

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

The City of Nanaimo “ZONING BYLAW 2011 NO. 4500” is varied as follows:

1. *Section 7.4.1 Lot Size and Dimensions* – to reduce the minimum required lot depth on Lots 1 through 10 from 27m to the following:

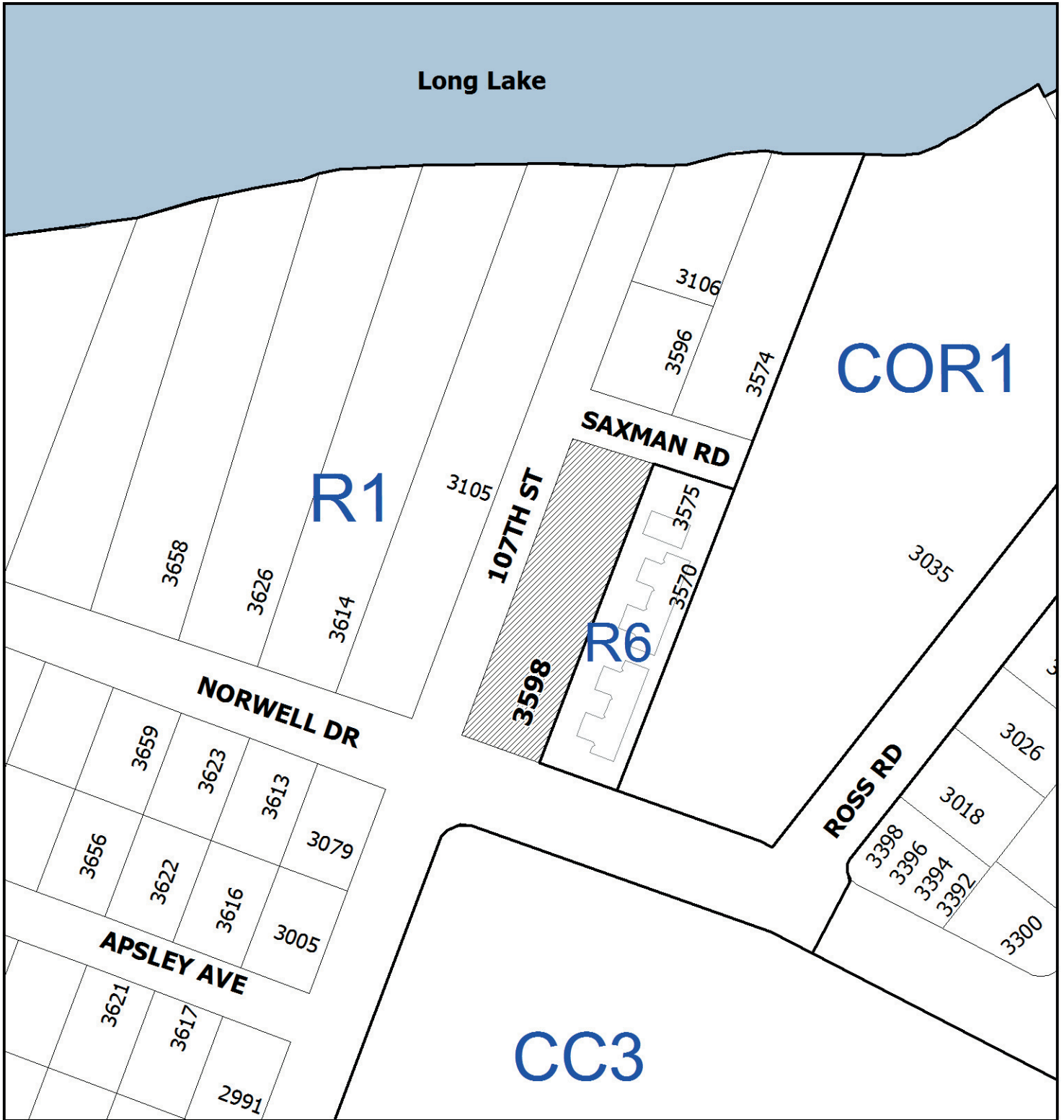
Lot	Proposed Lot Depth (m)	Proposed Variance (m)
1	19.46	7.54
2	19.46	7.54
3	23.68	3.32
4	23.73	3.27
5	23.79	3.21
6	23.84	3.16
7	23.90	3.10
8	23.95	3.05
9	19.61	7.39
10	20.39	6.61

2. *Section 7.6.1 Size of Buildings* – to increase the maximum building height for Units B and C from 9m to 9.97m and Units D and E from 9m to 9.36m as shown on the Site Plan.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Proposed Subdivision Plan prepared by Harbour City Land Surveying Ltd., dated October 6, 2017, as shown on Attachment C.
2. The subject property is developed in accordance with the Site Plan prepared by Middleton Architecture and Design, dated 2018-JUN-04, as shown on Attachment D.
3. The subject property is in substantial compliance with the Building Elevations prepared by Middleton Architecture and Design, dated 2018-JUN-20, as shown on Attachment E.
4. The subject property is in substantial compliance with the Landscape Plan and Details prepared by PMG Landscape Architects, dated 2018-JUNE-04, as shown on Attachment F.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001075

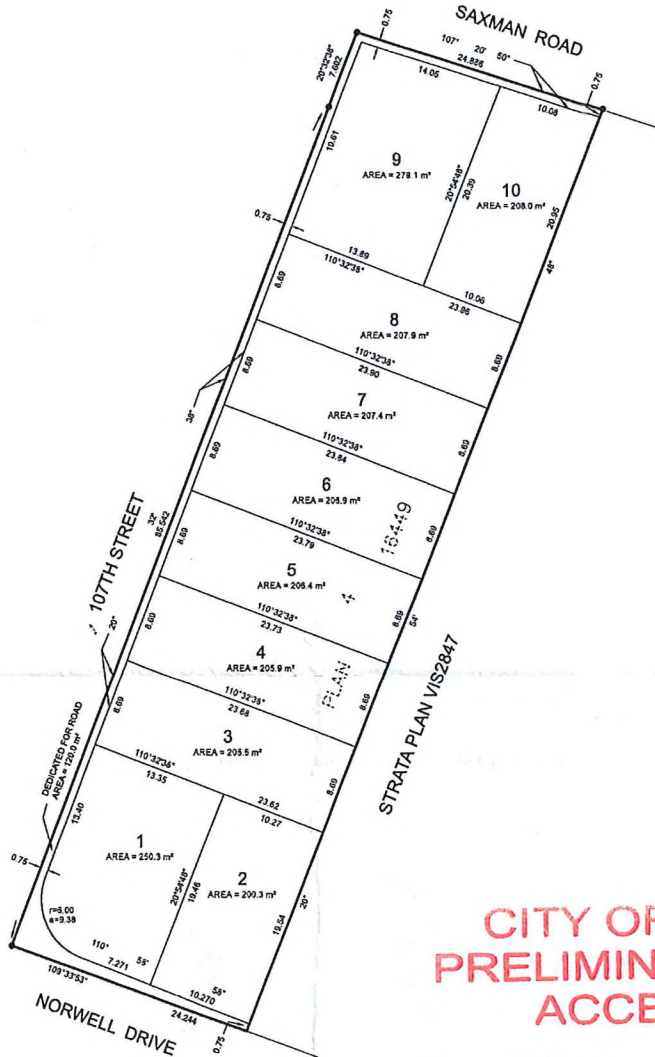
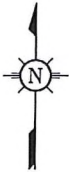


LOCATION PLAN

Civic: 3598 Norwell Drive
Lot 4, Section 5, Wellington District,
Plan 16449

 **Subject
Property**

ATTACHMENT C PROPOSED SUBDIVISION PLAN



**CITY OF NANAIMO
PRELIMINARY LAYOUT
ACCEPTANCE**

2018-FEB-07
Date

Luise Utter
Approved By

2019-FEB-07
Expiry Date

RECEIVED

OCT 10 2017
SUBDIVISION
CITY OF NANAIMO

SITE STATISTICS

PARENT PROPERTY	CIVIC ADDRESS	ZONING
LOT 4, SECTION 5, WELLINGTON DISTRICT, PLAN 16449	3598 NORWELL DRIVE, NANAIMO	R7
FEE SIMPLE SUBDIVISION		
CREATE 10 FEE SIMPLE LOTS.		
CITY OF NANAIMO FILE NO: _____		



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 558 mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:350.

LEGEND:

● DENOTES LEGAL POST FOUND.

HARBOUR CITY LAND SURVEYING LTD.
1825 LATIMER ROAD
NANAIMO BC V9S 5H2
PHONE: 250-759-4180
EMAIL: ANDREWCHWOLLS99@GMAIL.COM

NOTES:

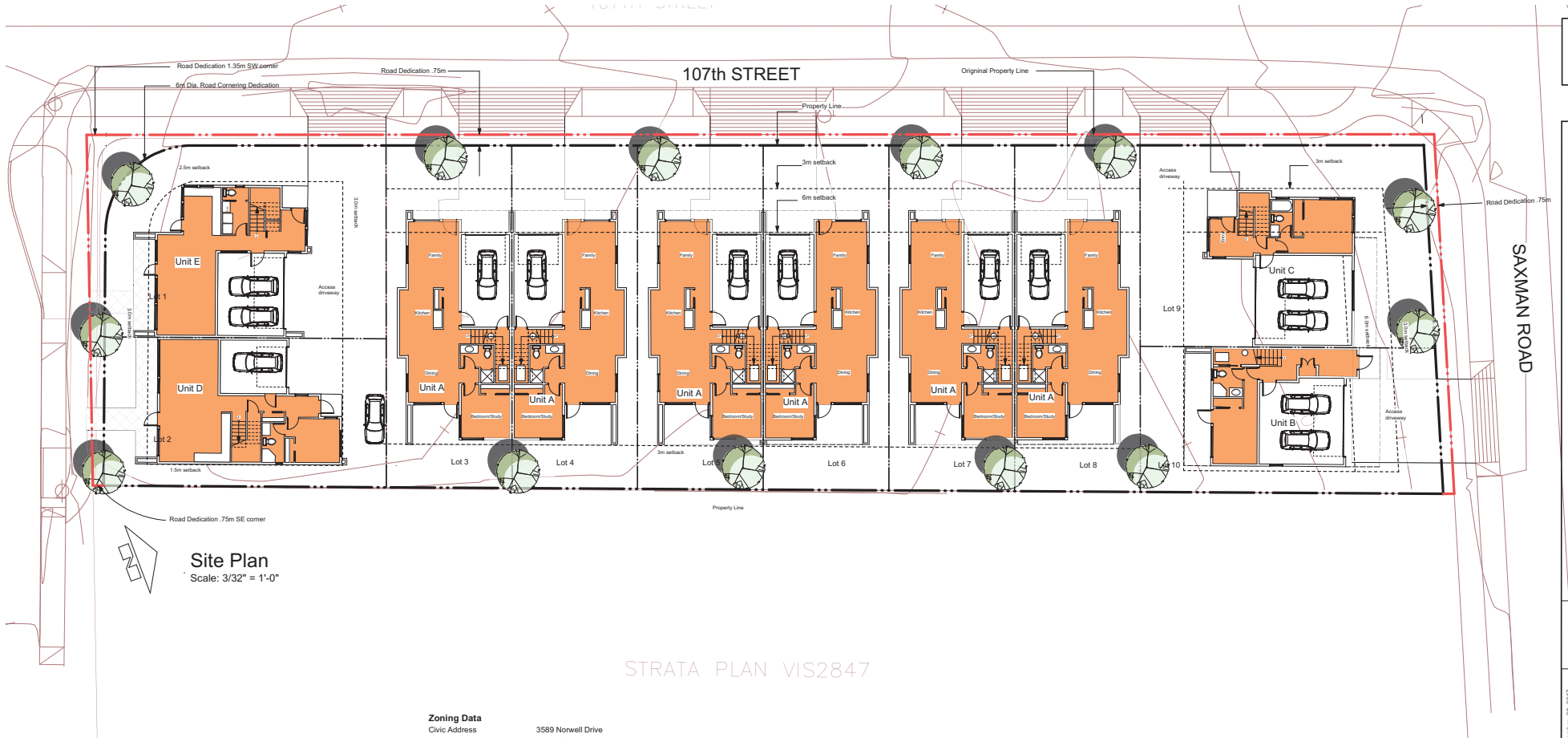
ALL DISTANCES ARE IN METRES.
LOT ALIGNMENT, DIMENSIONS AND AREAS ARE DERIVED FROM A FIELD SURVEY AND LEGAL PLANS.

PROJECT: 3598 NORWELL DRIVE, NANAIMO
CLIENT: LUKE HARRISON

FIELD SURVEY PERFORMED ON SEPTEMBER 28, 2016.

SIZE C DRAWN BY: AM DWG NO: 16091-PROPOSED-SUBDIVISION.DWG
SCALE 1:300 DATE: OCTOBER 6, 2017 SHEET 1 OF 1 REV. 0

ATTACHMENT D SITE PLAN



Site Plan
Scale: 3/32" = 1'-0"

STRATA PLAN VIS2847

Unit Data	Main Floor Area	Second Floor	Third Floor	Total
Unit A	855.71 sf	963.63 sf	0.00 sf	1819.34 sf
Unit B	464.00 sf	866.25 sf	866.25 sf	2196.50 sf
Unit C	429.82 sf	963.02 sf	686.13 sf	2078.98 sf
Unit D	823.50 sf	974.52 sf	0.00 sf	1798.02 sf
Unit E	708.56 sf	925.68 sf	0.00 sf	1634.24 sf

Lot	Area sq.m	Blg Foot Print sq.m	Lot Coverage
1	2894.26	1196.37	44.4 %
2	2155.55	1188.58	55.1 %
3	2211.52	1304.63	59.0 %
4	2216.76	1304.63	58.9 %
5	2222.00	1304.63	58.7 %
6	2227.24	1304.63	58.6 %
7	2232.48	1304.63	58.4 %
8	2237.72	1304.63	58.3 %
9	3004.16	1197.64	39.9 %
10	2239.22	1197.00	53.5 %
Total	23441		

Zoning Data

Civic Address 3589 Norwell Drive
 Legal Address Lot 4, Section 5, Wellington, Plan 16449
 Current Zoning R1 Single Dwelling Residential
 Proposed Zoning R7 Row House Residential
 Original Site Area (sf) 24,732.8
 New Site Area (sf) 23,441.0
 Allowed Site Coverage 70%
 Provided Site Coverage see table
 Allowed Building Height 9m (Flat Roof)
 Provided Building Height 9m Units B&C, 6.7m Units A,C,D
 Setbacks Front 3m
 Side 9m
 Rear 3m
 Flanking Side 2.5m
 Garage Door 6m

A1.1

SAXMAN ROAD
3598 Norwell Nanaimo, B.C.

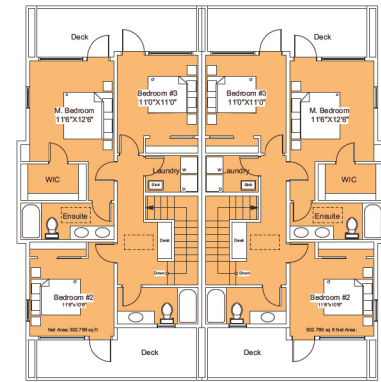
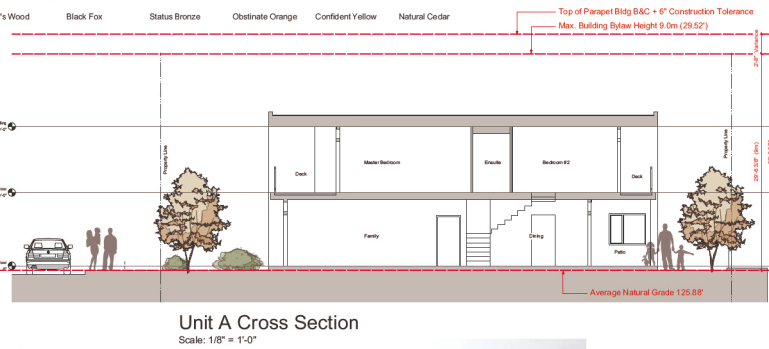
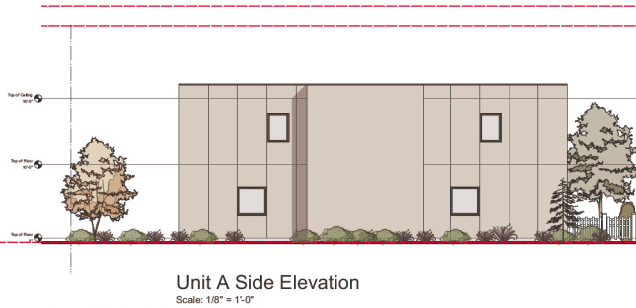
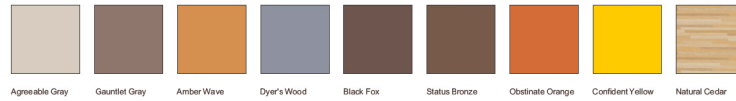
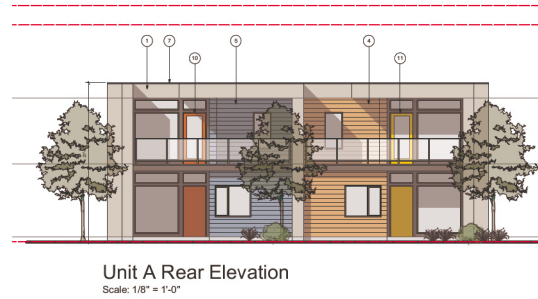
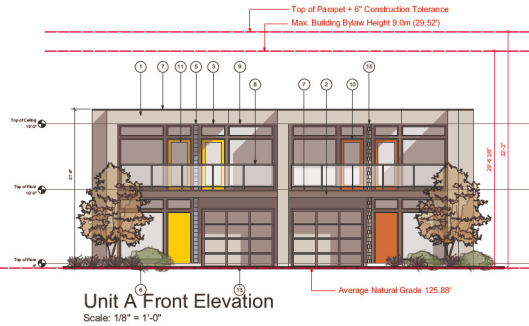
September 28, 2017	September 28, 2017
November 14, 2017	November 14, 2017
June 04, 2018	June 04, 2018
Schematic Design #2	Schematic Design #2
Development Permit	Development Permit
Development Permit	Development Permit

architecture & design
Middleton
3551 Jervis Street Nanaimo, B.C. Canada V9S 2G2 (250) 754-4160

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DP1075
2018-JUN-05
Council Planning & Development

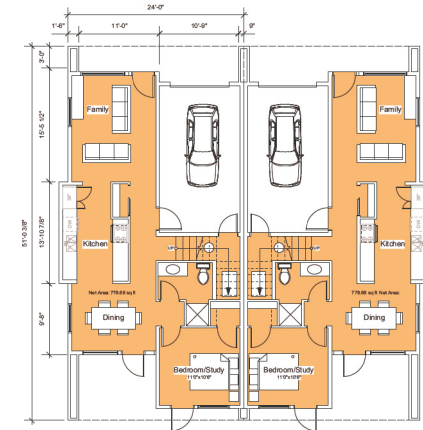
ATTACHMENT E BUILDING ELEVATIONS

1 of 3



Materials Palette

1. Hardie panel or stucco (SW 7029 Agreeable Gray)
2. Hardie panel Fascia (SW 7019 Gauntlet Gray)
3. Trims (SW 7019 Gauntlet Gray)
4. Horizontal Hardie (SW 6657 Amber Wave) (brown)
5. Horizontal Hardie (SW 9071 Dyer's Wood) (blue)
6. Natural Concrete
7. Flashing (SW 7020 Black Fox)
8. Guard Glazed
9. Window & Door Frames (SW 7034 Status Bronze)
10. Door (SW 6884 Obstinate Orange)
11. Door (SW 6911 Confident Yellow)
12. Cedar (natural stain)
13. Hardie Shingles (Blue Gray)
14. Metal Roof
15. Hardie Shingle (Gray)



View of typical unit A from 107th street

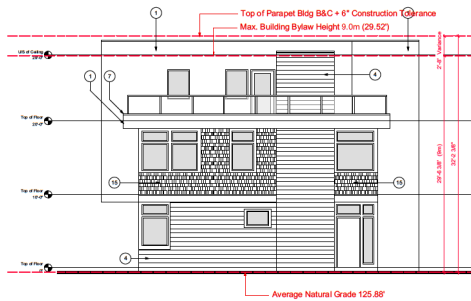
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3598 Norwell Nanaimo, B.C.

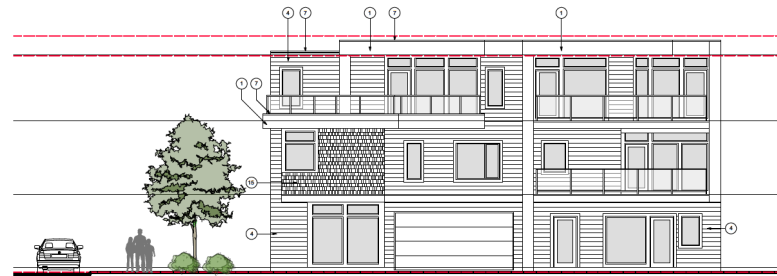
Revised: September 28, 2017
Development Permit: December 14, 2017
Development Permit: June 20, 2019

architecture & design
Middleton
303 LINDSAY STREET NANAIMO, B.C. CANADA V9S 2G2 (250) 753-4160

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2018-JUN-22
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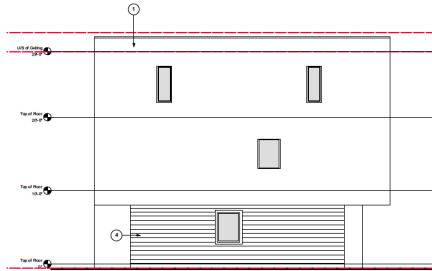
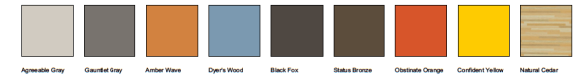
Unit B Side Elevation
Scale: 1/8" = 1'-0"



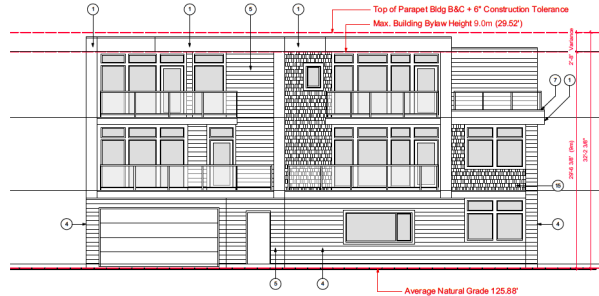
Unit B Rear Elevation
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Materials Palette

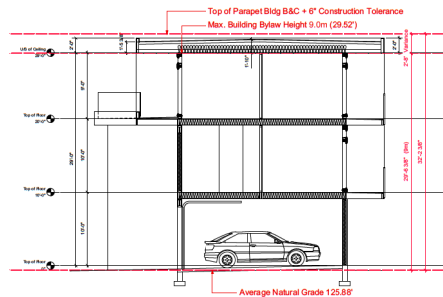
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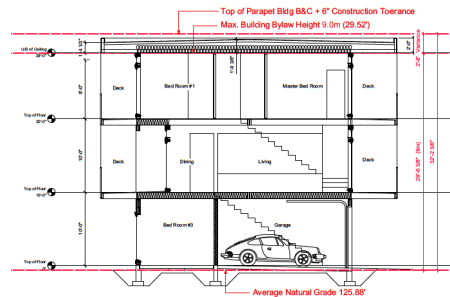
Unit C Side Elevation
Scale: 1/8" = 1'-0"



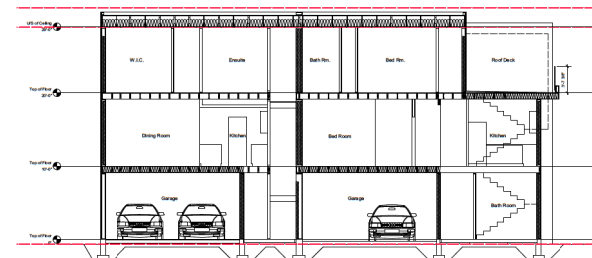
Unit C Front Elevation
Scale: 1/8" = 1'-0"



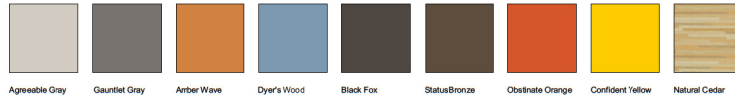
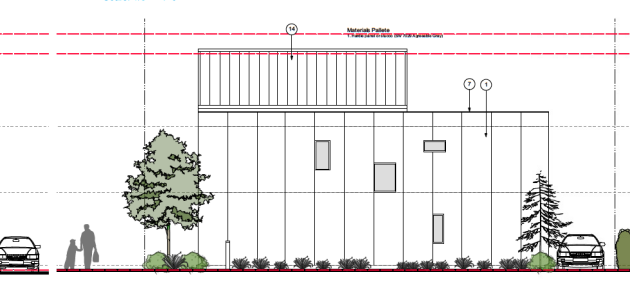
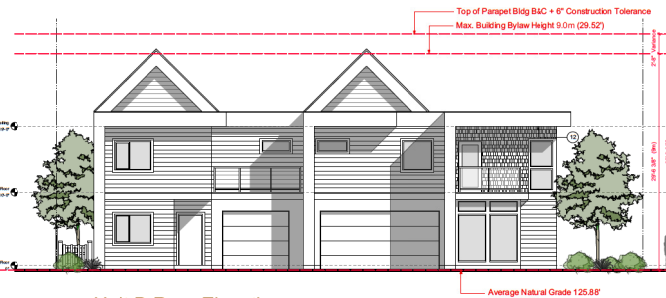
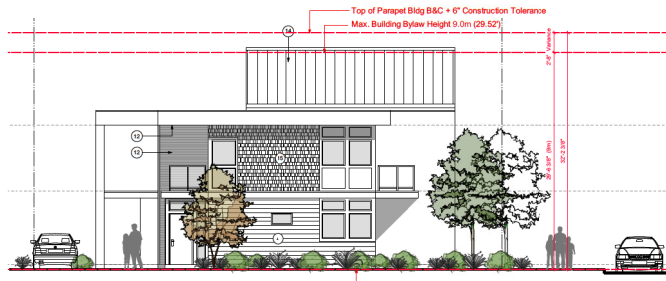
Unit C Cross Section
Scale: 1/8" = 1'-0"



Unit B Cross Section
Scale: 1/8" = 1'-0"

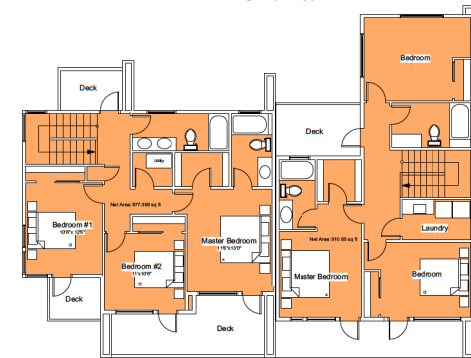


Unit B-C Cross Section
Scale: 1/8" = 1'-0"

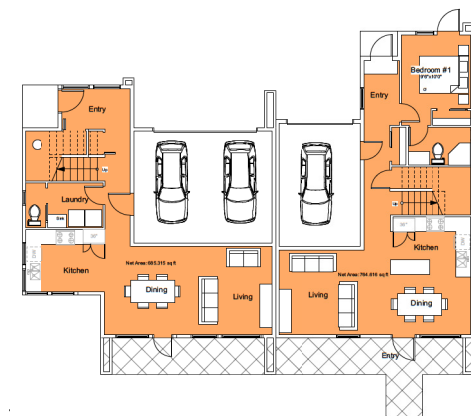


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14. Metal Roof
15. Hardie Shingle (Gray)



Unit D Upper Floor Plan
Scale: 1/8" = 1'-0"



Unit E Lower Floor Plan
Scale: 1/8" = 1'-0"

Unit D Lower Floor Plan
Scale: 1/8" = 1'-0"



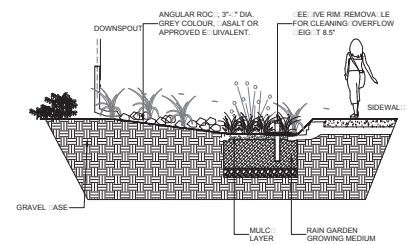
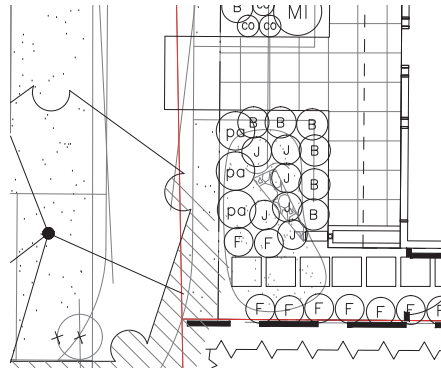
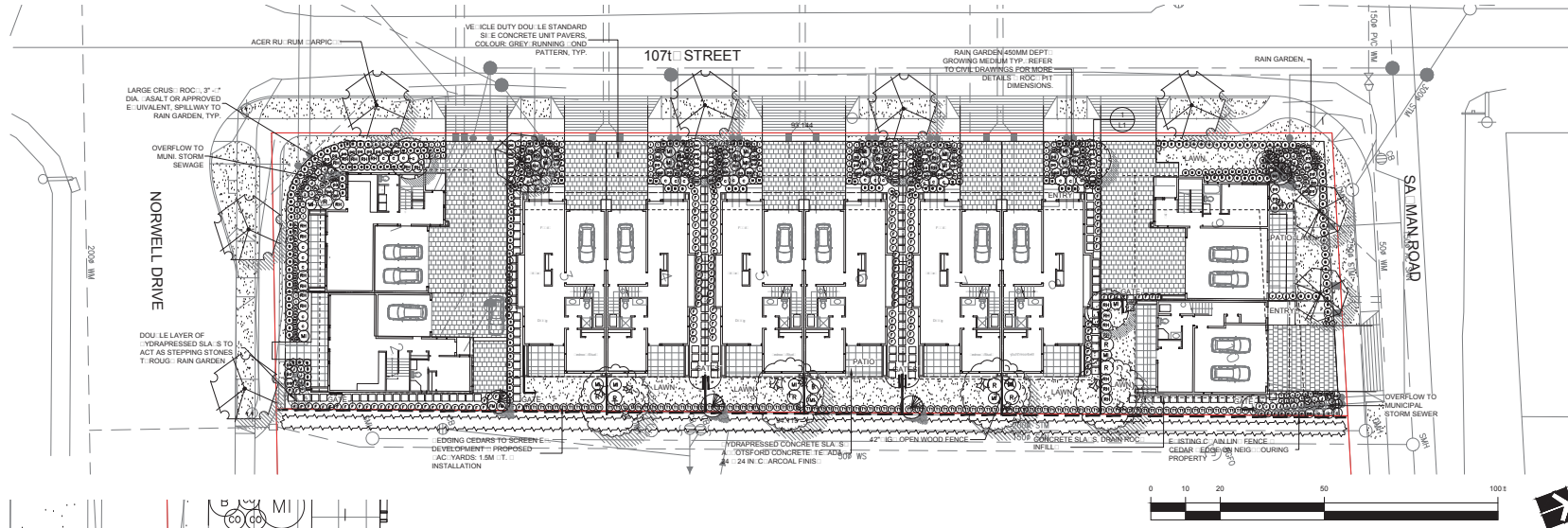
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2018-JUN-22

3598 Norwell Nanaimo, B.C.

Issue: September 28, 2017
Development Permit: December 14, 2017
Development Permit: June 20, 2018

architecture & design
Middleton
303 Lantz Street Nanaimo, B.C. Canada V9S 2S2 (250) 754-1160

ATTACHMENT F LANDSCAPE PLAN AND DETAILS



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	4	ACER RU: RUM (ARPC)	COLUMNAR: ARPC: MAPLE	5CM CAL 1.8M STD (22)
2	4	CORNUS: OUSA VAR. C. INENSIS MIL Y WAY	C. INENSE: OUSA DOGWOOD	5CM CAL (22)
3	4	ALESIA CAROLINA	CAROLINA SILVER BELL	5CM CAL (22)
4	4	LI: UDAM: AR STYRACIFLUA SLENDER SIL: OUIETTE SWEETGUM	RUNS: SEN: VAN SPRUCE	1.5M (1) (22)
5	4	PICEA OMORI: A: RUNS		
6	119	(U: US SEMPERVIRENS FRUITICOSA:	DWARF ENGLISH: WOOD	2 POT 25CM
7	33	R: ODODENDRON ELI: A: ET:	R: ODODENDRON SMALL VAR. RED	2 POT: 20CM
8	22	RI: ES ALPNUM	ALPINE CURRANT	2 POT: 50CM
9	3	TA: US: MEDIA: (C: SIL:	(C: S: YEW	3 POT: 80CM
10	102	T: (U: A OCCIDENTALIS SMARAGO:	EMERALD GREEN CEDAR	1.5M (1) (22)
11	141	IMPERATA CYLINDRICA RED: ARON:	LOOD GRASS	1 POT
12	35	UNCUS EFFUSUS	COMMON RUS:	1 POT
13	22	MISCANT: US SNIENIS MORNING LIG: T:	MORNING LIG: T: AP: SILVER GRASS	1 POT
14	108	PANICUM VIRGATUM	SWTC: GRASS	1 POT
15	40	CLET: SA PALUSTROS	MARS: MARISSO	15 CM POT
16	30	COREOPSIS VERTICILLATA: MOON: EAM:	T: READLEAF COREOPSIS: YELLOW	15CM POT
17	30	COREOPSIS VERTICILLATA: MOON: EAM:	T: READLEAF COREOPSIS: YELLOW	15CM POT
18	2	FUC: SA MAGELLANICA: RICCARTONI:	FUSC: IA	15 CM POT
19	30	SECUM TELEP: UUM: (ER: STIPULIDE:	AUTUMN: OY STONECROP	15 CM POT
20	112	MA: ONIA NERVOOSA	LONGLEAF MA: ONIA	1 POT: 25CM
21	153	POLYETIC: UUM MUMTUM	WESTERN SWORD FERN	1 POT: 25CM

NOTES: PLANT SCHEDULE IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD LATEST EDITION. CONTAINER SPECIFICATIONS AS PER CANA STANDARD. (OT: PLANT SPEC AND CONTAINER SPEC ARE THE MINIMUM ACCEPTABLE SPECIFICATIONS. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. (SEAR: AND REVIEW: MA: PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH: TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. (SU: SUBSTITUTIONS: O: TAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR RE: BEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD. (DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



CORNUS: OUSA MIL Y WAY



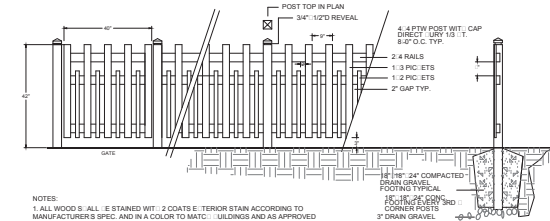
LI: UDAM: AR STYRACIFLUA SLENDER SIL: OUIETTE



ALESIA CAROLINA



PICEA OMORI: A: RUNS



NOTES: 1. ALL WOOD SHALL BE STAINED WITH 2 COATS OF TERROR STAIN ACCORDING TO MANUFACTURER'S SPEC. AND IN A COLOR TO MATCH BUILDINGS AND AS APPROVED BY THE PROJECT ARCHITECT. 2. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED.

2 DETAIL - 42" T. PICKET FENCE

SCALE: 1/2" = 1'-0"

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pmg
LANDSCAPE ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Nanaimo, BC V9T 1G1
Tel: 250-244-0011 Fax: 250-244-0022

SEAL:

1	17 APR 13	UPDATE PER CIVIL DRAINAGE DESIGN	CLS
2	17 SEP 13	UPDATE PER COMMUNITY COLOUR WINDOW	CLS
3	17 SEP 13	PLANTING DESIGN	PCM
4	17 AUG 29	STORMWATER CONCEPT IPS	JM

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

DOLLAR ROAD INVESTMENTS LTD.

PRO. ECT:

3598 NORWELL DR
NANAIMO, BC

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DP 1075
2018-APR-18

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 17 AUG 29 DRAWING NUM: ER:

SCALE: 1/16" = 1'-0"

DRAWN: JM

DESIGN: JM

CHECKED: PCM

L1

OF 1

17183-4.2P

PMG PROJECT NUM: ER

17-183

ATTACHMENT G
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001075

