



DEVELOPMENT VARIANCE PERMIT NO. DVP00381

NANAIMO INDUSTRIAL SPACE LTD.
Name of Owner(s) of Land (Permittee)

Civic Address: 1875 BOXWOOD ROAD

1. This development variance 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 building structures and other developments thereon:

Legal Description:

**LOT 2, SECTION 15, RANGES 7 AND 8, MOUNTAIN DISTRICT,
PLAN EPP70084
PID No. 030-666-899**

3. The "City of Nanaimo ZONING BYLAW 2011 NO. 4500" is hereby varied as follows:
 - a) *Section 13.4.1 Siting of Buildings* – to reduce the minimum side yard setback (south side) from 6m to 1.75m.
 - b) *Section 6.10.2 Fence Height* – to increase the maximum fence height for retaining walls within the south side yard setback from 2.4m to 3.65m.
 - c) *Section 6.10.5 Fence Height* – to increase the maximum fence height for retaining walls located outside of the required yard setback area from 3m to 3.42m.
4. The permittee, as a condition of the issuance of this permit, shall develop the land described herein strictly in accordance with the following terms and conditions and provisions and in accordance with any plans and specifications attached hereto which shall form a part thereof.

Schedule A	Location Plan
Schedule B	Site Plan
Schedule C	Retaining Wall Sections
Schedule D	Building & Retaining Wall Elevations

5. If the permittee does not substantially commence the construction permitted by this permit within two years of the date of this permit, this permit shall lapse.
6. This permit prevails over the provisions of the bylaw in the event of conflict.
7. 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.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan prepared by Raymond de Beeld Architect Inc., received 2019-MAR-05, as shown on Schedule B.
2. The retaining walls shall be constructed generally in accordance with the Retaining Wall Sections prepared by Opus Engineering Ltd., dated 2019-FEB-25, as shown on Schedule C.
3. The building and retaining walls shall be constructed generally in accordance with the Building & Retaining Wall Elevations prepared by Raymond de Beeld Architect Inc., dated 2019-MAR-05, as shown on Schedule D.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE **27TH** DAY OF **MAY**, 2019.

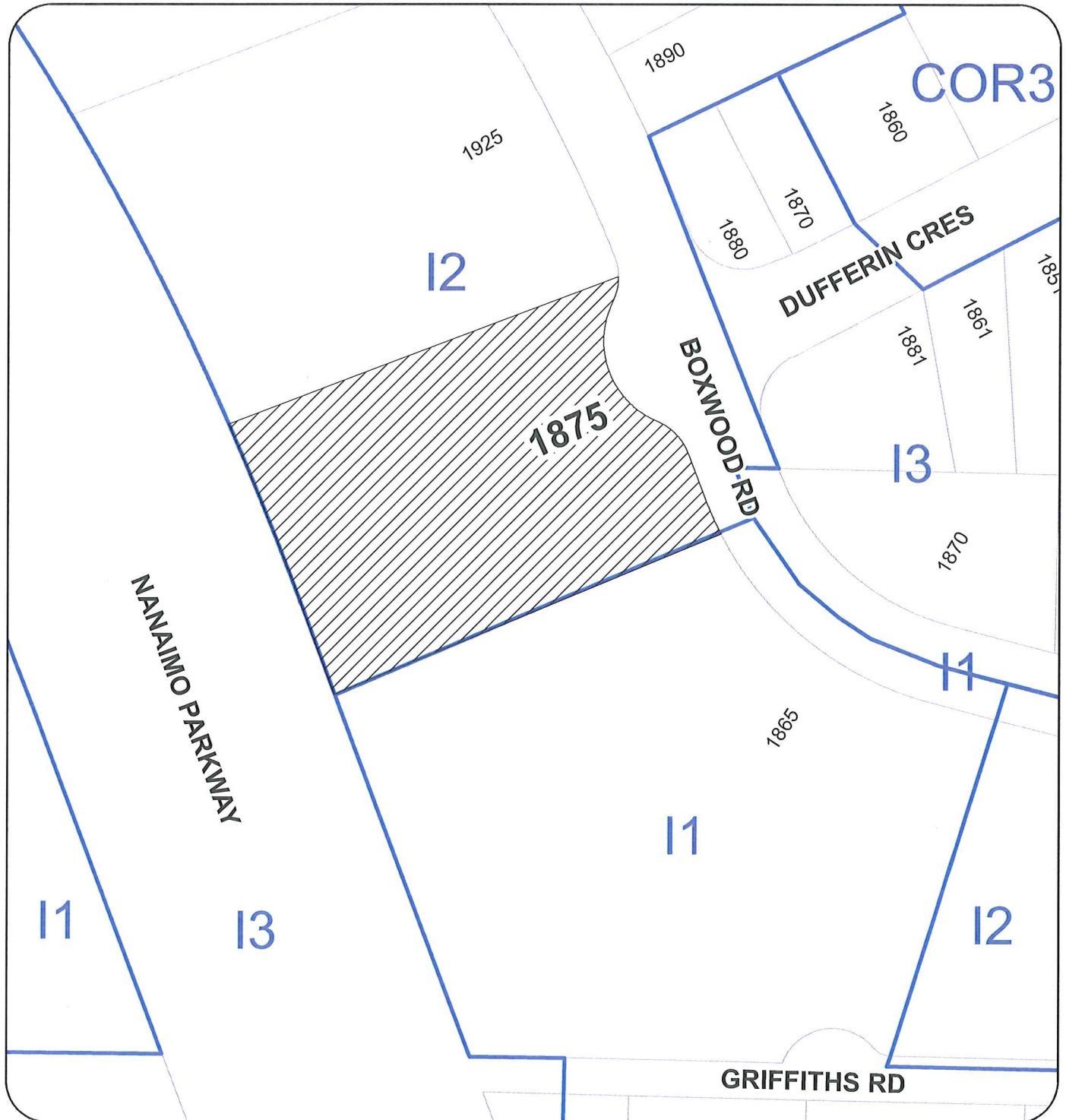
Myra Anagnostis
Corporate Officer

June 7, 2019
Date

CH/mw

Prospero Attachment: DVP00381

LOCATION PLAN



DEVELOPMENT VARIANCE PERMIT NO. DVP00381

LOCATION PLAN

Civic: 1875 BOXWOOD ROAD
Legal Description: LOT 2, SECTION 15, RANGES 7 AND 8
MOUNTAIN DISTRICT, PLAN EPP70084



Subject Property

Schedule B

[illegible]

1 SITE PLAN
1/16" = 1'-0"

Proposed side yard setback variance

DATE

A1.1

RETAINING WALL SECTIONS

1.0 GENERAL NOTES.

- ALL DESIGN HAS BEEN COMPLETED IN ACCORDANCE WITH THE 2018 BC BUILDING CODE. CONSTRUCTION MUST BE IN ACCORDANCE WITH THIS BUILDING CODE AS WELL AS THE LATEST EDITION OF ALL REFERENCED CODES AND ALL LOCAL BY-LAWS.
- THIS SET OF DRAWINGS SHOWS THE COMPLETED PROJECT. THEY DO NOT SHOW COMPONENTS THAT MAY BE NECESSARY FOR THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF ANY SUCH COMPONENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF ANY SUCH COMPONENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF ANY SUCH COMPONENTS.
- ONE STRUCTURAL COMPONENTS RETAINED ON THESE DRAWINGS HAVE BEEN DESIGNED BY AN ENGINEER. THE OTHER STRUCTURAL COMPONENTS ARE THE RESPONSIBILITY OF THEIR RESPECTIVE DESIGNER.
- DESIGN LOADS ARE IN ACCORDANCE WITH THE 2018 BC BUILDING CODE AND THE STRUCTURAL COMPONENTS TO THE NATIONAL BUILDING CODE OF CANADA 2015.

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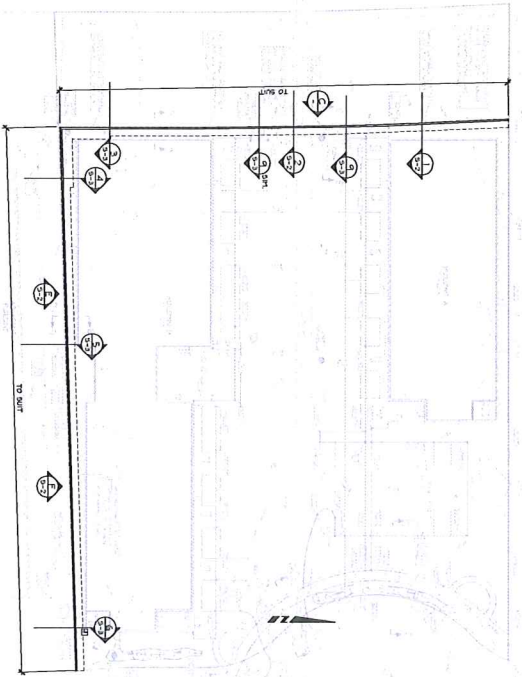
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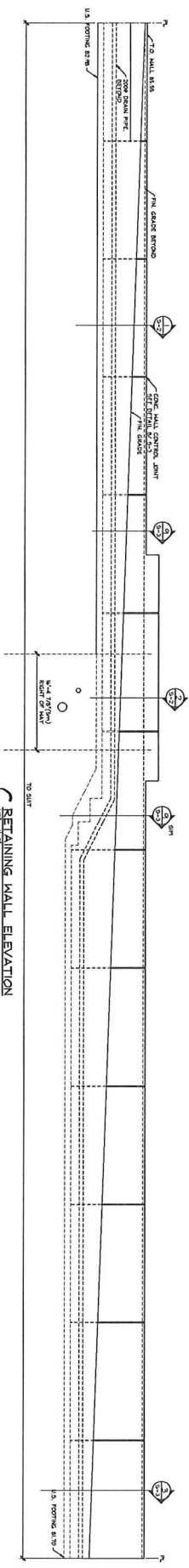
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FOOTING SCHEDULE		
THICK	SIZE	REINFORCE
18"	18" x 18" x 18"	5 - #4 BOTTOM CONTIN.
18"	18" x 18" x 18"	5 - #4 TOP CONTIN.
18"	18" x 18" x 18"	5 - #4 TOP CONTIN.
18"	18" x 18" x 18"	5 - #4 TOP CONTIN.



B WEST RETAINING WALL PLAN



REGION

DATE

NO.

REGION

DATE

NO.

DATE FOR BUILDING PERMIT

25

7/25

0

OPUS ENGINEERING

CONSULTING STRUCTURAL ENGINEERS

OPUS ENGINEERING LTD.

1, 1800 BOXWOOD ROAD

1875/1885 BOXWOOD ROAD,

NANAIMO, BC

V9X 3S1

250-796-1885

250-796-1885

PROJECT

NANAIMO BUSINESS SERVICES

NORTH VANCOUVER, BC

GARBY OAK PARK

1875/1885 BOXWOOD ROAD,

NANAIMO, BC

REVISION

GENERAL NOTES, ELEVATION, SITE PLAN & WALL PLAN

DATE

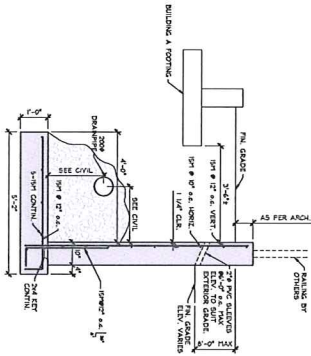
2/12/2024

BY

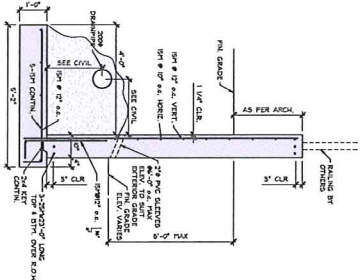
2/12/2024

REV

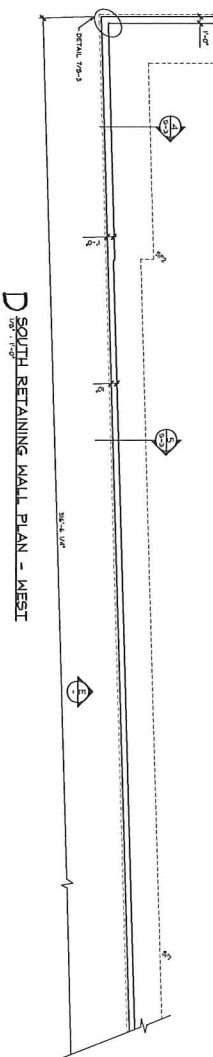
S-1



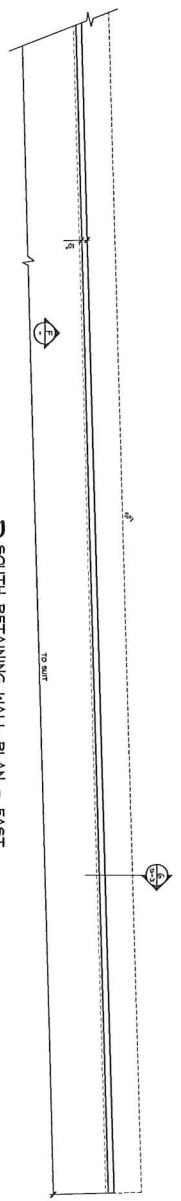
1 RETAINED SOIL 1.2m-2.4m



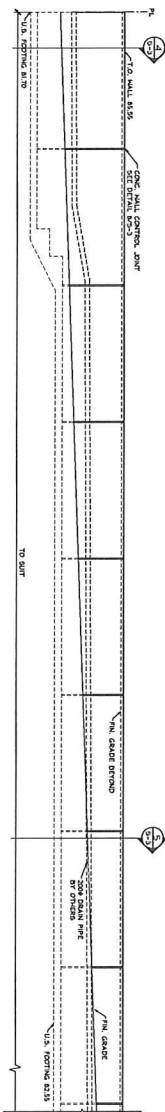
2 SECTION - OVER 5m ROW



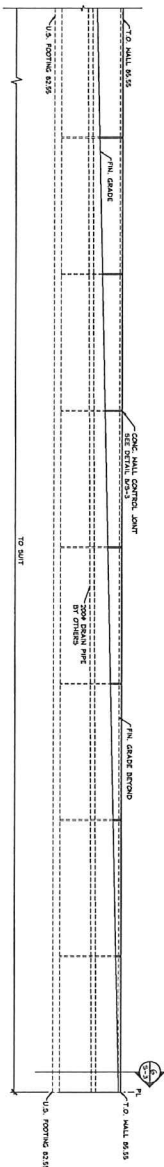
D SOUTH RETAINING WALL PLAN - WEST



D SOUTH RETAINING WALL PLAN - EAST



E SOUTH RETAINING WALL ELEVATION - WEST



F SOUTH RETAINING WALL ELEVATION - EAST

REVISION	DATE	NO.	REVISION	DATE	NO.
BASED FROM BUILDING PERMIT	25-07-20	0			

OPUS ENGINEERING
CONSULTING STRUCTURAL ENGINEERS
1, 1000 WESTERN AVENUE
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604.681.0000
www.opus-engineering.com

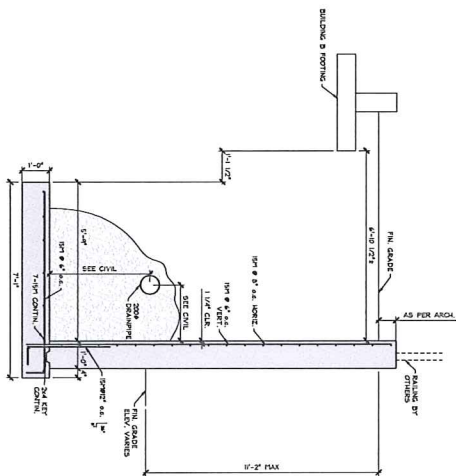
OPUS ENGINEERING LTD.
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PROJECT
NANAIPO BUSINESS SERVICES
NORTH VANCOUVER, BC
1875/1885 DOWNSIDE ROAD,
NANAIPO, BC

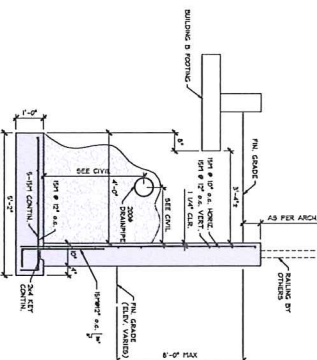
CLIENT
NANAIPO BUSINESS SERVICES
NORTH VANCOUVER, BC
1875/1885 DOWNSIDE ROAD,
NANAIPO, BC

REINFORCING WALL
SECTION & DETAILS
S-2
DATE: DEC 2020
SCALE: AS NOTED

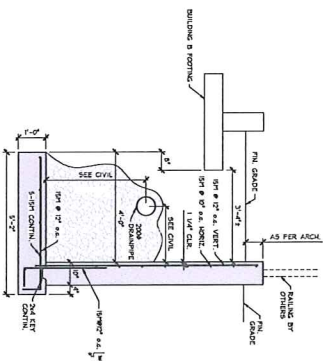
3 RETAINED SOIL 2.4-3.4m
1/2" x 1/2"



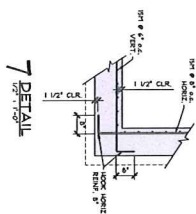
4 RETAINED SOIL 2.4-3.4m
1/2" x 1"-Ø"



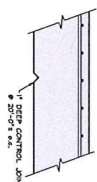
5 RETAINED SOIL 1.2m-2.4m
1/2" x 1" @ 0"



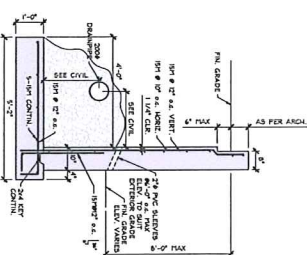
6 RETAINED SOIL 1.2m-2.4m
1/2" x 1"-Ø"



7 DETAIL



8 CONC. WALL CONTROL JOINT DETAIL
1" 1'-0"



SECTION - AT GARBAGE ENCLOSURES

[illegible]

DO NOT HOLD YOUR BREATH.
The American and British governments agree to let European free trade agreements take shape, but not to let them. Eventually, of course, Europe must develop a free economy. But, until then, the U.S. and Britain must remain vigilant against the possibility of a free Europe. The U.S. and Britain must remain vigilant against the possibility of a free Europe. The U.S. and Britain must remain vigilant against the possibility of a free Europe.

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5, 100 UNIVERSITY ROAD
MANNING, B.C. V9V 3A1
PHONE (250) 794-1800 FAX (250) 794-1895
einfo@opus.ca

824

CLIENT	NANAIMO BUSINESS SERVICES NORTH VANCOUVER, BC
PROJECT	GARRY OAK PARK 1875/1885 BOXWOOD ROAD, NANAIMO, BC

DATE		REINFORCING WALL SECTIONS & DETAILS	
PLAN: RC	EXCEED: CS	DRAWING	
DATE: DEC 2019		<div style="font-size: 2em; font-weight: bold;">S-3</div> <div style="font-size: 1.5em; font-weight: bold;">0</div>	
TOTAL AS NOTED			
REV.			

Schedule D

BUILDING & RETAINING WALL ELEVATIONS

