 pot
	<i>Prunus padocica</i> 'Valley Valentine'	Valley Valentine Lay Of The Valley	25 pot
Medium Shrubs	Botanical Name	Common Name	Size
Total: 126	<i>Cistus salvifolius</i> 'Prostratus'	Cypress Rockrose	25/30 pot
	<i>Rosa rugosa</i>	Saltgery Rose	25 pot
Small Shrubs	Botanical Name	Common Name	Size
Total: 483	<i>Gaillardia</i> 'Siberia'	Siberia	25 pot
	<i>Lavandula officinalis</i>	English Lavender	25 pot
	<i>Mulotria renana</i>	Low Creeping Creeper	25 pot
	<i>Nandina domestica</i> 'Fire Power'	Fire Power Heavenly Bamboo	25 pot
	Perennials, Annuals and Ferns	Botanical Name	Common Name
Total: 1140	<i>Blackburnia</i> 'spicata'	Dove Fern	25 pot
	<i>Cyrtanthus</i> 'x. mollis' 'Karl Foerster'	Karl Foerster Feather Reed Grass	25 pot
	<i>Hieracium</i> 'saxifraga'	Blue Cat Grass	25 pot
	<i>Nauasua</i> 'tenaxima'	Mosses F. leather Grass	25 pot
	<i>Perovskia atrorubra</i>	Russian Sage	25 pot
	<i>Rudbeckia</i> 'luteola' 'Goldstrum'	Goldstrum Black Eyed Susan	25 pot
Groundcovers	Botanical Name	Common Name	Size
Total: 776	<i>Arctostaphylos</i> 'uva-ursi'	Kowakick	25 pot
	<i>Fragaria</i> 'chilensis'	Coastal Strawberry	25/30 pot
Vines	Botanical Name	Common Name	Size
Total: 2	<i>Clematis</i> 'vitalba'	Tweezer's Jay Clematis	25 pot

Notes:
 1. All work to be completed to current BCSLA Landscape Standards
 2. All soft landscape to be irrigated with an automatic irrigation system

LIGHTING LEGEND

- Bollard Lighting (Refer to Electrical)
- Mounted Lighting (Refer to Electrical)
- Wall Step Recessed Light (Refer to Electrical)

SCALE 1:300

Rev. D: Mar 25 - 25
 Rev. C: Dec 19 - 24
 Rev. B: Oct 23 - 24
 Rev. A: June 20 - 23

4125 Jingle Pot Road - Landscape Concept Plan

RECEIVED
 DP1345
 2025-APR-03
 Current Planning

LADR LANDSCAPE ARCHITECTS
 Project No: 2133 JUN-03
 28-495 Dupplin Rd, Victoria B.C. V8Z 1B6
 Phone: (250) 598-0105 Fax: (250) 412-0696