



DEVELOPMENT PERMIT NO. DP001380

**HARRY LAW
TAMARA ANN LAW
LAW HOLDINGS LTD., INC. NO. BC0997500**
Name of Owner(s) of Land (Permittee)

5485 AND 5495 GODFREY ROAD
Civic Addresses

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 Descriptions:

**LOT 41, SECTION 4, RANGE 4, WELLINGTON DISTRICT, PLAN 21691
PID NO. 003-450-813**

**LOT 42 SECTION 4 RANGE 4 WELLINGTON DISTRICT PLAN 21691
EXCEPT PLAN EPP106668
PID NO. 003-450-821**

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.

TERMS OF PERMIT

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


1. Section 17.1.6 Waste Management Enclosure – to reduce the minimum required setback from the northeast side lot line for a waste management enclosure adjacent to a lot zoned for residential use from 3.0 to 2.3m.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site and Parking Plan, prepared by Joyce Reid Troost Architecture, received 2025-MAR-03, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Joyce Reid Troost Architecture, received 2025-MAR-03, as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by 4 Site Landscape Architecture and Site Planning, received 2025-MAR-03, as shown on Schedule D.
4. Consolidation of the subject properties, prior to Building Permit application submission.
5. Registration of a Statutory Right-of-Way (SRW) to protect the drainage course along the northeast side property line to allow for City access and maintenance, generally as shown on Schedule B.

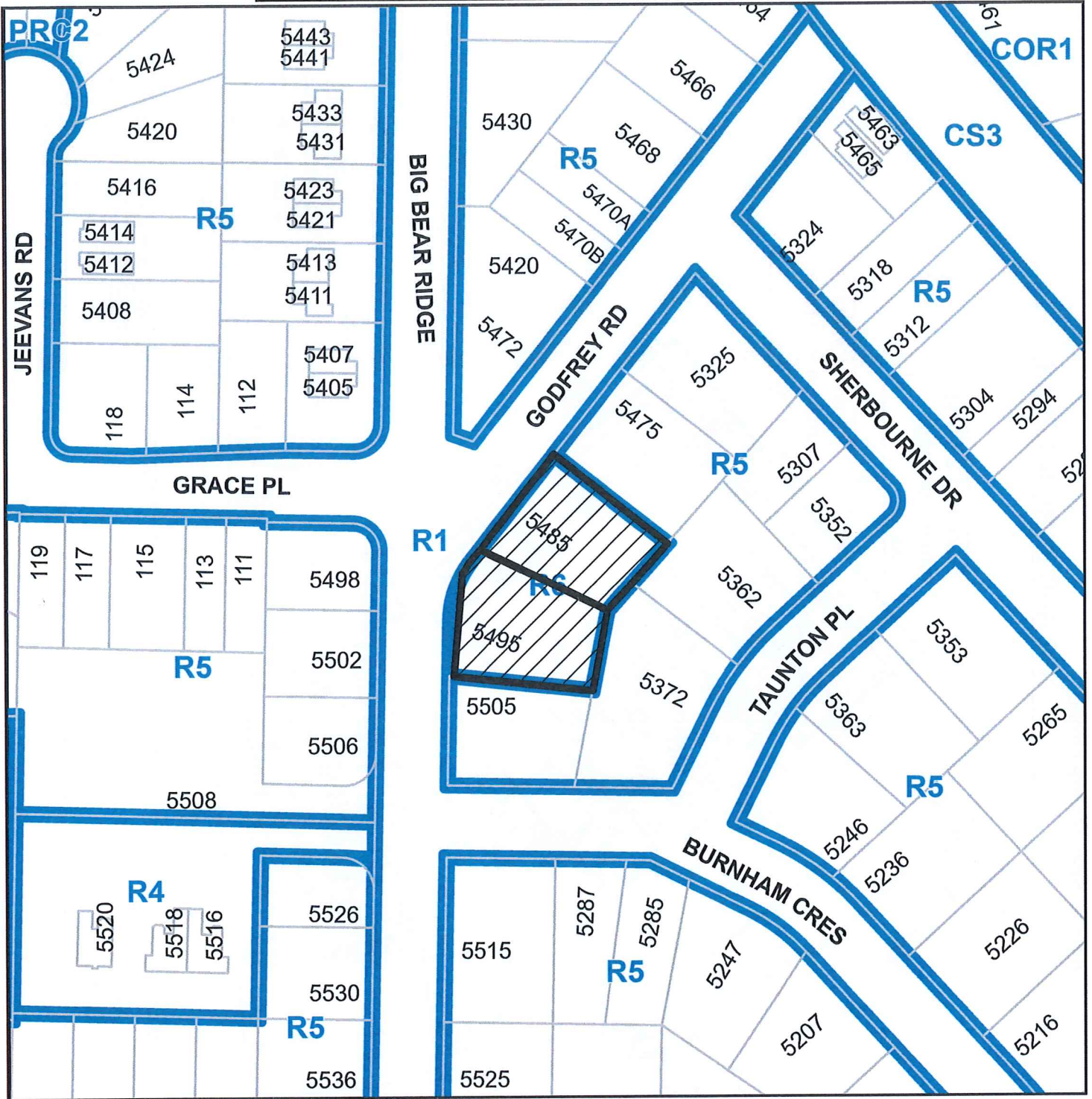
REVIEWED AND APPROVED ON

Sept 25, 2025
Date



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

SUBJECT PROPERTY MAP

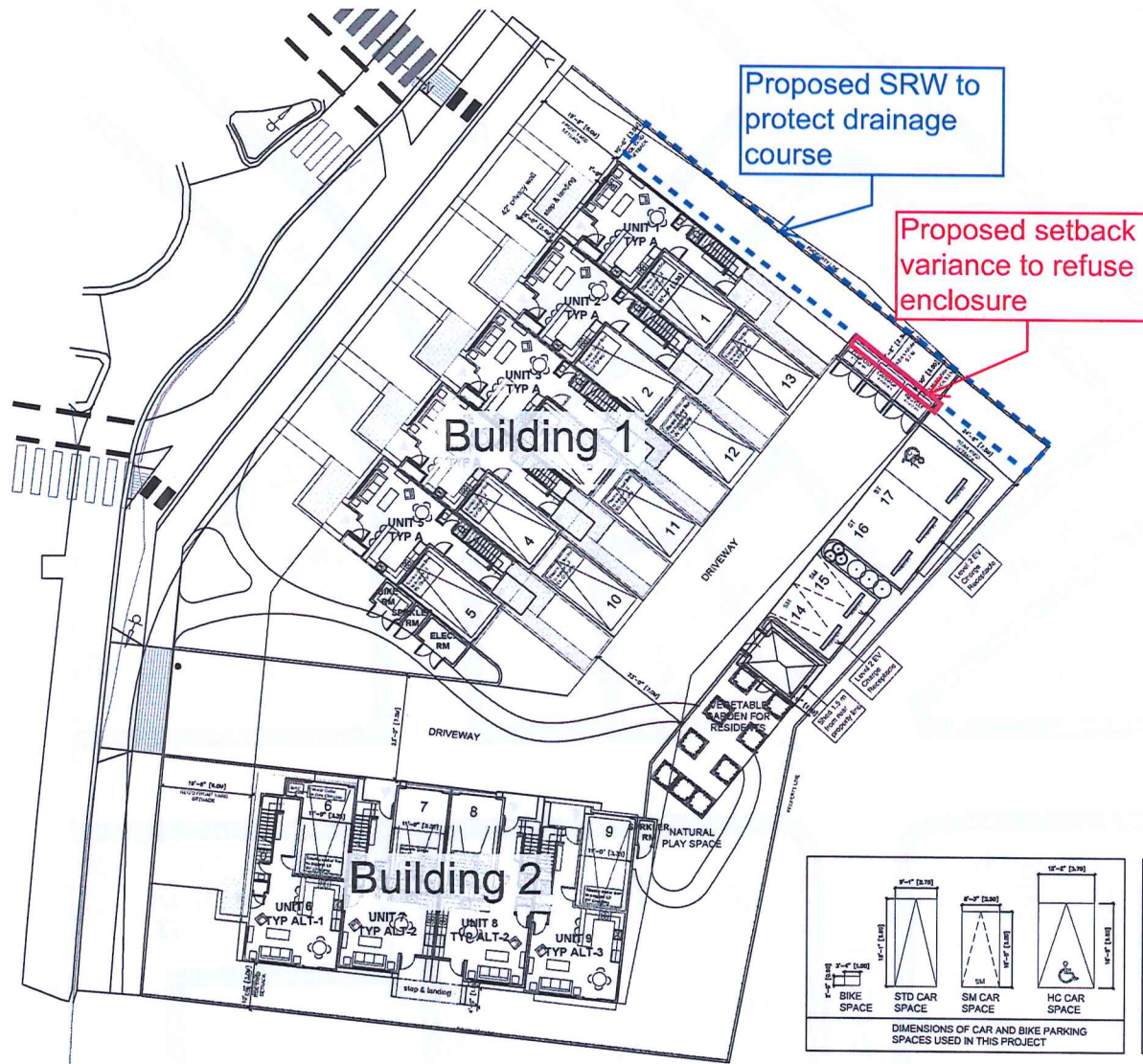


 5485 & 5495 GODFREY ROAD

Development Permit No. DP001380
5485 & 5495 Godfrey Road

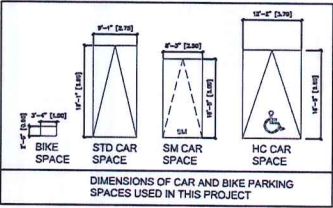
Schedule B

SITE AND PARKING PLAN



Proposed SRW to protect drainage course

Proposed setback variance to refuse enclosure



PROJECTION INTO THE YARD:
* See drawings for details listed below.

FRONT YARD: (No Variances requested)
- Step and landing (less than 0.6 m above finished grade)
- 42" privacy wall

SIDE YARD: North, (Trash location Variances requested)
- Trash receptacle located 2.3 m from property line, 0.7 m variance request

REAR YARD: (No Variances requested)
- Garden shed located 1.5 m from rear property line

SIDE YARD: South, (No Variances requested)
- Step and landing (less than 0.6 m above finished grade)

JOYCE RBD TROST ARCHITECTURE
2515 GLENAYR DRIVE
NANAIMO, BC V9S 3R9
joyce@rtrarchitecture.com
250.714.8749
rtrarchitecture.com

1st floor plan, 2nd floor plan and
basement floor plan showing
interior and exterior dimensions of
all rooms, corridors, stairs, etc.
and all structural elements.
The drawings are intended to be used
for the construction of the project.
The drawings are not to be used for
any other purpose without the
written consent of the architect.
The drawings are the property of
Joyce Rbd Trost Architecture and
shall remain confidential.



GODFREY TOWNHOMES
5484/ 5495 GODFREY ROAD, BC

CLIENT
Low Holding, Inc.

REV. DATE	NUMBER	DESCRIPTION
2022-02-01	01	Initial
2022-11-03	02	GL Update
2023-03-23	03	GL Response 2

DATE: FEB. 1, 2022
SCALE:
DRAWN BY: JRT

SITE PLAN
RECEIVED
DP 1380
2023-MAR-03
Expert Planning
A100

Development Permit No. DP001380 Schedule C
 5485 and 5495 Godfrey Road
BUILDING ELEVATIONS AND DETAILS

MATERIAL LEGEND

-  00 Windows Black
-  01 HARDIE Panel Arctic White
-  02 HARDIE Lap Siding Pearl Grey
-  03 HARDIE Board and Batton Night Grey
-  04 HARDIE Panel Iron Grey
-  05 HARDIE Panel Wood Stained Finish



WEST ELEVATION | TOWNHOMES | FROM GODFREY ROAD | Scale 1/8" = 1' |



EAST ELEVATION | TOWNHOMES | Scale 1/8" = 1' |

JOYCE REID THOOST ARCHITECTURE
 2315 GLENHAY DRIVE
 NANAIMO, BC V9S 3P9
 joyce@jrchitecture.com
 250.714.8749
 jrchitecture.com

THE DRAWING, SPECIFICATIONS, AND FOOTNOTES CONTAINED HEREIN ARE THE PROPERTY OF JOYCE REID THOOST ARCHITECTURE. NO PART OF THIS DRAWING OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF JOYCE REID THOOST ARCHITECTURE.



GODFREY TOWNHOMES
 5485/ 5495 GODFREY ROAD, NANAIMO

CLIENT
 Law Holdings Inc.

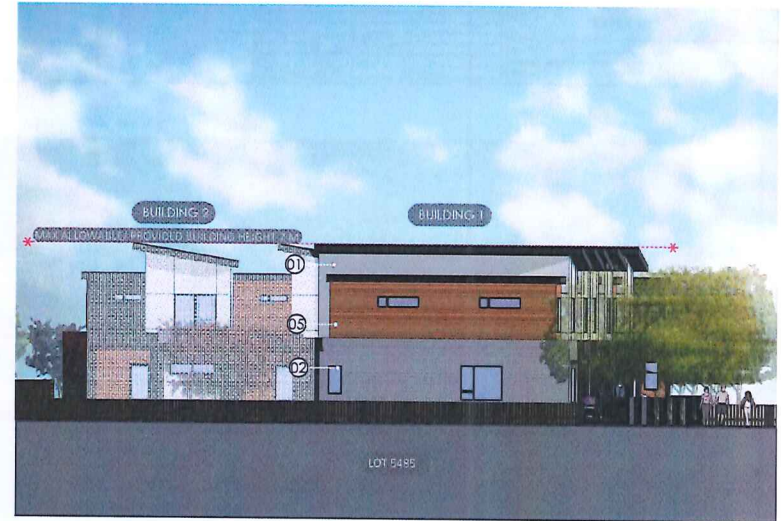
REV. DATE	NUMBER	DESCRIPTION
2502-2	DP	
2503-2	DP	REVISIONS
2505-3	DP	REVISIONS

DATE PER. 2 2022
 SCALE 1/8" = 1'
RECEIVED
DP1380
 2025-MAR-03
 Joy Reid Thoost
 REPAIRED BY JRT DRAWN BY JRT

ELEVATIONS
A200



SOUTH ELEVATION | TOWNHOMES | BUILDING 2 FRONT ELEVATION | Scale 1/8" = 1' |





NORTH ELEVATION | TOWNHOMES | BUILDING 1 SIDE ELEVATION | Scale 1/8" = 1' |



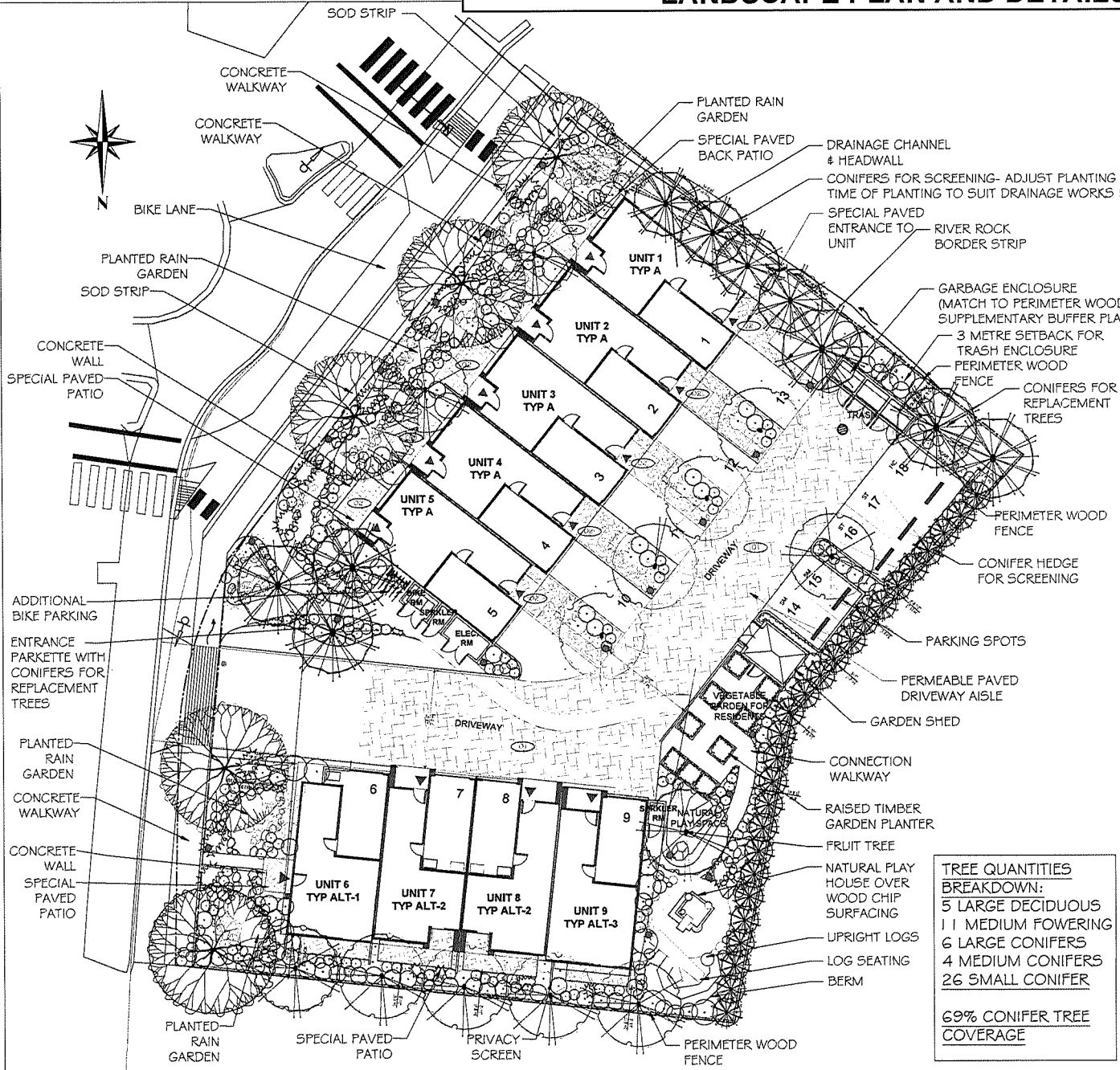
NORTH ELEVATION | TOWNHOMES | BUILDING 2 REAR ELEVATION | Scale 1/8" = 1' |



SOUTH ELEVATION | TOWNHOMES | BUILDING 1 SIDE ELEVATION | Scale 1/8" = 1' |

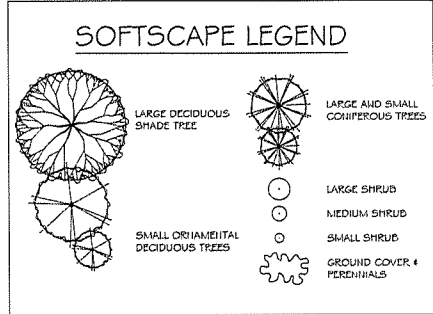
 <p>JOYCE BRIDGEMAN ARCHITECTURE 2315 CEBHAYR DRIVE NANAIMO, BC V9S 3P9 joyce@jarchitecture.com 250.714.8749 jarchitecture.com</p>	<p>THE ENGINEER, ARCHITECT AND RENDERING CONTRACTOR HAS REVIEWED THE DRAWINGS AND SEALS THEM IN ACCORDANCE WITH THE BC PROFESSIONAL SOCIETY OF ARCHITECTS (BCPSA) REGULATIONS. THIS SEAL IS VALID FOR THE PROFESSIONAL SOCIETY OF ARCHITECTS (BCPSA) REGULATIONS. 2025-03-03</p>	<p>ARCHITECT</p> 	<p>GODFREY TOWNHOMES 5485/5495 GODFREY ROAD, NANAIMO</p>	<p>CLIENT Low Holdings Inc.</p>	<table border="1"> <thead> <tr> <th>REV. DATE</th> <th>NUMBER</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>2025-02-20</td> <td>01</td> <td>DP</td> </tr> <tr> <td>2025-02-20</td> <td>02</td> <td>RT - Reworking</td> </tr> <tr> <td>2025-02-20</td> <td>03</td> <td>RT - Reworking</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV. DATE	NUMBER	DESCRIPTION	2025-02-20	01	DP	2025-02-20	02	RT - Reworking	2025-02-20	03	RT - Reworking													<p>DATE: FEB. 2, 2022 SCALE: TECH DRAWING</p>	<p>ELEVATIONS</p>
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2025-02-20	01	DP																													
2025-02-20	02	RT - Reworking																													
2025-02-20	03	RT - Reworking																													
					<p>RECEIVED DP 1390 2025-MAR-03 Current Planning</p>	<p>A201</p>																									

LANDSCAPE PLAN AND DETAILS



TREE QUANTITIES BREAKDOWN:
 5 LARGE DECIDUOUS
 11 MEDIUM FLOWERING
 6 LARGE CONIFERS
 4 MEDIUM CONIFERS
 26 SMALL CONIFER

69% CONIFER TREE COVERAGE



<p>BIKE RACKS MODEL: CAH-201 QUANTITY: 6 COLOUR: HOBEL (GLOSS) SUPPLIER: CANAAN SITE FURNISHINGS PHONE: 1-855-330-1133</p>	<p>BENCH DESCRIPTION: COMMERCIAL METRO BENCH QUANTITY: 1 FRAME COLOUR: HOBEL (GLOSS) WOOD PLASTIC COMPOSITE: WALNUT SUPPLIER: CANAAN SITE FURNISHINGS PHONE: 1-855-330-1133</p>
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PAVER TYPES

<p>01 TYPE: VENETIAN COBBLE (PERMEABLE PAVER) COLOUR: GRANITE PATTERN: RUNNING BOND SIZE: 6"x12"</p>	<p>02 TYPE: CORTEZ COLOUR: COPPER CANYON PATTERN: 45° STACK BOND SIZE: 24"x24"</p>
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LIGHTING LEGEND

<p>BOLLARDS (L12) DESCRIPTION: APTOS BOLLARD MODEL: LBAPT-AC COLOUR: BRIGHT SILVER GLOSS SUPPLIER: FORMS + SURFACES</p>
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NOTES:

- REFER TO SUPPLEMENTAL DETAILS (SHEET L2) FOR FENCE, GARBAGE ENCLOSURE AND FURNISHING DETAILS
- REFER TO SHEET L3 FOR FULL PLANTING PLAN (INCLUDING QUANTITIES & SIZES)

4★SITE
 LANDSCAPE ARCHITECTURE AND SITE PLANNING

PROJECT NAME:
GODFREY TOWNHOMES

ADDRESS:
 5485/5495 GODFREY ROAD
 WELLINGTON DISTRICT
 CITY OF NAWASO

CLIENT:
 LAW HOLDINGS LTD

LAW HOLDINGS LTD

ISSUED FOR DEVELOPMENT PERMIT REVIEW

REVISED AS PER DESIGN PANEL COMMENTS- FEB 23, 2023

REVISED AS PER TOWNSITE PLANNING COMMENTS- APR 14, 2023

FULL PLANTING PLAN (SHEET L3) ADDED AS PER PLANNING COMMENTS

RECEIVED
 DP1380
 2025-MAR-03

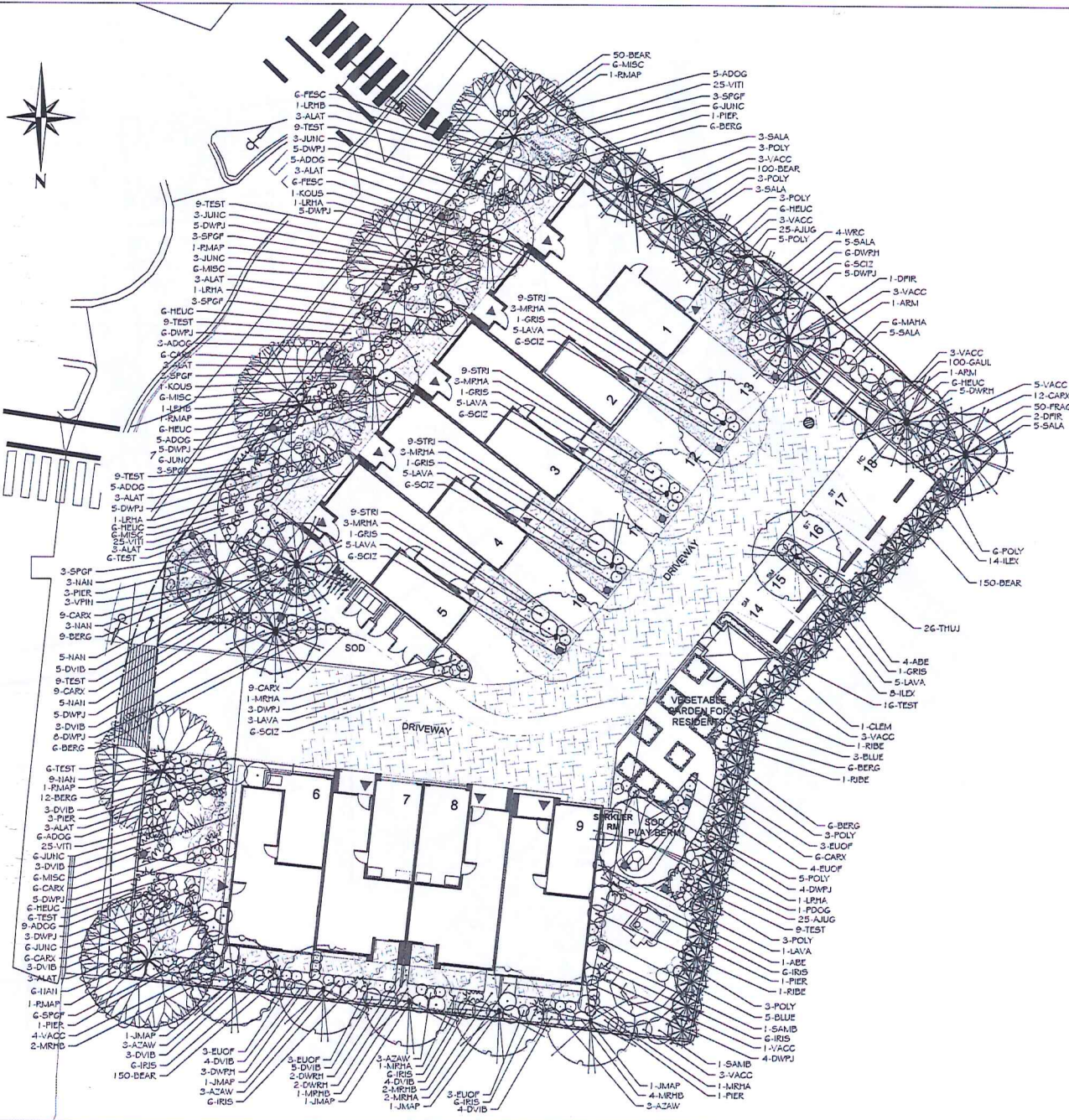
DATE:
 MAY 23, 2023

DRAWN BY:
 BRAD FORTH

SCALE:
 30:1 = 1"=1'

DRAWING TITLE:
LANDSCAPE CONCEPT PLAN

SHEET:
L1



KEY	Quantity	Common Name	Latin Name	Shrub
50-BEAR	1	Black Bear	Acer glabrum var. Flaccidum	45' x 75'
25-VITI	1	Japanese Vitis	Vitis rotundifolia var. Rotundifolia	45' x 75'
3-SPGF	3	Spotted Geranium	Geranium macranthum	45' x 75'
3-JUNIC	3	Juniper	Juniperus horizontalis	45' x 75'
3-ALAT	3	Alat	Alat	45' x 75'
3-ADOG	3	ADOG	ADOG	45' x 75'
3-ALAT	3	Alat	Alat	45' x 75'
3-ADOG	3	ADOG	ADOG	45' x 75'
1-LRHD	1	LRHD	LRHD	45' x 75'
1-IRMH	1	IRMH	IRMH	45' x 75'
3-ADOG	3	ADOG	ADOG	45' x 75'
1-KOUS	1	KOUS	KOUS	45' x 75'
1-LRHA	1	LRHA	LRHA	45' x 75'
3-SPGF	3	SPGF	SPGF	45' x 75'
9-TEST	9	TEST	TEST	45' x 75'
3-JUNIC	3	JUNIC	JUNIC	45' x 75'
3-SPGF	3	SPGF	SPGF	45' x 75'
1-IRMH	1	IRMH	IRMH	45' x 75'
3-JUNIC	3	JUNIC	JUNIC	45' x 75'
3-MISC	3	MISC	MISC	45' x 75'
3-ALAT	3	ALAT	ALAT	45' x 75'
3-ALAT	3	ALAT	ALAT	45' x 75'
1-LRHA	1	LRHA	LRHA	45' x 75'
3-SPGF	3	SPGF	SPGF	45' x 75'
9-TEST	9	TEST	TEST	45' x 75'
3-HEUC	3	HEUC	HEUC	45' x 75'
9-TEST	9	TEST	TEST	45' x 75'
6-DWPH	6	DWPH	DWPH	45' x 75'
3-ADOG	3	ADOG	ADOG	45' x 75'
3-ALAT	3	ALAT	ALAT	45' x 75'
3-ADOG	3	ADOG	ADOG	45' x 75'
1-IRMH	1	IRMH	IRMH	45' x 75'
1-HEUC	1	HEUC	HEUC	45' x 75'
1-IRMH	1	IRMH	IRMH	45' x 75'
3-ADOG	3	ADOG	ADOG	45' x 75'
3-DWPH	3	DWPH	DWPH	45' x 75'
3-SPGF	3	SPGF	SPGF	45' x 75'
9-TEST	9	TEST	TEST	45' x 75'
3-ALAT	3	ALAT	ALAT	45' x 75'
5-ADOG	5	ADOG	ADOG	45' x 75'
3-SPGF	3	SPGF	SPGF	45' x 75'
3-SPGF	3	SPGF	SPGF	45' x 75'
3-NAH	3	NAH	NAH	45' x 75'
3-PIER	3	PIER	PIER	45' x 75'
3-VPFH	3	VPFH	VPFH	45' x 75'
9-CARX	9	CARX	CARX	45' x 75'
3-NAH	3	NAH	NAH	45' x 75'
9-BERG	9	BERG	BERG	45' x 75'
5-NAH	5	NAH	NAH	45' x 75'
5-DVID	5	DVID	DVID	45' x 75'
9-TEST	9	TEST	TEST	45' x 75'
9-CARV	9	CARV	CARV	45' x 75'
5-NAH	5	NAH	NAH	45' x 75'
5-DWPH	5	DWPH	DWPH	45' x 75'
3-DVID	3	DVID	DVID	45' x 75'
8-DWPH	8	DWPH	DWPH	45' x 75'
6-BERG	6	BERG	BERG	45' x 75'
6-TEST	6	TEST	TEST	45' x 75'
9-NAH	9	NAH	NAH	45' x 75'
1-IRMH	1	IRMH	IRMH	45' x 75'
12-BERG	12	BERG	BERG	45' x 75'
3-DVID	3	DVID	DVID	45' x 75'
3-PIER	3	PIER	PIER	45' x 75'
3-ALAT	3	ALAT	ALAT	45' x 75'
6-ADOG	6	ADOG	ADOG	45' x 75'
25-VITI	25	VITI	VITI	45' x 75'
6-JUNIC	6	JUNIC	JUNIC	45' x 75'
3-DVID	3	DVID	DVID	45' x 75'
6-MISC	6	MISC	MISC	45' x 75'
6-CARX	6	CARX	CARX	45' x 75'
5-DWPH	5	DWPH	DWPH	45' x 75'
6-HEUC	6	HEUC	HEUC	45' x 75'
6-TEST	6	TEST	TEST	45' x 75'
9-ADOG	9	ADOG	ADOG	45' x 75'
3-DWPH	3	DWPH	DWPH	45' x 75'
6-JUNIC	6	JUNIC	JUNIC	45' x 75'
6-CARX	6	CARX	CARX	45' x 75'
3-DVID	3	DVID	DVID	45' x 75'
3-ALAT	3	ALAT	ALAT	45' x 75'
6-NAH	6	NAH	NAH	45' x 75'
1-IRMH	1	IRMH	IRMH	45' x 75'
1-IRMH	1	IRMH	IRMH	45' x 75'
3-SPGF	3	SPGF	SPGF	45' x 75'
3-ADOG	3	ADOG	ADOG	45' x 75'
2-MRHD	2	MRHD	MRHD	45' x 75'
3-EUOF	3	EUOF	EUOF	45' x 75'
3-AZAW	3	AZAW	AZAW	45' x 75'
4-DVID	4	DVID	DVID	45' x 75'
3-DWPH	3	DWPH	DWPH	45' x 75'
3-AZAW	3	AZAW	AZAW	45' x 75'
3-DVID	3	DVID	DVID	45' x 75'
2-DWPH	2	DWPH	DWPH	45' x 75'
4-DVID	4	DVID	DVID	45' x 75'
1-IRMH	1	IRMH	IRMH	45' x 75'
2-MRHD	2	MRHD	MRHD	45' x 75'
2-MRHA	2	MRHA	MRHA	45' x 75'
1-IRMH	1	IRMH	IRMH	45' x 75'
1-JMAP	1	JMAP	JMAP	45' x 75'
1-IRMH	1	IRMH	IRMH	45' x 75'
1-JMAP	1	JMAP	JMAP	45' x 75'
3-EUOF	3	EUOF	EUOF	45' x 75'
3-IRIS	3	IRIS	IRIS	45' x 75'
4-DVID	4	DVID	DVID	45' x 75'
1-SAND	1	SAND	SAND	45' x 75'
3-VACC	3	VACC	VACC	45' x 75'
1-IRMH	1	IRMH	IRMH	45' x 75'
1-PIER	1	PIER	PIER	45' x 75'
6-BERG	6	BERG	BERG	45' x 75'
3-POLY	3	POLY	POLY	45' x 75'
3-EUOF	3	EUOF	EUOF	45' x 75'
6-CARX	6	CARX	CARX	45' x 75'
4-DWPH	4	DWPH	DWPH	45' x 75'
1-LPHA	1	LPHA	LPHA	45' x 75'
1-PDOG	1	PDOG	PDOG	45' x 75'
25-AUG	25	AUG	AUG	45' x 75'
9-TEST	9	TEST	TEST	45' x 75'
3-POLY	3	POLY	POLY	45' x 75'
1-LAVA	1	LAVA	LAVA	45' x 75'
1-ABE	1	ABE	ABE	45' x 75'
6-IRIS	6	IRIS	IRIS	45' x 75'
1-PIER	1	PIER	PIER	45' x 75'
1-RIDE	1	RIDE	RIDE	45' x 75'
3-POLY	3	POLY	POLY	45' x 75'
5-BLUE	5	BLUE	BLUE	45' x 75'
1-SANB	1	SANB	SANB	45' x 75'
6-IRIS	6	IRIS	IRIS	45' x 75'
1-VACC	1	VACC	VACC	45' x 75'
4-DWPH	4	DWPH	DWPH	45' x 75'
1-SAND	1	SAND	SAND	45' x 75'
3-VACC	3	VACC	VACC	45' x 75'
1-IRMH	1	IRMH	IRMH	45' x 75'
1-PIER	1	PIER	PIER	45' x 75'

4 SITE
LANDSCAPE ARCHITECTURE
AND SITE PLANNING

PROJECT NAME:
GODFREY TOWNHOMES

ADDRESS:
5484/5495 GODFREY ROAD
WELLINGTON DISTRICT
CITY OF NANAIMO

CLIENT:
LAW HOLDINGS LTD

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ISSUED FOR DEVELOPMENT PERMIT REVIEW

REVISED AS PER DESIGN PANEL COMMENTS- FEB 23, 2023

REVISED AS PER TOWNSHIPS PLANNING COMMENTS- APR 14, 2023

ADDITIONAL PLANTING PLAN ADDED AS PER PLANNING COMMENTS

RECEIVED
DP 1388
2025-MAR-03
Current Planning

DATE
MAY 29, 2023

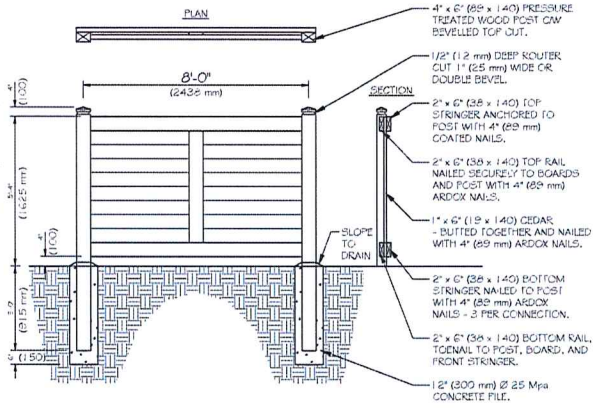
DRAWN BY
BRAD FORTH

SCALE
30:1 = 1"=0"

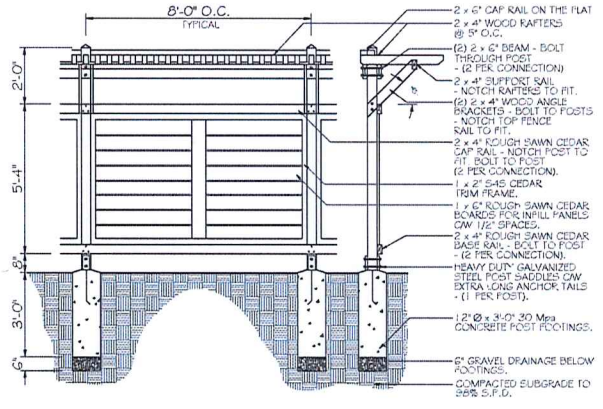
DRAWING TITLE:
LANDSCAPE PLANTING PLAN

SHEET:
L3

NOTES:
- ALL WOOD MEMBERS TO BE PRE-STAINED WITH 2 COATS STAIN. COLOUR TO BE APPROVED BY OWNER.
- FINAL COVERAGE AND QUALITY OF STAIN TO BE APPROVED BY OWNER. CONTRACTOR SHALL SUBMIT FINISHED PRODUCT SAMPLE FOR APPROVAL PRIOR TO STAINING. CONTRACTORS UNIT PRICE SHALL INCLUDE ALL NECESSARY ADJUSTMENTS AND REVISIONS AS REQUIRED TO OBTAIN OWNER AND CITY APPROVAL.
- ALL CUT MEMBERS TO BE STAINED IN FIELD.
- FENCE TO BE LOCATED WITHIN PROJECT PROPERTY LINES.



1 PERIMETER WOOD FENCE
SCALE 1/2" = 1'-0"



2 GARBAGE ENCLOSURE W/ ARBOUR TOP
SCALE 1:30

SITE FURNISHINGS



BOLLARDS (x19)
DESCRIPTION: APTOS BOLLARD
MODEL: LBAPT-AC
COLOUR: BRIGHT SILVER GLOSS
SUPPLIER: FORMS + SURFACES



BENCH
DESCRIPTION: COMMERCIAL METRO BENCH
QUANTITY: 1
FRAME COLOUR: NOBEL (GLOSS)
WOOD PLASTIC COMPOSITE: WALNUT
SUPPLIER: CANAAN SITE FURNISHINGS
PHONE: 1-855-330-1133



BIKE RACKS
MODEL: CAF-201
QUANTITY: 6
COLOUR: NOBEL (GLOSS)
SUPPLIER: CANAAN SITE FURNISHINGS
PHONE: 1-855-330-1133