



**DEVELOPMENT PERMIT NO. DP001166**

**OAKSIDE VENTURES LTD.**  
Name of Owner(s) of Land (Permittee)

**929 HECATE STREET**  
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 building structures and other developments thereon:

Legal Description:

**SECTION E, LOT 4, BLOCK N, SECTION 1, NANAIMO DISTRICT,  
PLAN 584**

**PID No. 008-799-890**

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 Location Plan**  
**Schedule B Site Plan**  
**Schedule C Building Elevations**  
**Schedule D Landscape Plan**

- a) If the applicant does not substantially commence the development permitted by this permit within two years of the date of this permit, the permit shall lapse.
4. 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.

### PERMIT TERMS

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

1. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable building height from 7.75m to 8.7m.

### CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site Plan prepared by Toora Home Plans, received 2020-JUN-26, as shown on Schedule B.
2. The development is in substantial compliance with the Building Elevations prepared by Toora Home Plans, received 2020-JUN-26, as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Landscape Plan prepared by M2 Landscape Architecture, dated 2020-AUG-07, as shown on Schedule D.

REVIEWED AND APPROVED ON

2020 - Aug - 27  
Date

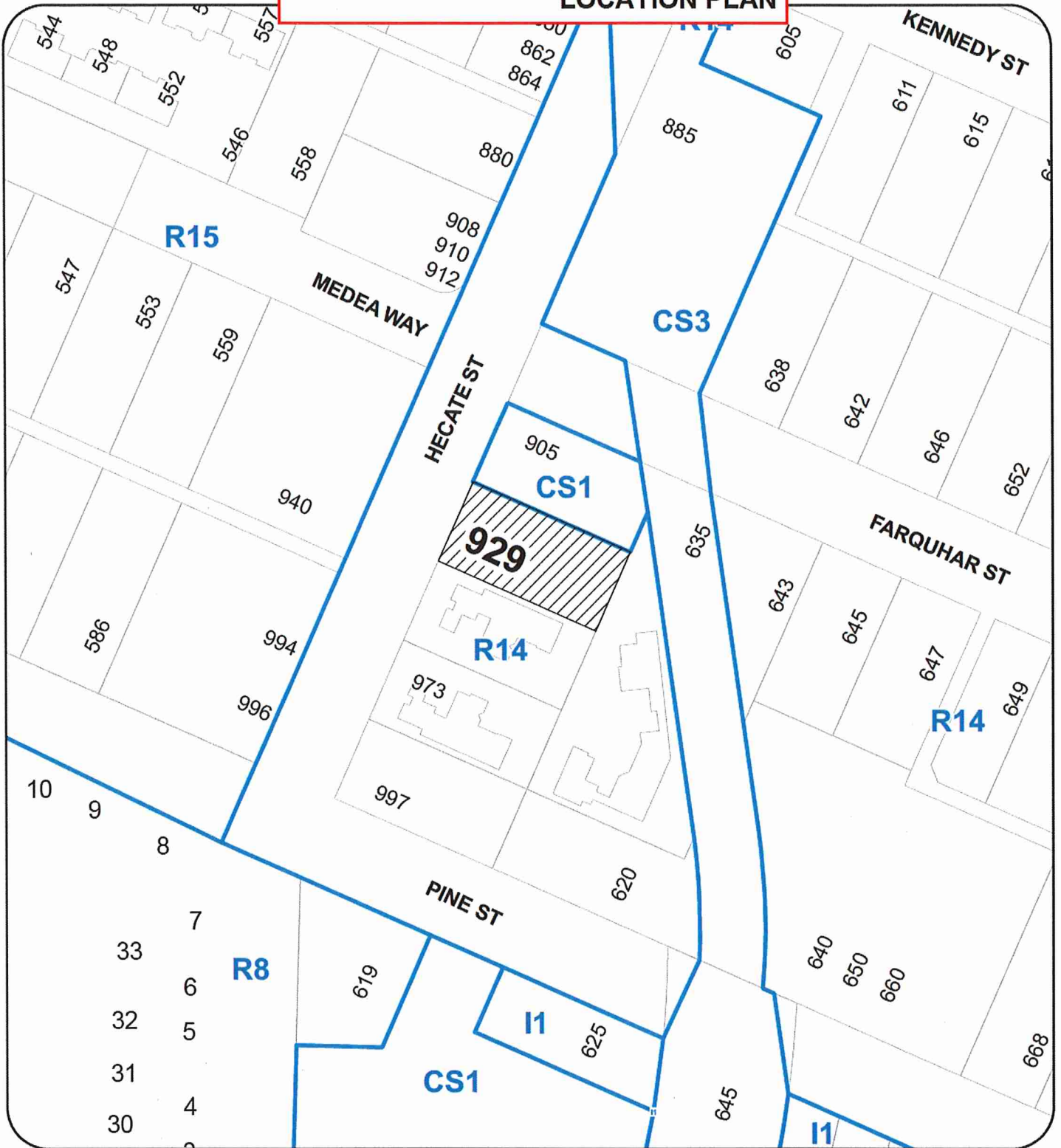


D. Lindsay, General Manager of Development Services  
**Community Development**  
Pursuant to Section 154 (1)(b) of the Community Charter

LN/in  
Prospero attachment: DP001166

Development Permit DP001166 Schedule A  
929 Hecate Street

### LOCATION PLAN



**DEVELOPMENT PERMIT NO. DP001166**

### LOCATION PLAN

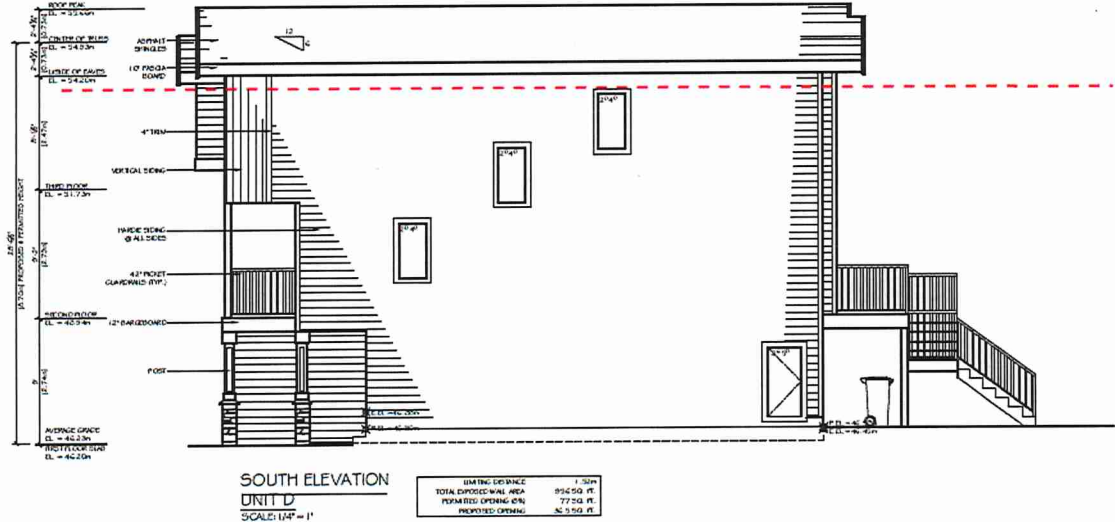


 SUBJECT PROPERTY

Civic: 929 HECATE STREET  
Legal: SECTION E, LOT 4, BLOCK N, SECTION 1  
NANAIMO DISTRICT, PLAN 584



**BUILDING ELEVATIONS**



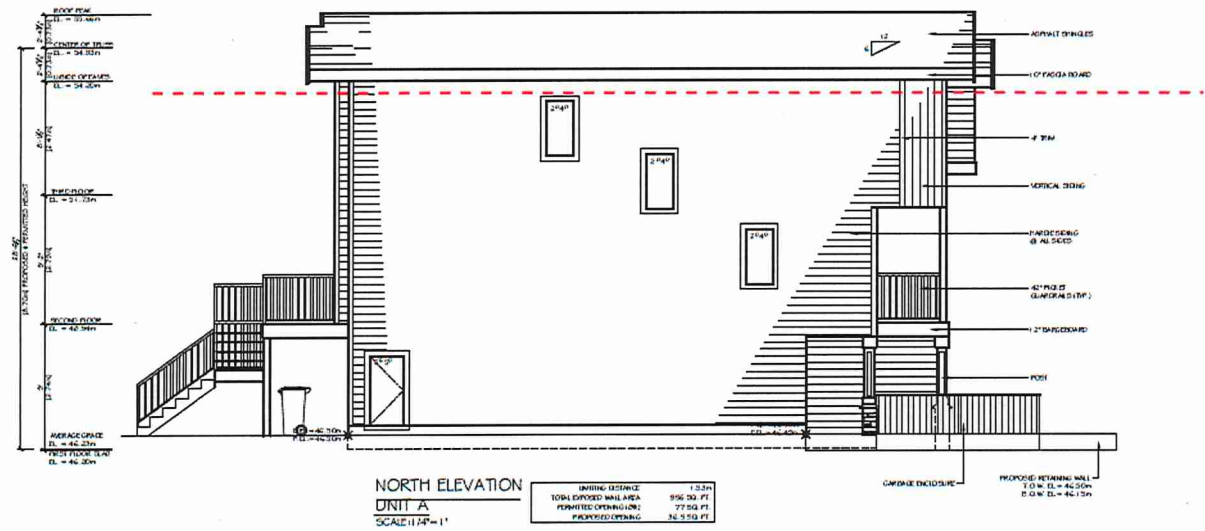
**RECEIVED**  
**DP1166**  
 2020-JUN-26  
 Current Planning

**CLIMATE ZONE 4**  
 THESE PLANS CONFORM TO REQUIREMENTS IN THE  
 B.C. BUILDING CODE 2018

**TOORA HOME PLANS**  
 TEL: (604) 951-4343 ADDRESS:  
 FAX: (604) 951-4373 12960 - 107th AVE  
 EMAIL: toorahomes@gmail.com SUDBURY, B.C. V3T 2Z9

PROPOSED FOURPLEX  
 LOT #4 @ 929 HEcate STREET  
 NANAIMO, B.C.

TITLE	ELEVATIONS	DESIGNER	PAU TOORA	A7
SCALE	1/4" = 1'	DRAWN BY		
DATE	SEP2019	CHECKED BY		



RECEIVED  
**DP 1166**  
 2020-JUN-26  
 Current Planning

CLIMATE ZONE 4  
 THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2018.

**TOORA HOME PLANS**

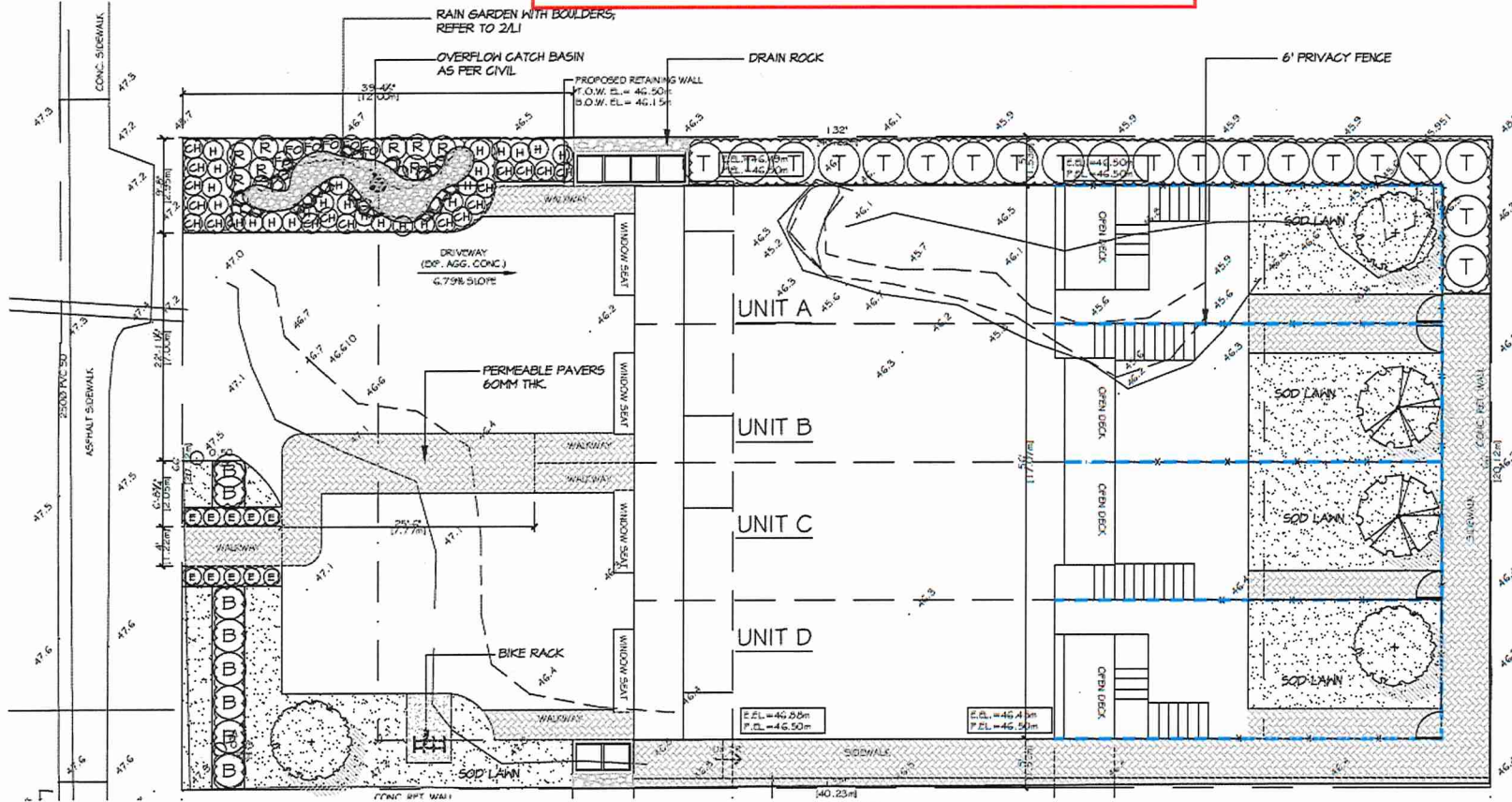
TEL: (604) 951-4345      ADDRESS: 12360 - 107th AVE  
 FAX: (604) 951-4373      SURREY, B.C. V3T 2Z9  
 EMAIL: toorahomes@gmail.com

PROPOSED FOURPLEX  
 LOT #4 @ 323 HECATE STREET  
 NANAIMO, B.C.

TITLE	ELEVATIONS	DESIGNER	PAJ TOORA
SCALE	1/4" = 1'	DATE	SEK/20-9
DATE	SEK/20-9	DRAWN BY	

A8

LANDSCAPE PLAN



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#220 - 25 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com



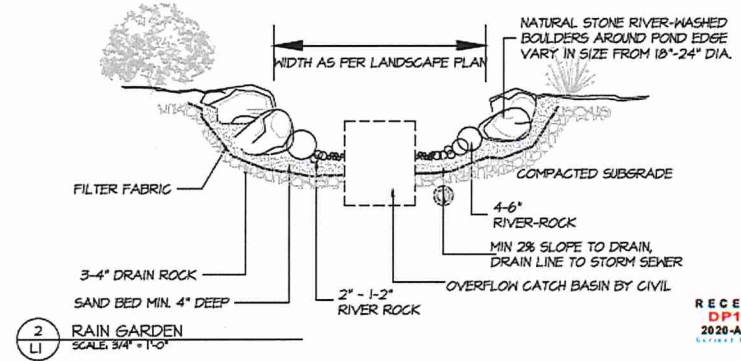
NO.	DATE	REVISION DESCRIPTION	DR.
1		REVISED FOR DP	GP
2		REVISED FOR DP	GP

PLANT SCHEDULE		M2 JOB NUMBER: 20-038	
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	3 ACER PALMATUM	JAPANESE MAPLE	7CM CAL, 2M HT, B4B
	2 ACER RUBRUM BOHALL'	COLUMBIAN BOHALL MAPLE	6CM CAL, 2M 5TD, B4B
SHRUB	B BUNUS SEMPERVIRENS	COMMON BOXWOOD	3 POT, 40CM
	R R ROSA FISOCARPA	SWAMP ROSE	R2 POT, 40CM
	T T THUSA OCCIDENTALIS 'SHARASO'	EMERALD GREEN CEDAR	R3 POT, 80CM 1.8M HT, B4B
GRASS	6 CAREX OBLIPTA	SLOUGH SEDGE	R1 POT, 20CM
PERENNIAL	10 SELM X BORISII	SHARP SELM	R1 POT, 15CM
	E ERICA CARNEA	HINTER HEATH	R1 POT, 15CM
	H 23 POLYSTICHUM MANTUM	WESTERN SHORD FERN	R1 POT, 20CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNIA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN 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 REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

1 SITE PLAN  
SCALE: 3/16" = 1'-0"



2 RAIN GARDEN  
SCALE: 3/4" = 1'-0"

PROJECT:  
TOORA HOME PLANS  
PROPOSED FOURPLEX  
LOT 4 @ 929 HECATE STREET  
NANAIMO, B.C.

LANDSCAPE PLAN

DATE: 08/AUG/2020	DRAWING NUMBER:
SCALE: AS SHOWN	
DRAWN: GP	
DESIGN: GP	
CHECK:	

RECEIVED  
DP1166  
2020-AUG-07

L1