



# TOWN OF LADYSMITH DEVELOPMENT PERMIT

(Section 489 Local Government Act)

FILE NO: 3060-19-19

DATE: February 4, 2020

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Name of Owner(s) of Land: Atlas Shrugged Holdings Ltd., Inc. No. 1196043

Applicant: David Poiron (Checkwitch Poiron Architects, Inc.)

Subject Property: 902 Ludlow Road

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1. This Development Permit is subject to compliance with all of the bylaws of the Town of Ladysmith applicable thereto, except as specifically varied by this Permit.
2. This Permit applies to and only to those lands within the Town of Ladysmith described below, and any and all buildings structures and other development thereon:

**Lot A, District Lot 24, Oyster District Plan EPP71248 (PID: 030-553-164)**  
(referred to as the "Land")

3. This Permit has the effect of authorizing the issuance of a building permit for the construction of a building on the Land in accordance with the plans and specifications attached to this Permit, and subject to all applicable laws.
4. The Permittee, as a condition of the issuance of this Permit, agrees to:
  - (a) Develop the Land as shown in:  
**Schedule A: Site Plan**  
**Schedule B: Elevation Plans & Exterior Materials**
  - (b) Provide Landscaping in accordance with:  
**Schedule C: Landscape Plans**
5. This Permit is issued on the condition that the Permittee has provided to the Town of Ladysmith security in the form of an irrevocable Letter of Credit to guarantee the performance of the conditions in section 4(b) of this Permit respecting landscaping. The Letter of Credit shall be for a period of two years, shall be automatically extended, and shall be in the amount of \$ 129,880.
6. Should the Permittee fail to satisfy the conditions referred to in section 6 and 7 of this Permit, the Town of Ladysmith may undertake and complete the works required to satisfy the landscaping condition(s) at the cost of the Permittee, and may apply the security in payment of the cost of the work, with any excess to be returned to the Permittee.

7. Should there be no default as herein provided, or where a Permit lapses, the Town of Ladysmith shall return any security provided to the Permittee.
8. If the Permittee does not substantially start any construction permitted by this Permit within **two years** of the date of this Permit as established by the authorizing resolution date, this Permit shall lapse.
9. The plans and specifications attached to this Permit are an integral part of this Permit.
10. Notice of this Permit shall be filed in the Land Title Office at Victoria under s.503 of the *Local Government Act*, and upon such filing, the terms of this Permit 3060-19-19 or any amendment hereto shall be binding upon all persons who acquire an interest in the land affected by this Permit.
11. This Permit prevails over the provisions of the Bylaw in the event of conflict.
12. Despite issuance of this permit, construction may not start without a Building Permit, Access Permit, or other necessary permits.

**AUTHORIZING RESOLUTION PASSED BY THE COUNCIL OF THE TOWN OF LADYSMITH  
ON THE \_\_\_\_ DAY OF \_\_\_\_\_ 202\_\_.**

\_\_\_\_\_  
Mayor (A. Stone)

\_\_\_\_\_  
Corporate Officer (J. Winter)

**I HEREBY CERTIFY** that I have read the terms and conditions of the Development Permit contained herein. I understand and agree that the Town of Ladysmith has made no representations, covenants, warranties, guarantees, promises or agreements (verbal or otherwise) with **Atlas Shrugged Holdings Ltd., Inc. No. 1196043** other than those contained in this permit.

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Witness

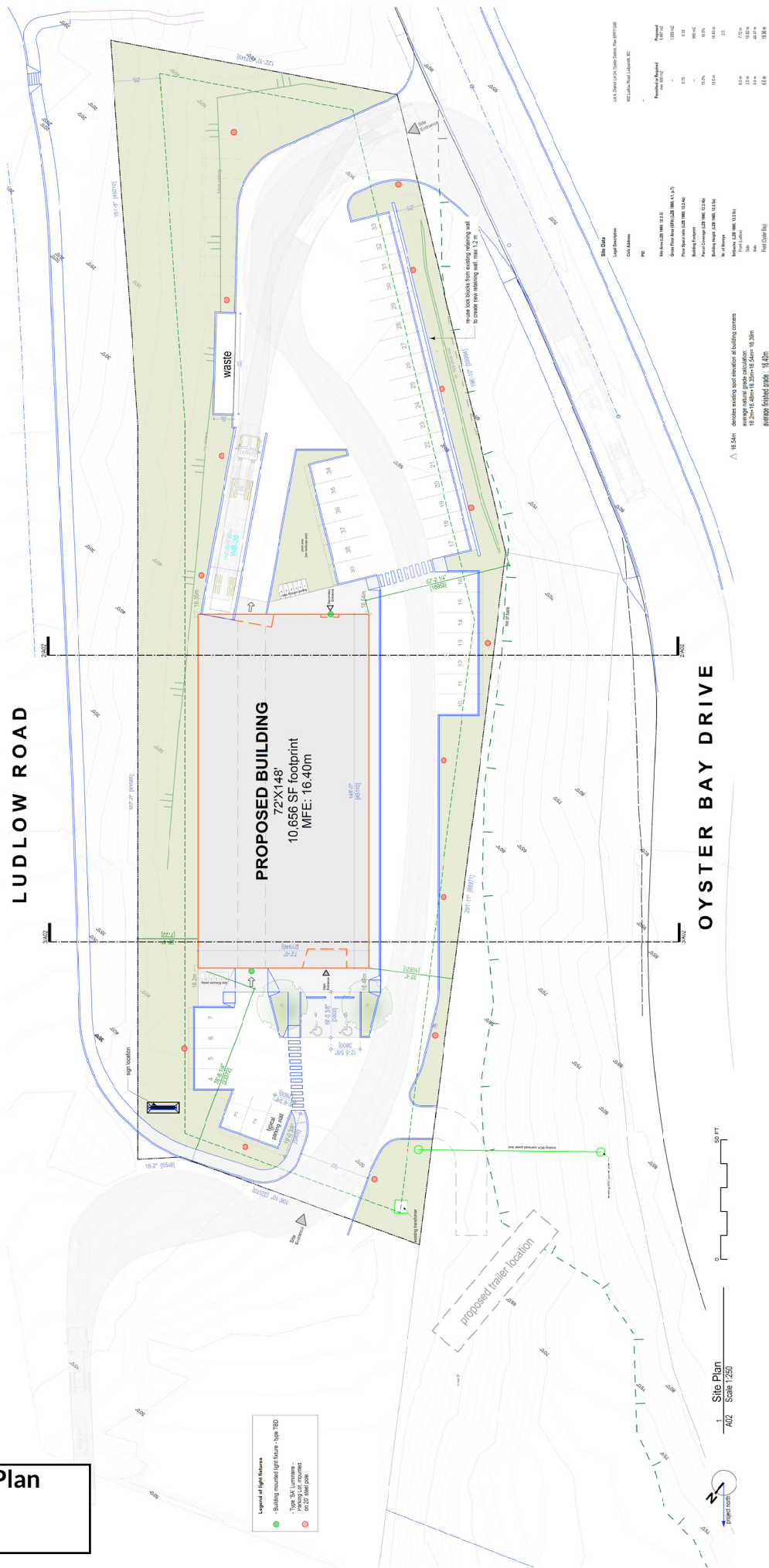
\_\_\_\_\_  
Title

\_\_\_\_\_  
Occupation

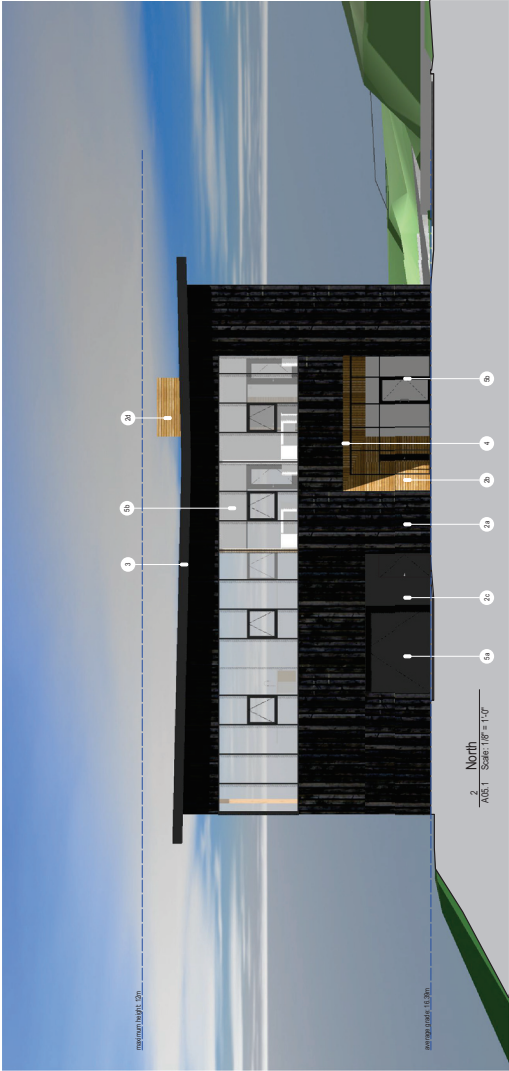
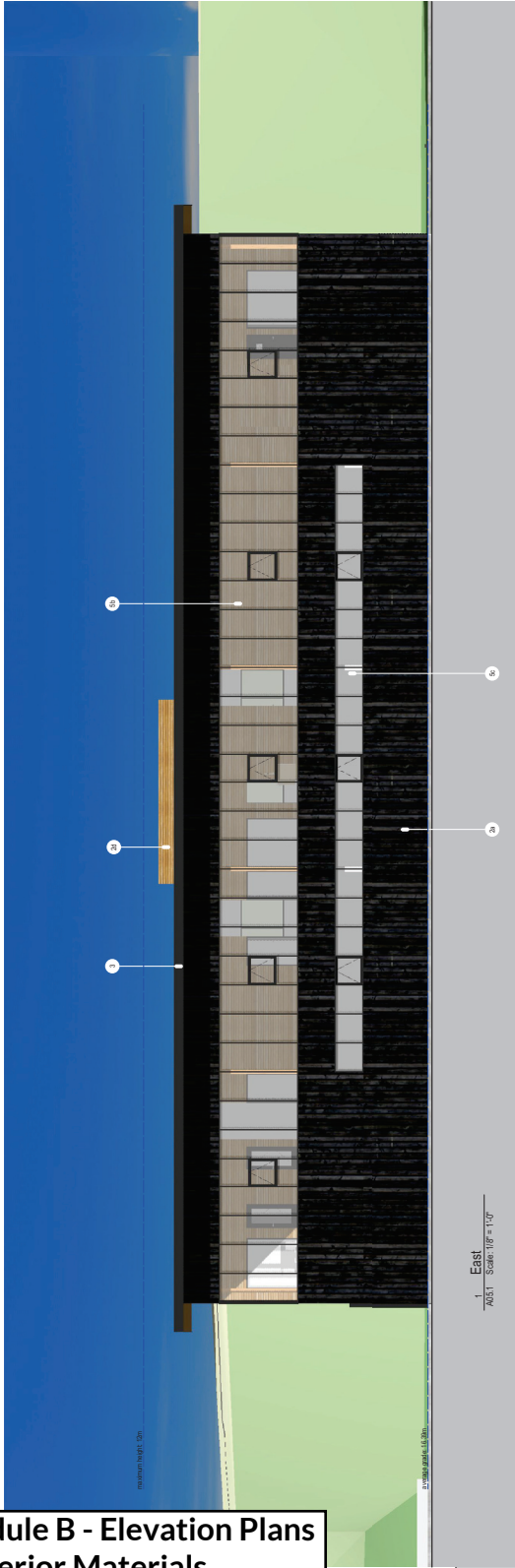
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Date

\_\_\_\_\_  
Date

**Schedule A - Site Plan**  
**DP 3060-19-19**  
**902 Ludlow Road**



Schedule B - Elevation Plans  
DP 3060-19-19  
902 Ludlow Road  
Page 1 of 4



Exterior Materials

Material	Finish	Color	Notes
1 a. Roofing - SBS		Grey	
2 a. Cladding - wood vertical board & batten, species TBD	Stained	Black	
b. Windows - wood frame, 1" gap, WPC	Stained	Black	
c. Cladding - metal panels	Prefinished	Clear	
d. Siding - wood horizontal, 1" gap, WPC	Stained	Clear	Coordinate with 2a
3 a. Siding - metal panels	Prefinished	Black	Coordinate with 2a
b. Siding - wood horizontal, 1" gap, WPC	Stained	Black	Coordinate with 2a
5 a. Doors and frames - metal	Painted	Black	Coordinate with 2a
b. Windows - Cascadia Bioglass window wall	Prefinished	Black	Coordinate with 2a
c. Windows - Cascadia Bioglass	Prefinished	Black	Coordinate with 2a
d. Windows - Cascadia Bioglass	Prefinished	Black	Coordinate with 2a
6. EIFS concrete	Smooth	Black	Coordinate with 2a

Exterior Materials Schedule

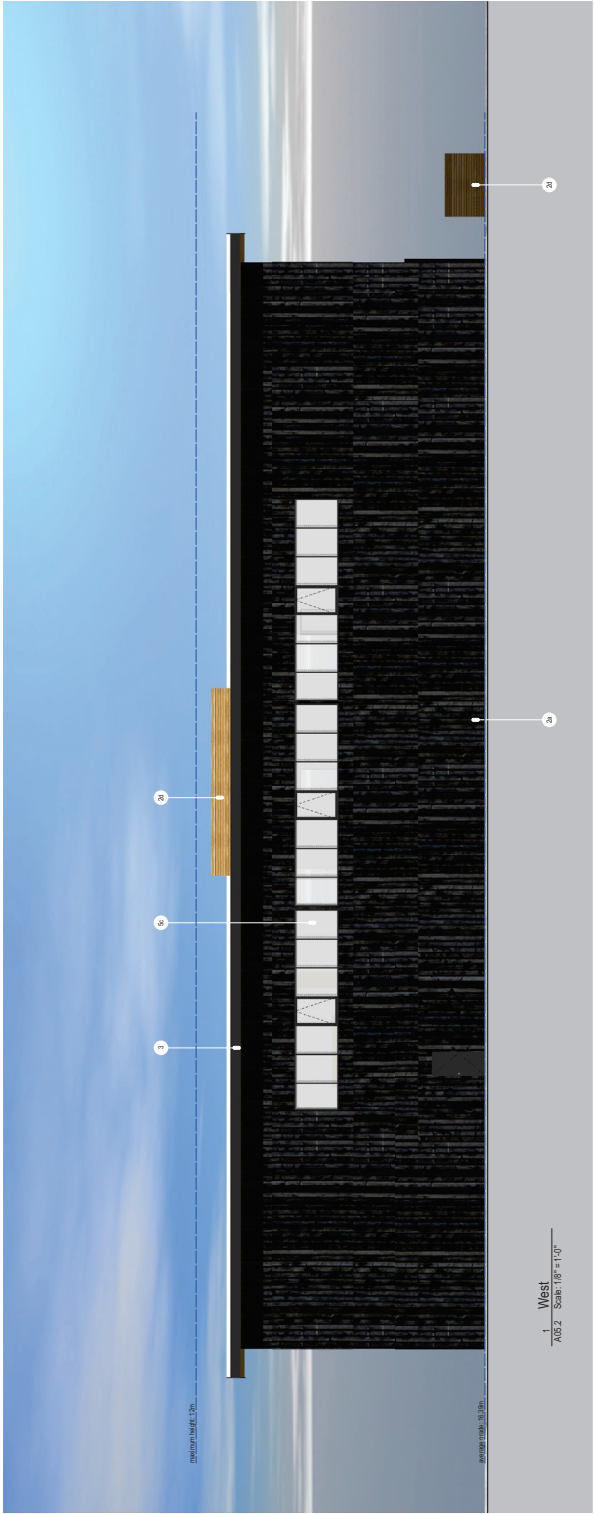
Madill Office and Warehouse  
902 Ludlow Road, Ladysmith, BC

Checkmark Design Architects Inc.  
www.checkmark.ca  
440 Commercial Street, New Westminster, BC V6Y 6B3  
Tel: 604.274.9880  
Fax: 604.274.9881  
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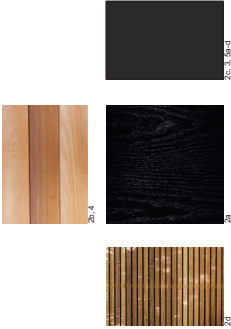
NOT FOR CONSTRUCTION

Drawn By: **DP**  
Checked By: **DP**  
Date: **2019.11.15**

Project: **A05.1**  
Title: **Exterior Elevations and Materials**  
Scale: **as noted**



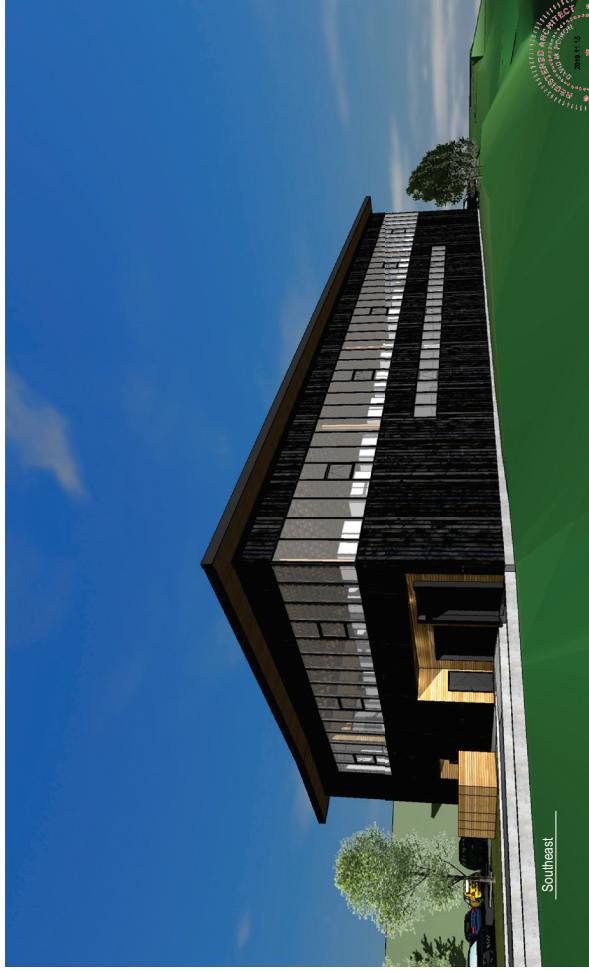
Exterior Materials

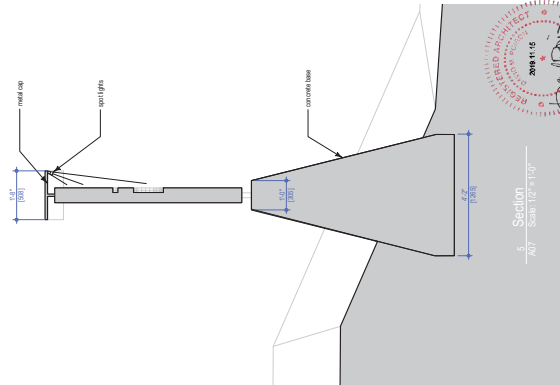


Exterior Materials Schedule

Material	Finish	Colour	Notes
1 a Roofing - 303	Standard	Black	
2 a Cladding - wood vertical board & batten, species bld.	Standard	Black	
2 b Cladding - wood vertical board & batten, species bld.	Standard	Black	
2 c Cladding - wood vertical board & batten, species bld.	Standard	Black	
2 d Cladding - wood vertical board & batten, species bld.	Standard	Black	
3 a Cladding - wood vertical board & batten, species bld.	Standard	Black	
3 b Cladding - wood vertical board & batten, species bld.	Standard	Black	
3 c Cladding - wood vertical board & batten, species bld.	Standard	Black	
3 d Cladding - wood vertical board & batten, species bld.	Standard	Black	
3 e Cladding - wood vertical board & batten, species bld.	Standard	Black	
3 f Cladding - wood vertical board & batten, species bld.	Standard	Black	
3 g Cladding - wood vertical board & batten, species bld.	Standard	Black	
3 h Cladding - wood vertical board & batten, species bld.	Standard	Black	
3 i Cladding - wood vertical board & batten, species bld.	Standard	Black	
3 j Cladding - wood vertical board & batten, species bld.	Standard	Black	
3 k Cladding - wood vertical board & batten, species bld.	Standard	Black	
3 l Cladding - wood vertical board & batten, species bld.	Standard	Black	
3 m Cladding - wood vertical board & batten, species bld.	Standard	Black	
3 n Cladding - wood vertical board & batten, species bld.	Standard	Black	
3 o Cladding - wood vertical board & batten, species bld.	Standard	Black	
3 p Cladding - wood vertical board & batten, species bld.	Standard	Black	
3 q Cladding - wood vertical board & batten, species bld.	Standard	Black	
3 r Cladding - wood vertical board & batten, species bld.	Standard	Black	
3 s Cladding - wood vertical board & batten, species bld.	Standard	Black	
3 t Cladding - wood vertical board & batten, species bld.	Standard	Black	
3 u Cladding - wood vertical board & batten, species bld.	Standard	Black	
3 v Cladding - wood vertical board & batten, species bld.	Standard	Black	
3 w Cladding - wood vertical board & batten, species bld.	Standard	Black	
3 x Cladding - wood vertical board & batten, species bld.	Standard	Black	
3 y Cladding - wood vertical board & batten, species bld.	Standard	Black	
3 z Cladding - wood vertical board & batten, species bld.	Standard	Black	

**Schedule B - Elevation Plans  
& Exterior Materials**  
**DP 3060-19-19**  
**902 Ludlow Road**  
**Page 3 of 4**





Material	Finish	Colour	Notes
1 Solid wood - vertical	Sanded	Black	Coordinate with building material 2a
2 Wood front infill WRC	Sanded	Clear	Coordinate with building material 2b
3 Steel plates	Pre-finished	Black	Coordinate with building materials 2c, 3,
4 GIP concrete	Smooth		Coordinate with building material 6

**CHECKSWITCH  
POIRON  
ARCHITECTS  
INC.**

Checkswitch Poiron Architects Inc.  
9-40 Commercial Street Nanaimo, BC V9R 5G3  
250 714 1903  
www.qarch.ca

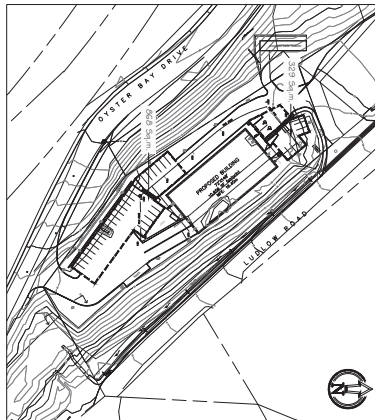
9-402 Pender Street W., Vancouver, BC V6B 1T6  
604 699-3444

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1. REFER TO THE ARCHITECTURE PLANS PREPARED BY CHECKMATE FORSON ARCHITECTS INC. FOR ALL SITE PLANNING AND LAYOUT.




1. REFERS TO THE APPLICATIVE PLAN AS PREPARED BY CHECKING/ TOWN ARCHITECTS INC. FOR ALL THE PLANNING AND LAND USE.
2. ALL NEIGHBOUR ISOLATION AND MAINTENANCE SHALL MEET OR EXCEED THE MOST RECENT STANDARD APPLICABLE TO THE PROJECT AND SHALL BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD.
3. GROUNDWATER SHALL MEET OR EXCEED THE PROPERTIES OUTLINED THE CANADIAN LANDSCAPE STANDARD FOR GROUNDWATER, TABLE 4.6.3.2.1, MODIFIED FOR GROUNDWATER.
4. GROUNDWATER MEDIA DEFECTS SHALL BE AT OR BELOW:  
TRENCH (6) CLARK PERCENT, 30MM  
GROUNDWATER, 30MM
5. MATCH SHALL BE COMPOSED OF TWO (2) MATCHES OF THE CANADIAN LANDSCAPE STANDARD MATCH DEFECT SHALL BE 10 PERCENT OR LESS. MATCHES AND GROUNDWATER PLANNING MATCHES.
6. STOCK MATERIAL QUALITY, TRANSPORT AND HOLDING SHALL COMPLY WITH CAN. STANDARDS FOR HURST.
7. ALL TREE, SHRUB, GROUNDWATER AND LANDSCAPE SHALL BE MAINTAINED BY AN INTEGRATED AUTOMATIC IRRIGATION SYSTEM INCLUDING SHARED IRRIGATION SCHEDULING, SCHEDULING, IRRIGATION SCHEDULING, SCHEDULING SHALL BE HIGH EFFICIENT LOW VOLUME IRRIGATION SYSTEMS FOR IRRIGATION EQUIPMENT.
8. PLANT QUALITIES ARE FOR INFORMATION ONLY, IN CASE OF ANY DISCREPANCY THE PLANT SHALL COMPLY WITH ALL CAN. MATERIAL MATCH THE APPLICABLE AS SPECIFIED ON THE PLANNING DESIGN. CONTACT WITH ALL CAN. MATERIAL MATCH THE APPLICABLE AS SPECIFIED ON THE PLANNING DESIGN. CONTACT WITH ALL CAN. MATERIAL MATCH THE APPLICABLE AS SPECIFIED ON THE PLANNING DESIGN.
9. CITIES FOR LOCATION OF WATER LINES AND IRRIGATION SCHEDULING SYSTEMS IN ORDER TO DESIGN THE WATER LINES SHALL BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD.
10. WATER SHALL BE OBTAINED FROM AN ADEQUATE SOURCE, SHALL BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD.
11. ALL PLANTING MATERIALS SHALL BE 9.1 IN 9.1 WIRE BASKETS.
















### Shade Tree Calculation

Unexcised planting area = 1,197 Sq.m.  
1,197 Sq.m. divided by 4 = 299.25 Sq.m.  
299.25 Sq.m. divided by 100, for Shade Tree culper of 6m at planting = 2.99  
Total Shade Trees required = 3  
Total Shade Trees provided = 3

SYMBOL	BU/INCH/L/ COMMON NAME	SIZE	SPACING	QTY.	NOTES
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1	2	3	4	5
	TELA CORONA GREENHART GREENHART LITTLE LEAF LUMINA	6cm DIAL	SIZE MAN	4
	QUELCA ACCORDIA SARACON	6cm DIAL	SIZE MAN	3
	FINIS CONTORIA VARI. CONTORIA SHORELINE	2.0m	4M O.C. SIZE MAN	11

	ACQUA MINUTAM VINO MARZ	#3 POT	2.0m O.C.	21	WHITE SPICES
	DECEDES RUBERDOLA ROSE GLOW JAPANESE DROUGHT	#2 POT	1.0m O.C.	61	DROUGHT TOLERANT
	PILLS AGRO VIRE TUNADO SHADE AGRO PINE	#3 POT	1.5m O.C.	42	DROUGHT TOLERANT
	RESEDES TOL CORNUS CORANT SHADE TOL CORNUS CORANT	#1 POT	1.2m O.C.	71	WAXY SPICES
	SPREAD LUPICOLA GOLDMOUND GOLDMOUND SPREAD	#1 POT	0.9m O.C.	52	DROUGHT TOL
	VICICOLA DIVINUM ELEGANT HUCKLEBERRY	#1 POT	0.9m O.C.	176	WAXY SPICES
GRUPOCROCE • PIRREMIAS					
	EDONOVIO PORTINO DENDAO GARDEN WINTERCRESS	#1 POT	0.3m O.C.	450	SHADE TOLERANT
	ALTRIPUS SOLANATA BLUE CUPERT SHADED SUNNER	#3 POT	1.0m O.C.	121	DROUGHT TOLERANT
	LOMBICHA PLATA AWA CORON PINECT HONEYCREEPER	#1 POT	1.0m O.C.	204	SHADE TOLERANT
	MACHINER SHARERS PINE DRAGON MACHINER SHARERS PINE DRAGON	#2 POT	1.2m O.C.	34	DROUGHT TOLERANT
	MAHONIA SHARERS JAPANESE SPICES	#1 POT	0.6m O.C.	375	SHADE TOLERANT
	POPHICHA MINUTAM SHADE PINE	#1 POT	1.0m O.C.	317	WAXY SPICES
LAVINI					
	CAVADA #2 STANDARD GAZE	350	5m		

