



DEVELOPMENT PERMIT NO. DP001044

WARDON CONSULTING AND DEVELOPMENTS LTD

Name of Owner(s) of Land (Permittee)

2073 BOXWOOD ROAD

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:

PARCEL B (BEING A CONSOLIDATION OF LOTS 1 AND 2, SEE CA62258770), SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VIP86523

PID No. 030-236-088

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 Building Rendering

Schedule E Landscape Plan and Specifications

Schedule F Landscape Maintenance 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 CONDITIONS

1. The subject property is developed in accordance with the Site Plan prepared by Raymond de Beeld Architect Inc., received 2017-OCT-24, as shown on Schedule B.
2. The development is in general compliance with the Building Elevations and Rendering prepared by Raymond de Beeld Architect Inc., received 2017-OCT-24, as shown on Schedules C and D.
3. The development is in general compliance with the Landscape Plan and specifications prepared by Victoria Drakeford Landscape Architect, dated 2017-JUN-29, as shown on Schedule E.
4. The subject property shall be maintained as set out in the Landscape Maintenance Plan prepared by Victoria Drakeford Landscape Architect, dated 2017-AUG-11, as shown on Schedule F.

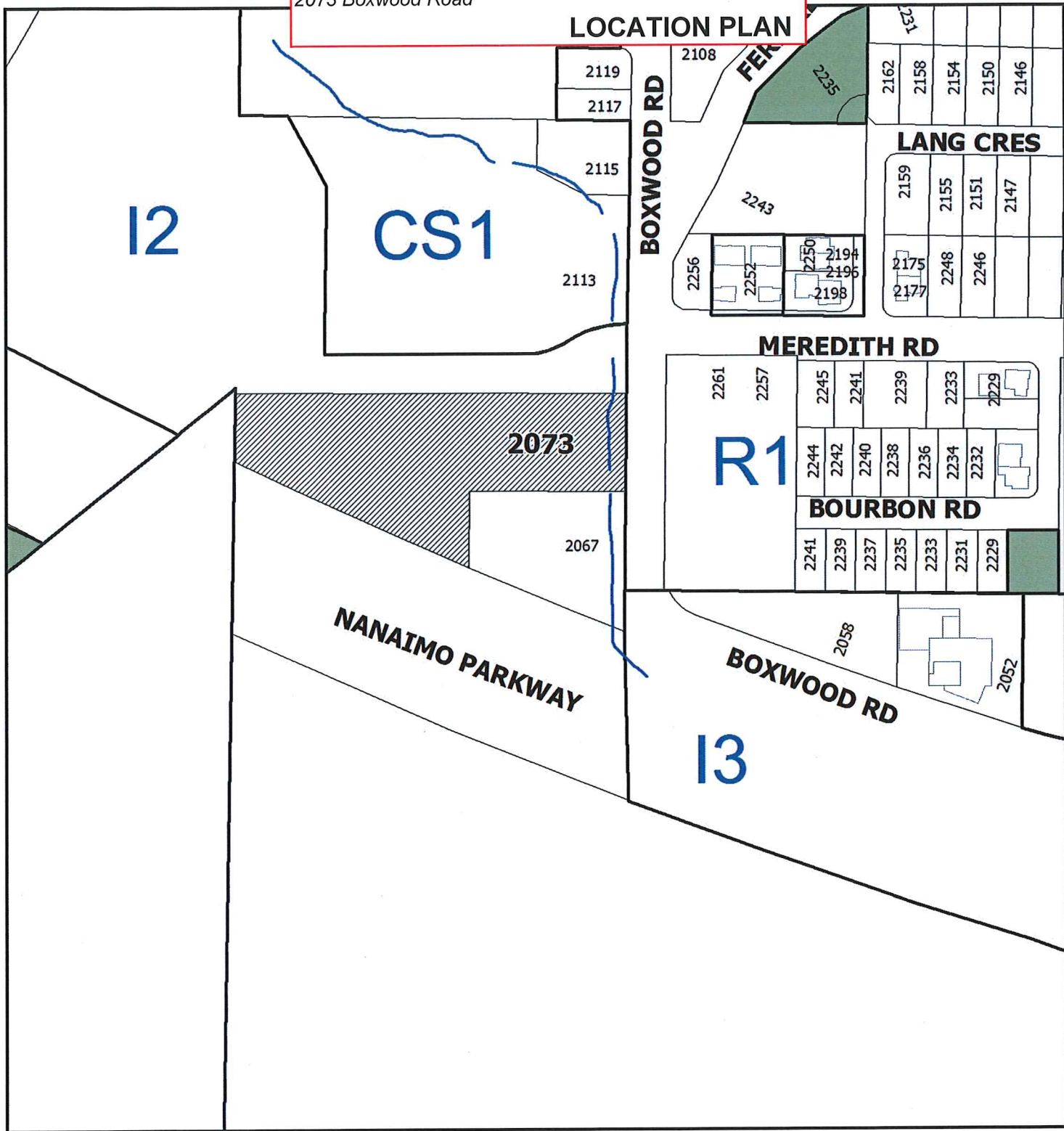
REVIEWED AND APPROVED ON

2017 - NOV - 10
Date


D. Lindsay, Director
Community Development
Pursuant to Section 154 (1)(b) of the Community Charter

GN/in
Prospero attachment: DP001044

Development Permit DP001044 Schedule A
2073 Boxwood Road



DEVELOPMENT PERMIT NO. DP001044

LOCATION PLAN



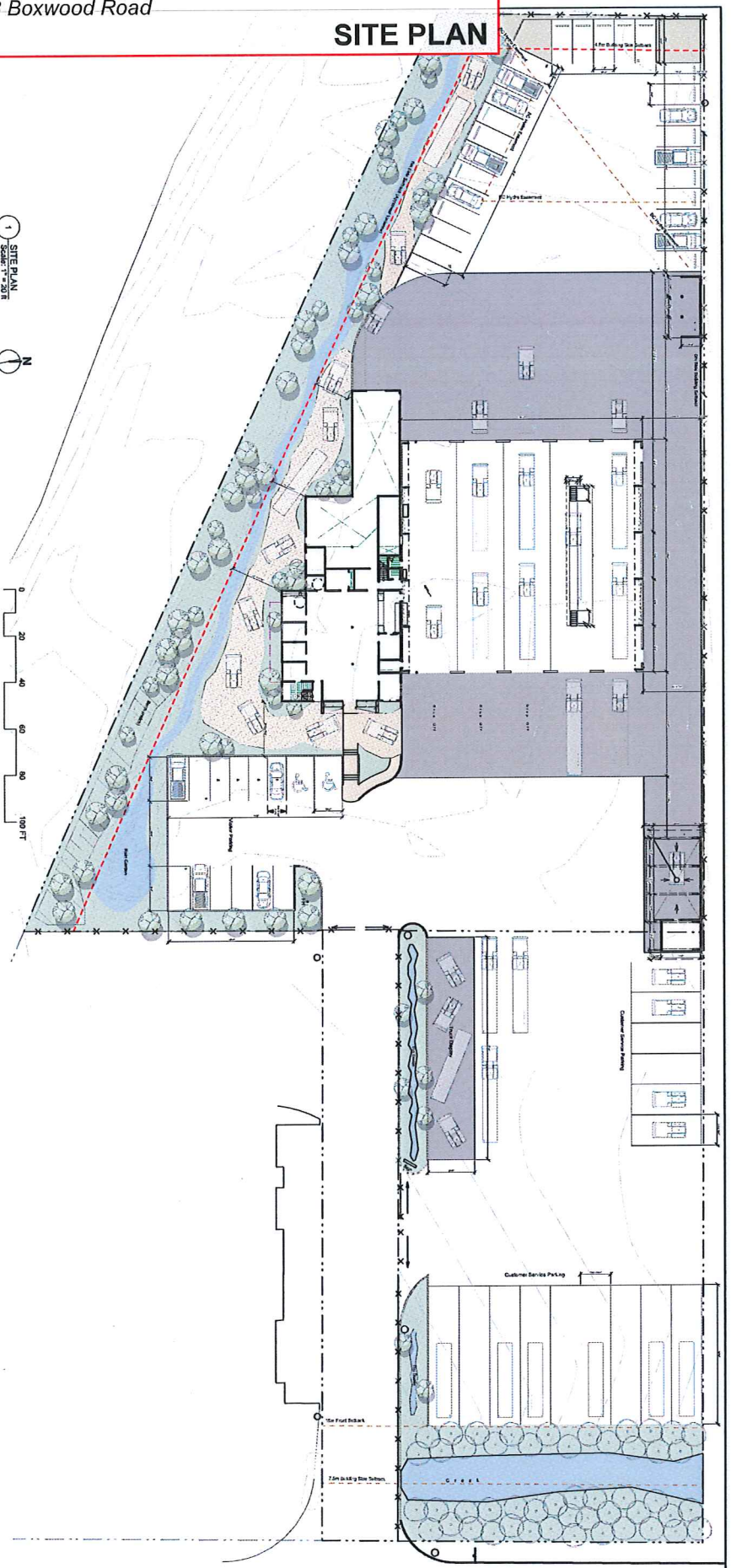
 **Subject Property**

Civic: 2073 Boxwood Drive
Parcel B (Being a consolidation of Lots 1 & 2, See CA6258770),
Section 16, Range 7, Mountain District, Plan VIP86523

Development Permit DP001044 Schedule B
2073 Boxwood Road

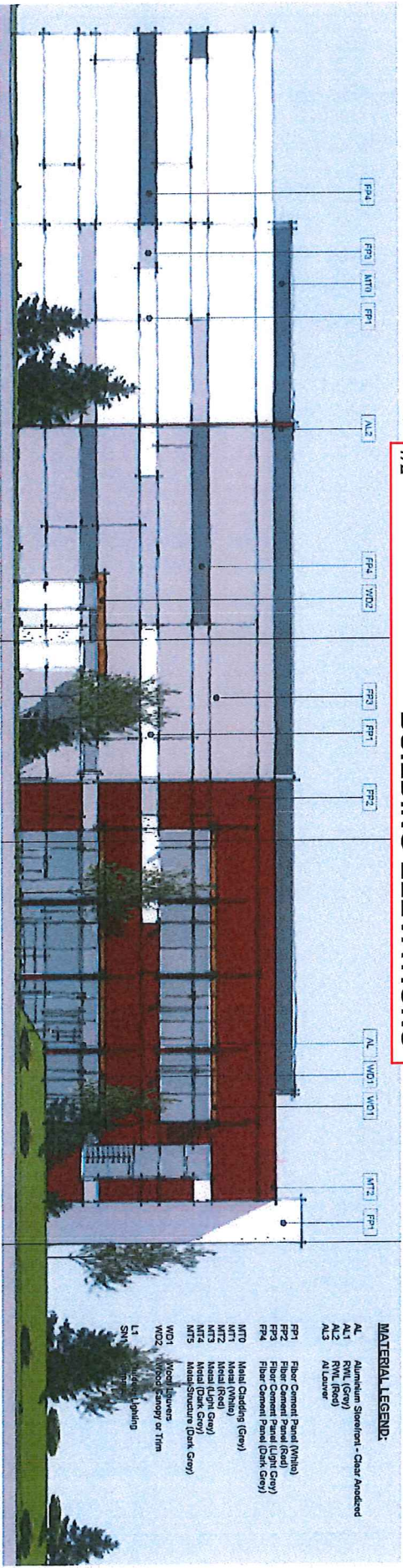
SITE PLAN

1 SITE PLAN
SCALE: 1" = 20 FT



<p>RAYMOND de BEELD ARCHITECT Inc. 105 Terminal Ave. North, Nanaimo, B.C. V9S 4K1 Tel: (250) 242-1006 Fax: (250) 784-2118 www.raymonddebeeld.com</p>		<p>P&R TRUCK CENTRE</p> <p>2073 Boxwood Road, Nanaimo, BC LOT 1, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN V1P66523</p>		<p>SITE PLAN</p>		<p>NO. 1</p>	<p>DATE 2017-10-18</p>	<p>SCALE 1" = 20 FT</p>	<p>PROJECT NO. 1</p>	<p>DATE 2017-10-18</p>	<p>SCALE 1" = 20 FT</p>	<p>PROJECT NO. 1</p>	<p>DATE 2017-10-18</p>	<p>SCALE 1" = 20 FT</p>	<p>PROJECT NO. 1</p>
<p>As the Architect of Record, I certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional architect in the Province of British Columbia. I am not providing any services to the client under this permit. This plan is not to be used for any other purpose without my written consent.</p>															
<p>RECEIVED 2017-OCT-24 2073 BOXWOOD ROAD</p>															
<p>APPROVED DATE: Oct. 18, 2017 1544 P&R TRUCK CENTRE</p>															

Development Permit DP001044 Schedule C
 2073 Boxwood Road
BUILDING ELEVATIONS
 1/2



1 South Elevation
 Scale: 3/32" = 1'-0"



2 East Elevation
 Scale: 3/32" = 1'-0"

RAYMOND
 de BEELD
 ARCHITECT Inc.

P&R TRUCK CENTRE
 2073 Boxwood Road, Nanaimo, BC

Elevations

A6.1
 Oct 10, 2017
 Rev 1



1 North Elevation
Scale: 3/32" = 1'-0"

- MATERIAL LEGEND:**
- AL Aluminum Slatfront - Clear Anodized
 - AL1 RVL (Grey)
 - AL2 RVL (Red)
 - AL3 Al Louver
 - FP1 Fiber Cement Panel (White)
 - FP2 Fiber Cement Panel (Red)
 - FP3 Fiber Cement Panel (Light Grey)
 - FP4 Fiber Cement Panel (Dark Grey)
 - MT0 Metal Cladding (Grey)
 - MT1 Metal (White)
 - MT2 Metal (Red)
 - MT3 Metal (Light Grey)
 - MT4 Metal (Dark Grey)
 - MT5 Metal Structure (Dark Grey)
 - WD1 Wood Louvers
 - WD2 Wood Canopy or Trim
 - L1 Outdoor Lighting
 - SN1 Signage



2 West Elevation
Scale: 3/32" = 1'-0"



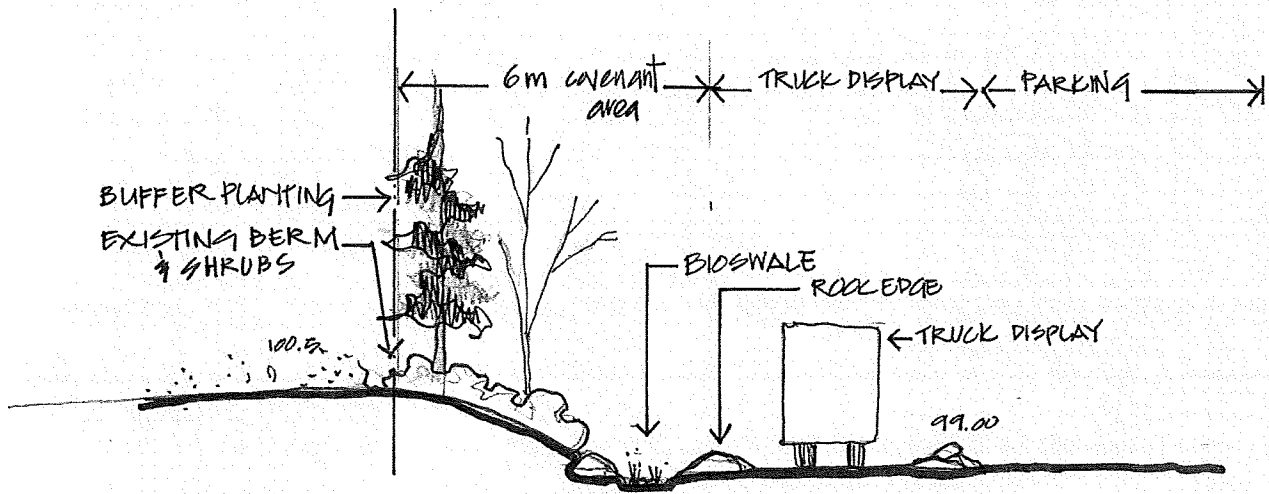
P&R TRUCK CENTRE
2073 Boxwood Road, Nanaimo, BC

Elevations

RECEIVED
DP1044
2017-OCT-24
Current Planning & Submission

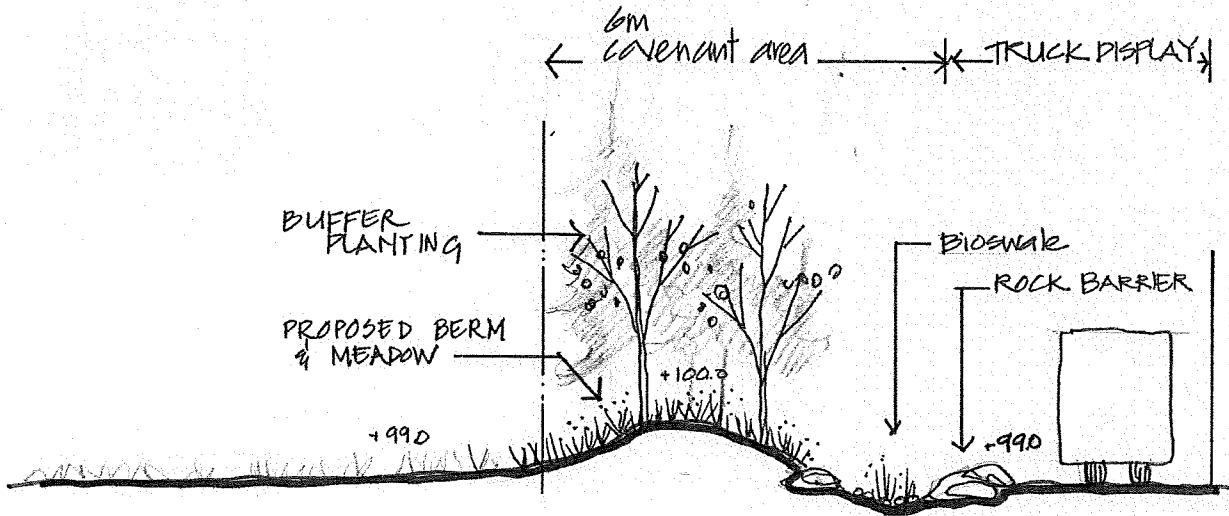
A6.2
Oct 18, 2017
Rev 1





P & R
SECTION 1

1:100 m



P & R
SECTION 2

1:100 m



VICTORIA DRAKEFORD LANDSCAPE ARCHITECT

236 Pine Street, Nanaimo, B.C. Canada V9R 2B6 Phone/Fax (250) 754-4335

Riparian Maintenance Guidelines

2079 Boxwood Road

May 6 2014

Updated August 11 2017

EXISTING CONDITIONS:

In 2014 the broom and blackberries were removed in early spring. Blackberries and Nootka Rose regenerated on the site. Both species were between 4" and 18" in height. The density of both species averaged from 4 to 13 plants per square meter. For the summer of 2014 blackberries were removed constantly and the Nootka rose did out-compete the blackberries. However, the maintenance has lapsed and the blackberries are once again re-establishing themselves.

The following recommendations, set out in May 2014, should be resumed to allow the existing Nootka Rose and other native plants already on the site to re-establish themselves. This recommendation is based on the fact that there is a seedbank of native plants in the soil already and once the invasives have been removed these will have enough light and nutrients to germinate.

RECOMMENDATIONS:

1. Remove the blackberries constantly throughout the growing season by Cutting back the plants at root level, being careful to leave the Nootka roses and any other regenerating native plants undisturbed.
2. Remove the broom as it germinates, pulling the small seedlings up with the roots intact. Larger plants can be cut at soil level.
3. Remove all the tansy from the site.
4. Leave all native plants to regenerate.

SPECIFICATIONS:

1.0 OBJECTIVES

To restore the area to a riparian habitat that:

- .1 is free of invasive plants

- .2 has increased biodiversity by encouraging natural regeneration to occur in the gaps left by the removal of invasives

2.0 SCOPE:

- .1 Landscape maintenance operations shall include the removal of all invasive plants, specifically Scotch Broom, *Cytisus scoparius* and Himalayan Blackberry *Rubus armeniacus* (discolour), Tansy (*Tanacetum vulgare*) and the removal of all other weeds carefully retaining all native plants that are naturally regenerating.
- .2 Appearance Standards: The area is intended to be wild so an informal appearance is desirable with the weeds kept to a minimum. Plants should be kept healthy. Plants should not be trimmed. There should be a routine maintenance of moderate frequency and intensity, with regular monitoring to avoid deterioration.
- .3 The maintenance period shall be from the time of planting until two years from the date of Substantial Completion of the landscape works of Phase 2
- .4 Maintenance operations for the planted shrubs and ground covers shall include:
 - (a) Watering, weeding, being careful not to weed out naturally regenerating native plants;
 - (c) Invasive plant removal throughout the growing season.
- .5 Maintenance operations should, where possible, follow ecologically sound practices such as:
 - (a) Integrated Pest Management (IPM)
 - (b) Plant Health Care (PHC)
 - (c) Composting
 - (d) Application of Organic Mulches

3.0 PROTECTION OF THE RIPARIAN AREA

- .1 All existing and new plants, site services, curbs, paving, structures, and all other features shall be protected against damage during the work.
- .2 Appropriate measures shall be taken to ensure that no spillage of fuels, fertilizers, toxic construction materials, or other toxic wastes occurs, and where use of such materials is necessary, to ensure that adequate containment facilities and clean-up equipment are utilized.
- .3 No toxic or waste materials, fuels and fertilizers shall be stored adjacent to or dumped into water courses or any other water body either on or off the job site, or in a location where spillage could result in seepage into a watercourse
- .4 All toxic wastes and other material shall be disposed of in a manner acceptable to the Owner and in accordance with municipal, provincial and federal regulations.

4.0 TREES, SHRUBS AND GROUND COVERS

- .1 The Contractor shall undertake the following maintenance operations for trees shrubs and ground covers for the duration of the maintenance period:
 - .1 Maintain the riparian area, in a clean, uncompacted, weed-free condition. Ensure the total removal of all root parts of weeds where feasible without damaging the regenerating native plants. Do not mechanically cultivate over the root zone of any native plant material.
 - .2 Leave fallen leaves on the area as mulch.
 - .3 Pruning shall only be undertaken to remove broken or dying branches.

INVASIVE PLANT REMOVAL

1.0 Remove all invasive plants in the disturbed area. These include Blackberries and Broom on the site. It is the responsibility of the Contractor to identify additional invasive plant species that may be on the site in the future.

Scotch broom (*Cytisus scoparius*)

Overall Guidelines:

- o Minimize soil disturbance – broom throws seed up to 5 meters, waiting for the soil to be disturbed to sprout.
- o Remove plants in late spring when the flowers are out (usually May) as the plant is directing its energy into flower and seed production and is unlikely to have the energy necessary to regenerate.
- o Prevent the plants from going to seed – in one season, a mature plant can produce up to 3500 seed pods, each with 5-12 seeds. These seeds sit in the soil, waiting for the opportunity to sprout (called seed-banking)
- o Remove all cut/pulled broom from the site. Burning on site is not effective as burning stimulates the broom seed already in the soil from past growing seasons to germinate. Cuttings should be contained in tarps or garbage bags to prevent seed drop along the exit path, and taken to a composting facility with the ability to grind the debris.
- o Repeat every growing season for 3 to 5 years, as the seed bank sprouts and cut plants try to regenerate.

Method:

- a. Small seedlings (less than a pencil width)
 - Pull by hand when the soil is moist. Note that hand-pulling may encourage broom growth due to the unavoidable soil disturbance, so if the plant does not come out easily, see next method.
- b. Larger plants
 - Cut the plant off just below soil level.

Himalayan Blackberry (*Rubus armeniacus* discolour) from City of Nanaimo website

Hand-pulling and cutting are effective on young plants but brush cutters, weed-eaters and power saws are required for mature plants, and follow up treatments are often required. All plant material

must be disposed of by burning or being deeply buried at a landfill. Several herbicides have been used with varying effectiveness. Seek professional advice when considering the use of herbicides.

*** The City of Nanaimo exempts the use of herbicides when managing invasive plants on**

residential property but encourages the use of non-chemical treatments first.

Tansy (Tanacetum vulgare)

Tansy must be removed before the seeds set (flowering time is July through September). Removal of the rhizomes from the soil is crucial to preventing re-sprouting. Regular site check-ups will be required to ensure that re-sprouts and new seedlings are destroyed.