



DEVELOPMENT PERMIT NO. DP001365

**PERDORA HOLDINGS INC.
Owner(s) of Land (Permittee)**

**1810 FREMONT 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 by this permit.
2. This 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 3, SECTION 18, RANGE 8, MOUNTAIN DISTRICT, PLAN 12058
PID NO. 004-959-141**

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 shall form a part thereof.

**Schedule A Subject Property Map
Schedule B Site, Parking and Landscape Plans
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 prevails over the provisions of the bylaw in the event of conflict.
6. 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.

TERMS OF PERMIT

The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

1. *Section 13.4.1 Siting of Buildings* – to reduce the minimum required rear yard setback for a building from 4.5m to 0.3m as shown on Schedule B.

The City of Nanaimo "Off-Street Parking Regulations Bylaw 2018 No. 7266" is varied as follows:

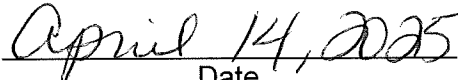
1. *Section 6.3(i) Dimensions and Design of Loading Spaces* – to reduce the minimum required length of an off-street loading space from 10.0m to 5.8m as shown on Schedule B.

CONDITIONS OF PERMIT

1. The proposed development shall be located in accordance with the Site, Parking and Landscape Plans, prepared by O.C.A. Architecture Inc., dated 2024-OCT-25, as shown on Schedule B.
2. The proposed development shall be in substantial compliance with the Building Elevations and Details, prepared by O.C.A. Architecture Inc., dated 2024-OCT-25, as shown on Schedule C.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 7TH DAY OF APRIL, 2025.


Corporate Officer


Date

Development Permit No. DP001365 Schedule B
 1810 Fremont Road
SITE, PARKING AND LANDSCAPE PLANS

CONSULTANTS:

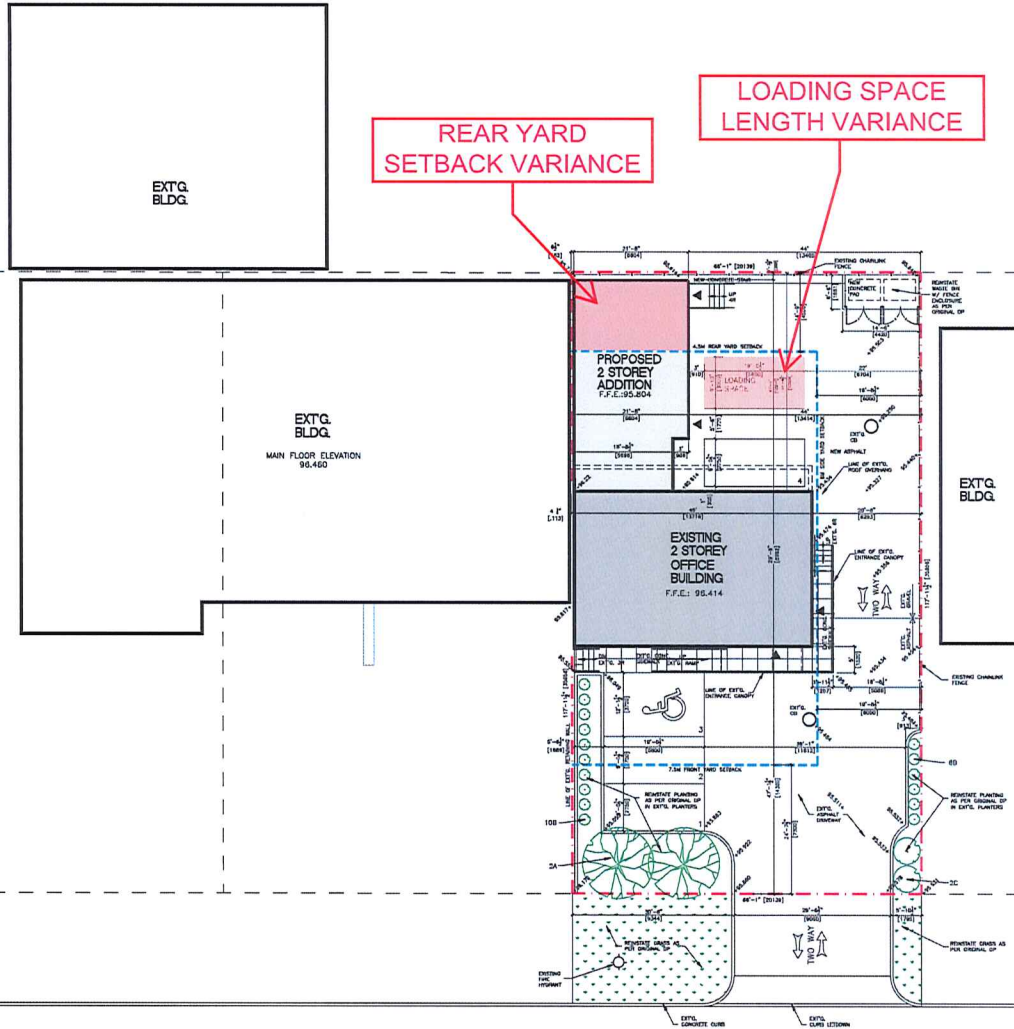
ARCHITECTS:
 O.C.A. ARCHITECTURE INC.
 2724 W 1ST AVENUE
 VANCOUVER, B.C.
 V6K 1K1
 TEL: 604-408-8970

AD1.1 SITE PLAN
 AD2.1 1ST & 2ND FLOOR PLANS
 AD2.2 ROOF PLAN + DETAILS
 AD2.3 ELEVATIONS
 AD4.1 BUILDING SECTIONS + MATERIALS

CIVIL:
 HEROLD ENGINEERING LTD.
 3701 SHENTON ROAD
 NANAIMO, B.C.
 V9T 2H1
 TEL: 250-751-8558

SX-1 SITE SERVING PLAN

McGARRIGLE ROAD



O.C.A.

O.C.A. ARCHITECTURE INC.
 2724 W 1ST AVENUE VANCOUVER BC V6K 1K1
 Tel: 604-408-8970 Email: info@oca-arch.com

SITE DATA:

ZONING: O LIGHT INDUSTRIAL
 CENS ADDRESS: 1810 FREMONT ROAD, NANAIMO, BC
 LEGAL ADDRESS: LOT 3, SECTION 18, RANGE 8, MOUNTAIN DISTRICT, PLAN W912258
 STRATA REGISTRATION: LUP FENWASH, PID: 004-958-141
 PROPERTY: 12243
 SITE AREA: 7,787.7 m² (213.4 ± AC)
 BUILDING GROSS AREA:
 CRUISING FLOOR: SECOND FLOOR: TOTAL:
 EXISTING: 1,327.2m² (303.35m²) 1,327.2m² (303.35m²) 2,654.4m² (650.70m²)
 ADDITION: 838.4m² (202.25m²) 838.4m² (202.25m²) 1,676.8m² (410.56m²)
 TOTAL GFA: 4,331.2m² (1066.26m²)

COVERAGE:

PERMITTED: 40% A x 7,787.7 m² = 3,115.08 m² (289.4 AC)
 PROPOSED: 2003.5m² / 733.5m² x 100 = 272%

DENSITY:

PERMITTED: 40% A x 7,787.7 m² = 3,115.08 m² (289.4 AC)
 PROPOSED: 403.26m² / 733.5m² = .55

PARKING:

REQUIRED:
 1 PARKING SPACE PER 100 ± (100%) OF GROSS FLOOR AREA
 1 LOADING SPACE REQUIRED FOR GROSS FLOOR AREA LESS THAN 483 SQ M
 41.86 SQM/100 SQM = 4 PARKING SPACES REQUIRED
 1 LOADING SPACE REQUIRED
 PROVIDED:
 4 PARKING SPACES
 1 LOADING SPACE (SAME SIZE AS TYP. PARKING SPACE)

SETBACKS:

	REQD.	PROVIDED	VARIANCE
FRONT YARD - FRONT RL:	7.5m	14.35m	NONE
REAR YARD:	4.5m	0.33m	4.17m
NORTH SIDE YARD:	0.9m	0.11m	NONE
EAST SIDE YARD:	0.9m	6.25m	NONE

VEHICLE PARKING:
 SHOE TIRE: N/A (LONG TERM 0.1/100m²)
 INDUSTRIAL: 401.05m²/100m² x 1 = 4.04 ± 0 REQD.

BUILDING HEIGHT:
 AVERAGE GROUND: 95.710 + 95.814 + 95.465 + 95.555 = 352.544 / 4 = 95.386m
 PERMITTED: 12.0m
 PROVIDED: 6.91m

BUILDING CLASSIFICATION:
 FIVE X, LESS THAN 3 STOREYS & NOT EXCEEDING BLDG. AREA OF 400 SQ M
 GROUP D, BUSINESS AND PERSONAL OCCUPANCIES, SPANNELED.

FIRE:

FLOOR:	LOAD BEARING WALLS, COLS, ETC.:	CEILING:	ROOF:
	45min.	45min.	45min.
	NON-BEARING:	N/A	45min.

LEGEND:

---	INDICATES SCOPE OF WORK	○	40% MAX
---	INDICATES PROPERTY LINE	○	TREES TO BE REMOVED
---	INDICATES SETBACK LINE	○	EXIST. GRADE
---	CONCRETE CURB	○	PROPOSED GRADE
---	PROPOSED ADDITION	○	EXISTING HYDRO POLE
---	EXISTING BUILDING	○	LIGHT STANDARD
---	EXIST. ASPHALT PAVING	○	UTILITY/VEH
---	INDICATES EXIST. CONCRETE	○	EXISTING FIRE HYDRANT
---	LANDSCAPED AREA	○	EXIST. FENCE & GATES
---	NEW GRAVEL	○	NEW WOOD FENCE
---		○	LANDSCAPE
---		○	CONCRETE WHEEL STOPS

PLANNING SCHEDULE:

DATE	DIST.	REVISIONS	REVISIONS	DATE	BY	REVISIONS
A	1	ISSUED FOR PERMIT	ISSUED FOR PERMIT	8/18/24	AS	AS
B	1	FOR APPROVAL	FOR APPROVAL	8/18/24	AS	AS
C	1	FOR APPROVAL	FOR APPROVAL	8/18/24	AS	AS

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS SHOULD BE QUANTIFIED BY THE CONTRACTOR TO THE PROJECT ARCHITECT. ALL DIMENSIONS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING ANY WORK.

1	GRADE SHALL BE REVISION TO 20%	3/21/24
1	LOADING SPACE WITH REVISION TO 3M	3/21/24

1	DP	18/05/24
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DEN MAR ELECTRIC LTD.
 ADDITION
 1810 FREMONT ROAD, NANAIMO BC

SITE PLAN, SITE DATA + DETAILS



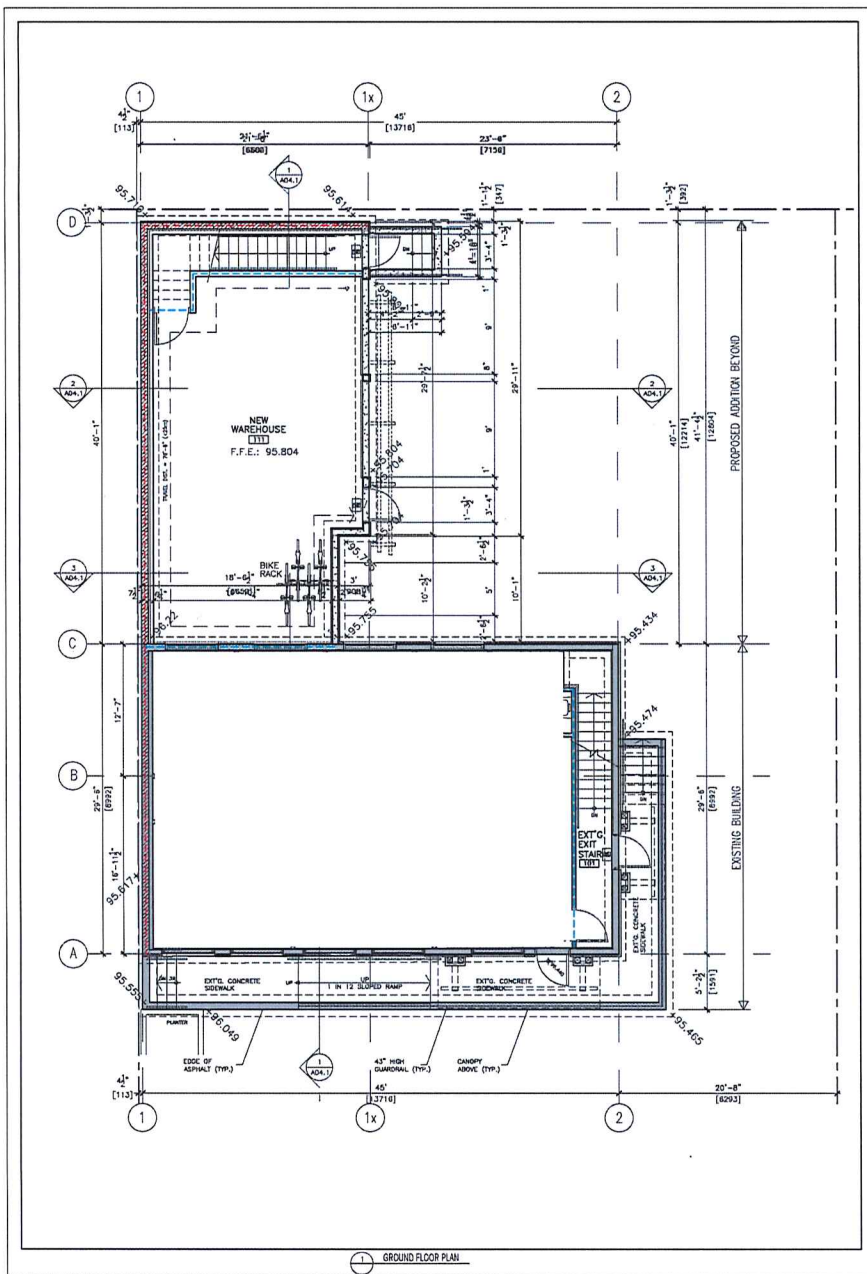
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 Checked By: [Signature]
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 Date: JULY 2024
 Drawing Number:

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1 SITE PLAN

1 SITE DATA

RECEIVED
DP1365
2025-FEB-24
 Current Planning



1 GROUND FLOOR PLAN



O.C.A. ARCHITECTURE INC.
 2724 W. 1st AVE. VANCOUVER BC V6K 1K3
 Tel: 604-408-8970 Email: info@oca-arch.com

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS FROM TO EXISTING AND FROM ALL SURVEY POINTS. CHECK FOR CONFLICTS IN ALL SERVICES, UTILITIES AND RELATED DOCUMENTS. ALL THE CONTRACTOR'S RESPONSIBILITY TO THE ARCHITECT'S SUPERVISION OF THE WORKMAN, PROFESSIONAL AND ALL RELATED DOCUMENTS. ALL THE CONTRACTOR'S RESPONSIBILITY TO THE ARCHITECT'S SUPERVISION OF THE WORKMAN, PROFESSIONAL AND ALL RELATED DOCUMENTS. ALL THE CONTRACTOR'S RESPONSIBILITY TO THE ARCHITECT'S SUPERVISION OF THE WORKMAN, PROFESSIONAL AND ALL RELATED DOCUMENTS.

1	ONE RACK ADDED	2/11/25
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1	DP	19/25/24
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Project:
DEN MAR ELECTRIC LTD.
ADDITION
 1810 FREMONT ROAD, NANAIMO BC

Drawing Title:
GRD.+ 2ND FLOOR PLANS

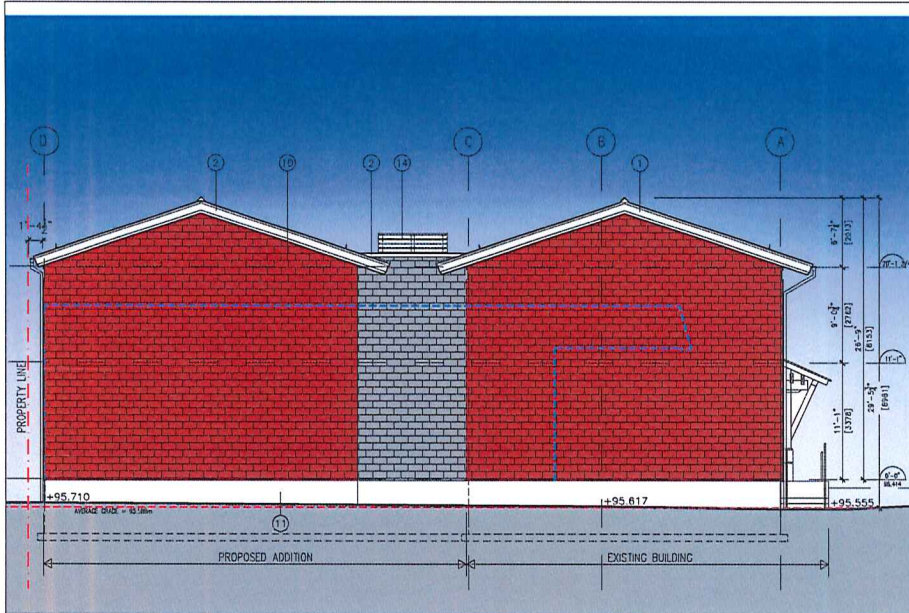


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 Checked By:
 Project Number: 3029
 Date: JULY 2024
 Drawing Number:

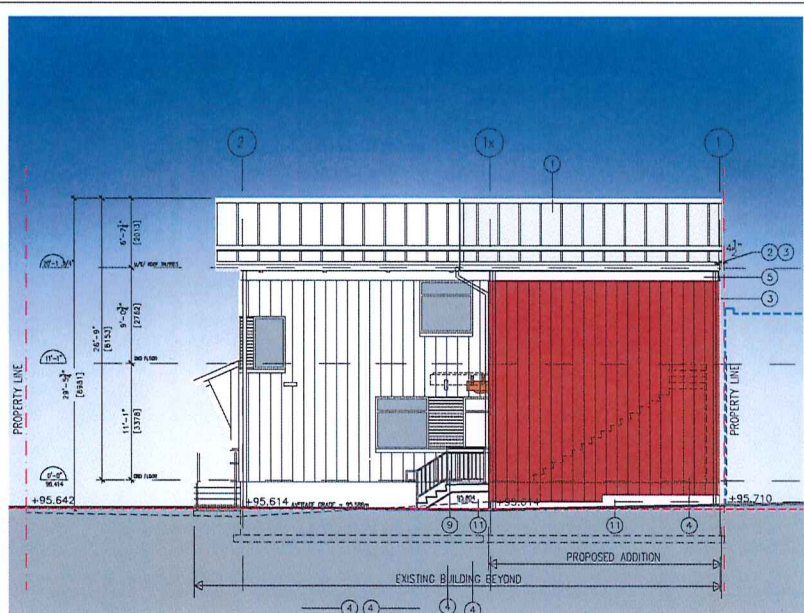
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DP1365
2025-FEB-24
 Current Planning

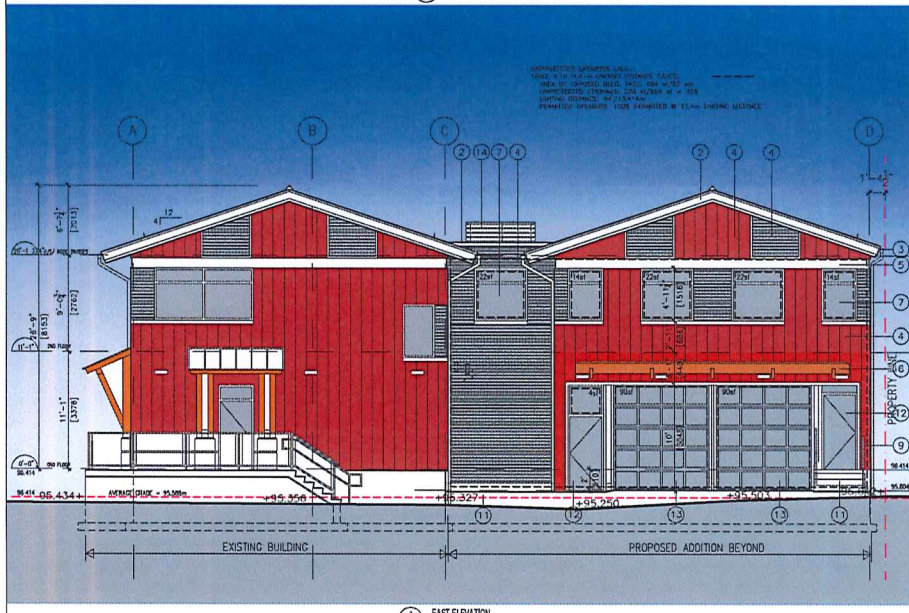
BUILDING ELEVATIONS AND DETAILS



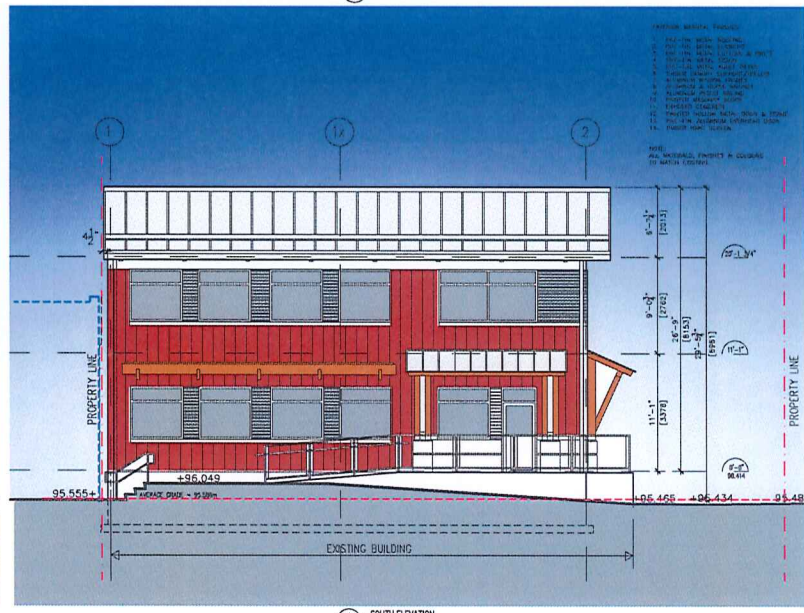
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



O.C.A. ARCHITECTURE INC.
374 W. 56 AVENUE, VANCOUVER BC V6K 4H3
Tel: 604-408-8870 Email: info@oca-arch.com

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS, UNLESS OTHERWISE SPECIFIED, ARE TO FACE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS PRIOR TO COMMENCING ANY WORK.

1	DP	10/25/24
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Project:
DEN MAR ELECTRIC LTD. ADDITION
1810 FREMONT ROAD, NANAIMO BC

Drawing Title:
ELEVATIONS



Scale: 1/8" = 1'-0"
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Date: JULY 2024
Drawing Number:

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(Facing Fremont Road)

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DP1365
2025-FEB-24
Current Planning