



DEVELOPMENT PERMIT NO. DP001346

PACSWELL DEVELOPMENTS NANAIMO, INC., INC.NO. BC1321738

Name of Owner(s) of Land (Permittee)

4300 FORGE 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 A SECTION 5 WELLINGTON DISTRICT PLAN EPP124196
PID NO. 031-881-688**

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

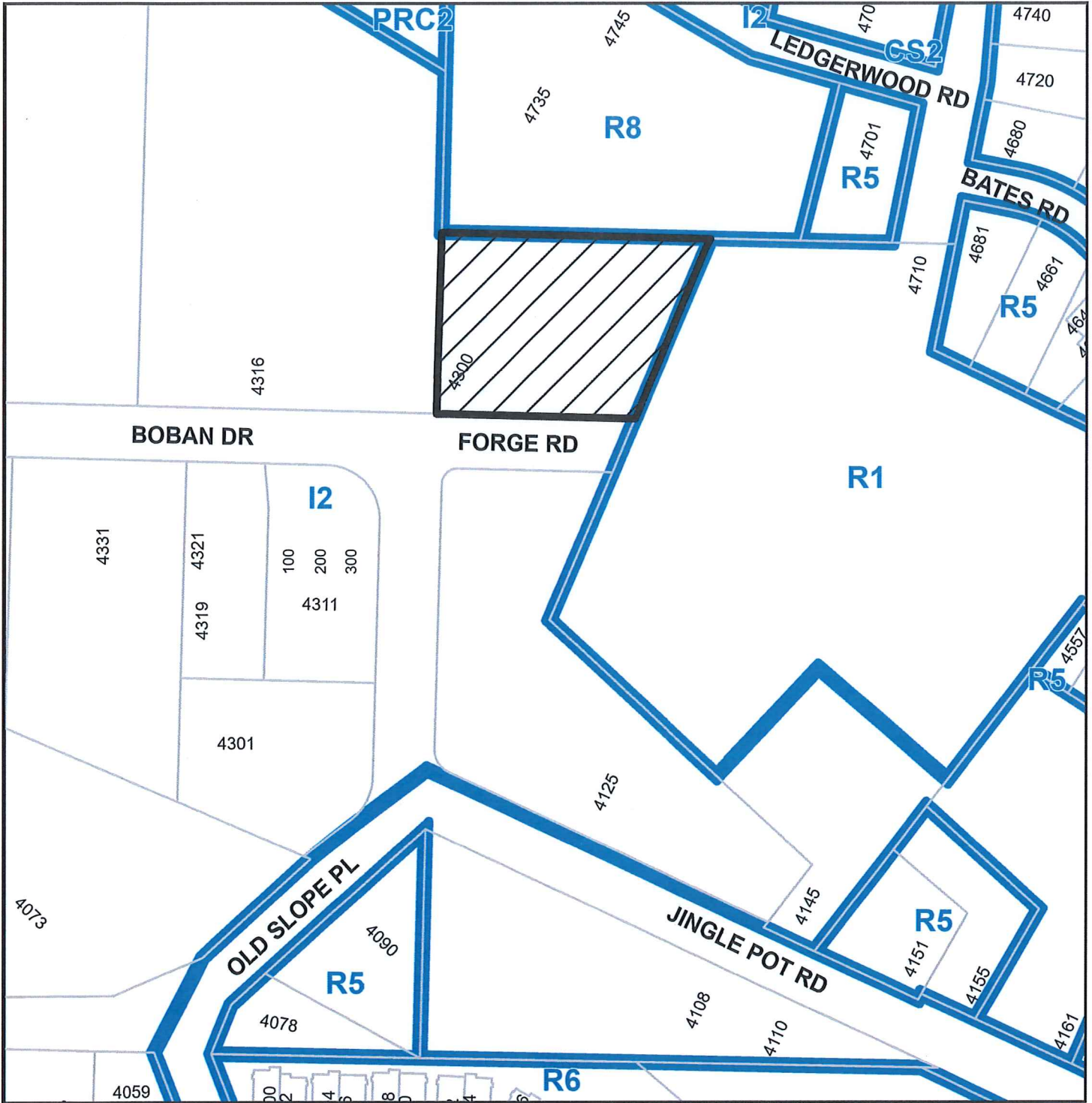
1. The subject property shall be developed generally in accordance with the Site and Parking Plan, prepared by MacDonald Hagarty Architects Ltd., dated 2025-JUN-12 as shown on Schedule B.
2. The development shall be developed in substantial compliance with the Building Elevations and Details, MacDonald 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.
4. The registration of a Statutory Right-of-Way for the public pedestrian trail, prior to building occupancy.

REVIEWED AND APPROVED ON

Date Sept 23, 2025

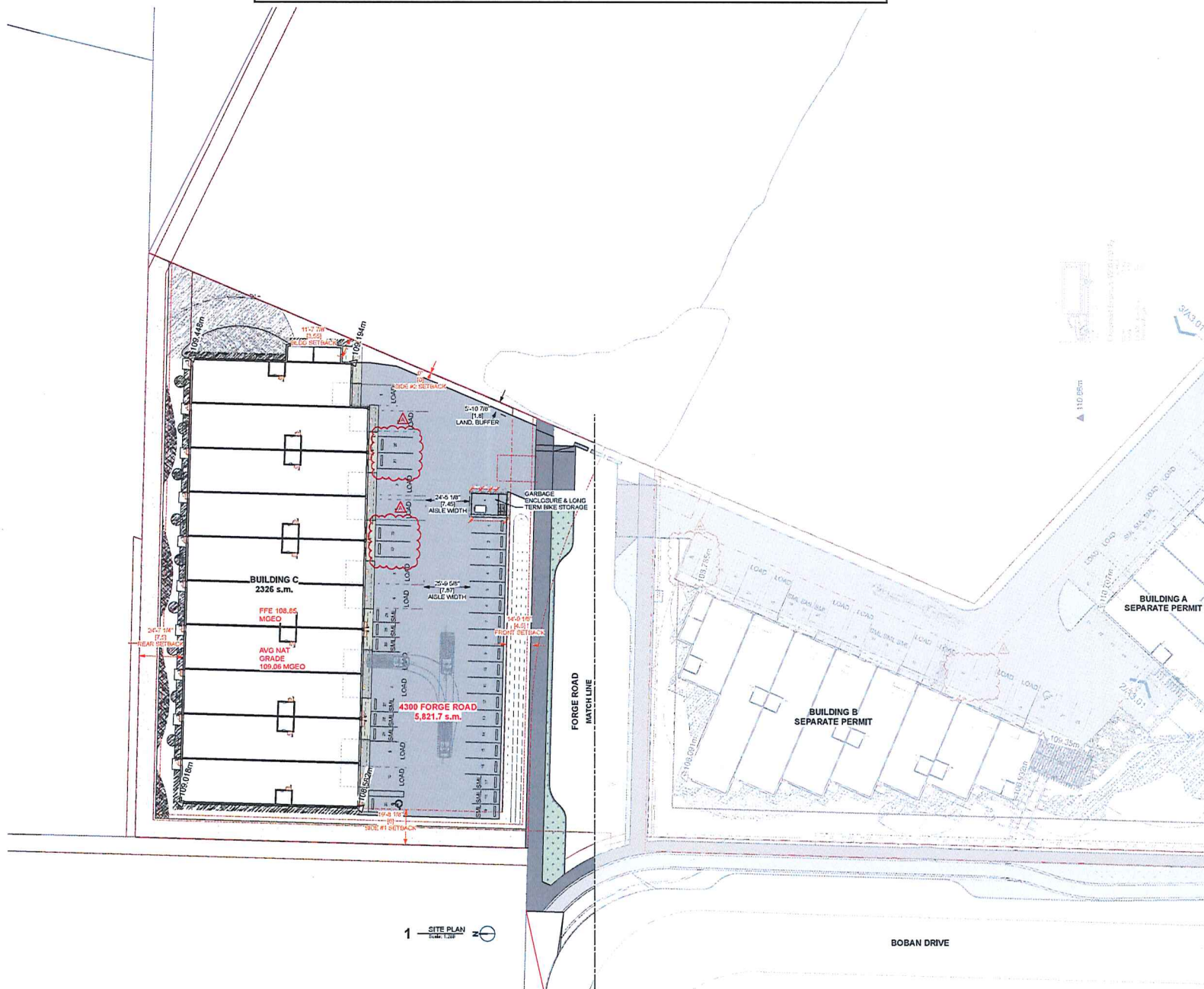


J. Holm, Director of Planning & Development
Planning & Development
Pursuant to Section 154 (1)(b) of the Community Charter



4300 FORGE ROAD

SITE AND PARKING PLAN



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 2025-JUN-13

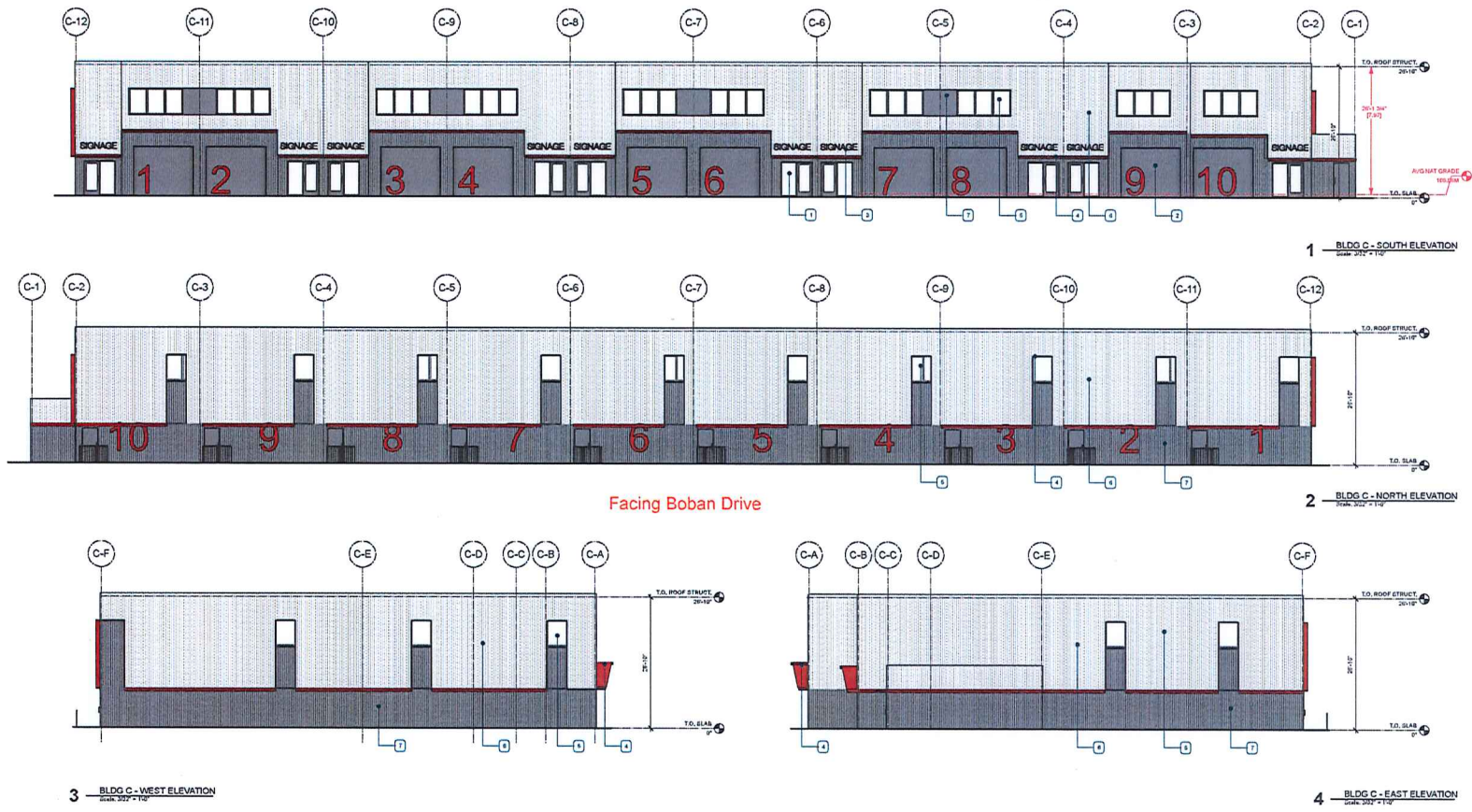
Forge Industrial

1. 3/16/25 11:45 AM
 2. 6/13/25 10:30 AM
 3. 6/13/25 10:30 AM
 4. 6/13/25 10:30 AM

BLDG C - SITE PLAN

DA0.0
 2

BUILDING ELEVATIONS AND DETAILS



BLDG C - MATERIAL LEGEND

- 1. STOREFRONT OR CORNER WALL ENTRY DOOR WITH SIDELIGHT, CHARCOAL
- 2. STEEL BOLUP OVERHEAD DOOR, CHARCOAL
- 3. SLIT SIGNAGE BACKLIT OR WITH LIGHT OVER
- 4. STEEL PANELS, CONCRETE WITH COVERS
- 5. STOREFRONT OR CORNER WALL, SLIT SIGNAGE, CHARCOAL
- 6. PRE-ENGINEERED INSULATED METAL PANELS, LIGHT
- 7. PRE-ENGINEERED INSULATED METAL PANELS, DARK



MacDonald Hagarty Architects Ltd.
1122 Linc. Centre Ave. Corvallis, BC V9B 3K7

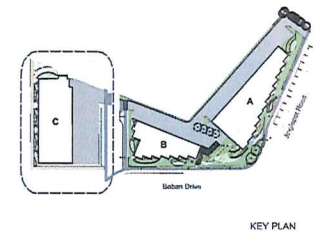
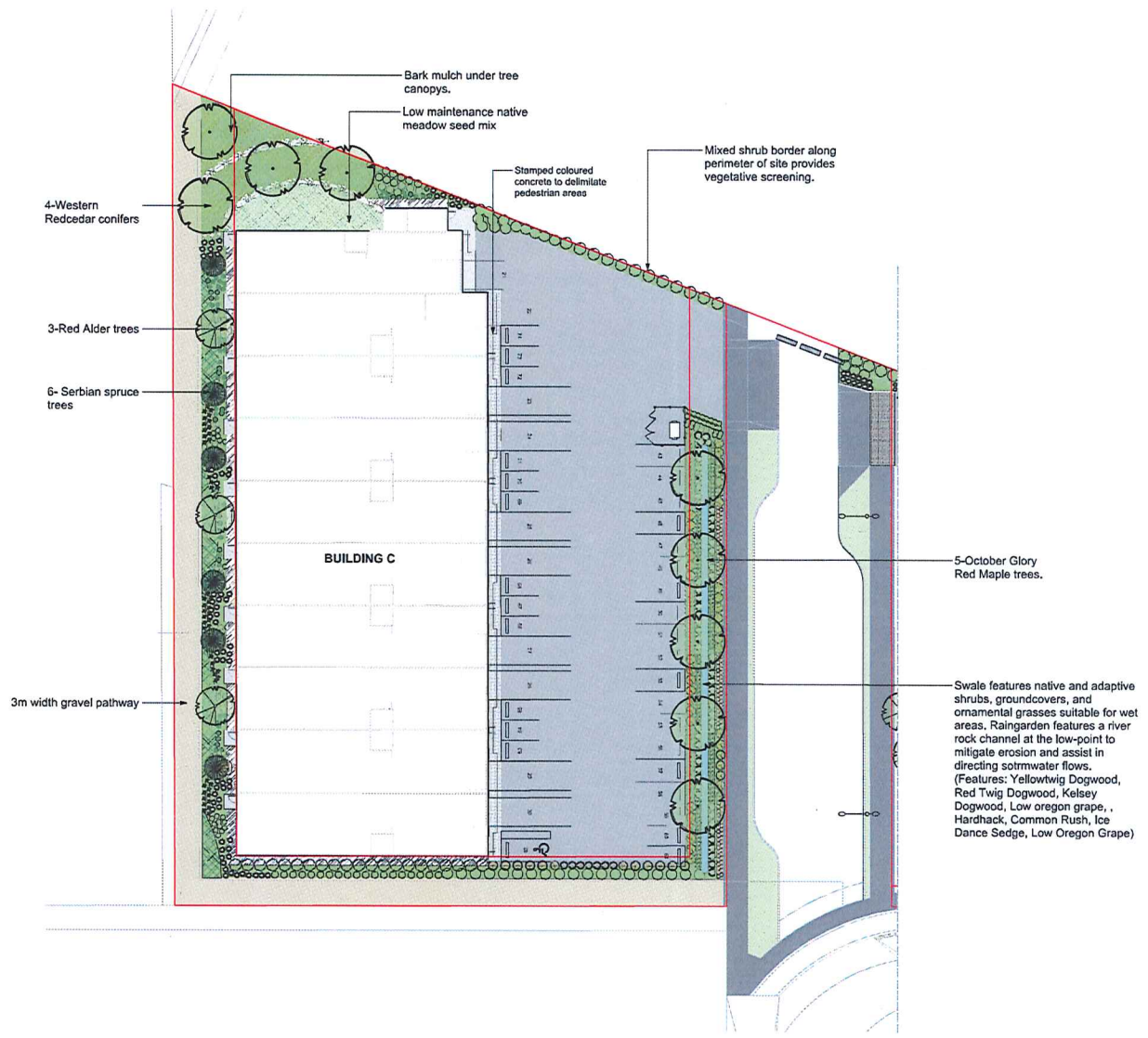


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2025-JUN-13

Forge Industrial

SHEET NO. BLDG C - ELEVATIONS

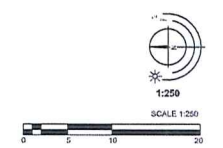
LANDSCAPE PLAN AND DETAILS



Recommended Nursery Stock - 4300 Forge Road

Trees	Botanical Name	Common Name	Size
Total: 18	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	6cm cal.
	<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Redbud	6cm cal.
	<i>Picea omorika</i>	Serbian Spruce	6 cm cal.
Large Shrubs	Botanical Name	Common Name	Size
Total: 76	<i>Arbutus unedo</i> 'Compacta'	Compact Strawberry Bush	#5 pot
	<i>Mahonia aquifolium</i>	Tall Oregon Grape	#5 pot
	<i>Pieris japonica</i> 'Valley Valentine'	Valley Valentine Lily Of The Valley	#5 pot
Small Shrubs	Botanical Name	Common Name	Size
Total: 530	<i>Carex</i> 'Ice Dance'	Ice Dance Sedge	#1 pot
	<i>Cornus stolonifera</i> 'Kelsey'	Kelsey Dogwood	#1 pot
	<i>Gaultheria shallon</i>	Sisal	#1 pot
	<i>Mahonia nervosa</i>	Low Oregon Grape	#1 pot
	<i>Nandina domestica</i> 'Fire Power'	Fire Power Heavenly Bamboo	#1 pot
	<i>Spiraea douglasii</i>	Hardhack	#1 pot
	Perennials, Annuals and Ferns	Botanical Name	Common Name
Total: 378	<i>Blechnum spicant</i>	Deer Fern	#1 pot
	<i>Calluna vulgaris</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
	<i>Carex</i> 'Ice Dance'	Ice Dance Sedge	#1 pot
	<i>Helleborus sempervirens</i>	Blue Owl Grass	#1 pot
	<i>Juncus effusus</i>	Common Rush	#1 pot

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



4300 Forge Road - Landscape Concept Plan

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2025-APR-03
Landscape Planning

LADR LANDSCAPE ARCHITECTS
Project No: 2133 JUN-09-23
28-405 Dupplin Rd., Victoria B.C. V8Z 1B8
Phone: (250) 598-0105 Fax: (250) 412-0616

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