



AMENDED DEVELOPMENT PERMIT NO. DP000766

IRENE ELAINE WENNGATZ
Name of Owner(s) of Land (Permittee)

1099 BRUCE AVENUE
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:

LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 50607, EXCEPT PART IN PLANS VIP61106 AND VIP64965

PID No. 016-129-458

3. The land described herein shall be developed strictly in accordance with the following terms and conditions of this permit and any plans and specifications hereto which shall form a part thereof.

In order to proceed with the subdivision application, the following development permit requirements need to be followed:

- a. The subdivision will be made up of two development lots (Lots A and B) with Lot C being made up of the minimum 5% park dedication (2.92 ha), plus ESA Lots P-22, P-9 and P-8 inclusive of buffers (10.22 ha), as shown on Schedule B.
- b. In order to secure the 10.22 ha of excess park space, the property owner will "eco-gift" 8.345 ha and the remaining 1.875 ha will be secured through a density transfer of 30 units, which will be attributed towards Lot B as shown on Schedule B.

- c. A future Lot D will be created from the Remainder Lot 1 Plan 50607 out of the eastern-most ESAs (P-1 through P-6) inclusive of buffers and will have a no build / no disturbance covenant registered. A purchase agreement with a three-year period will allow the property owner to work with environmental conservation groups (NALT, Garry Oak Ecosystem Recovery Team, Nature Trust of BC, etc.) who wish to pursue a fundraising campaign to purchase future Lot D in order to protect the ESA areas and ultimately dedicate the lot as parkland on that portion of the property.
- d. A field survey will be conducted to locate areas of potential road dedication to provide access Remainder Lot 1 Plan 50607.
- e. The registration of a Section 219 covenant will be placed on ESA sites (P1 through 6, P8 and P9).
- f. The following reports will be placed on title of all lots:
 - Madrone Environmental Services Ltd., (2012) Recommendations for Protection of Sensitive Ecological Features – proposed Harewood Plains Development Area – 1099 Bruce Ave., Nanaimo, BC. Dossier No. 12.0062.
 - Madrone Environmental Services Ltd., (2012) Harewood Plains Ecological Assessment and Detailed Assessment of ESAs #5, #6, #7, #587, and #606 – 1099 Bruce Ave. (Revised Report from Original Submitted in 2008). Dossier No. 12.0062.
 - Within all lots adjacent to the Parkway, no development is permitted within the 15 meter character protection zone and any landscaping should enhance the natural character of this portion of the Parkway. Within the 20 meter tree protection zone, all trees 150mm dbh and greater need to be identified and a plan prepared and submitted that identifies where any development will be and how the applicant will minimize the removal of these trees within the zone. As no works are contemplated for Remainder Lot 1 Plan 50607, no Parkway development permit requirements are necessary at this time.

Schedules

Schedule A - Location Plan


Schedule B - Plan of Subdivision

Schedule C - Ecosystems Recommended for Protection

- 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.

REVIEWED AND APPROVED ON

2012 - SEPT - 21
Date


for E.C. Swabey

General Manager

Community Safety & Development

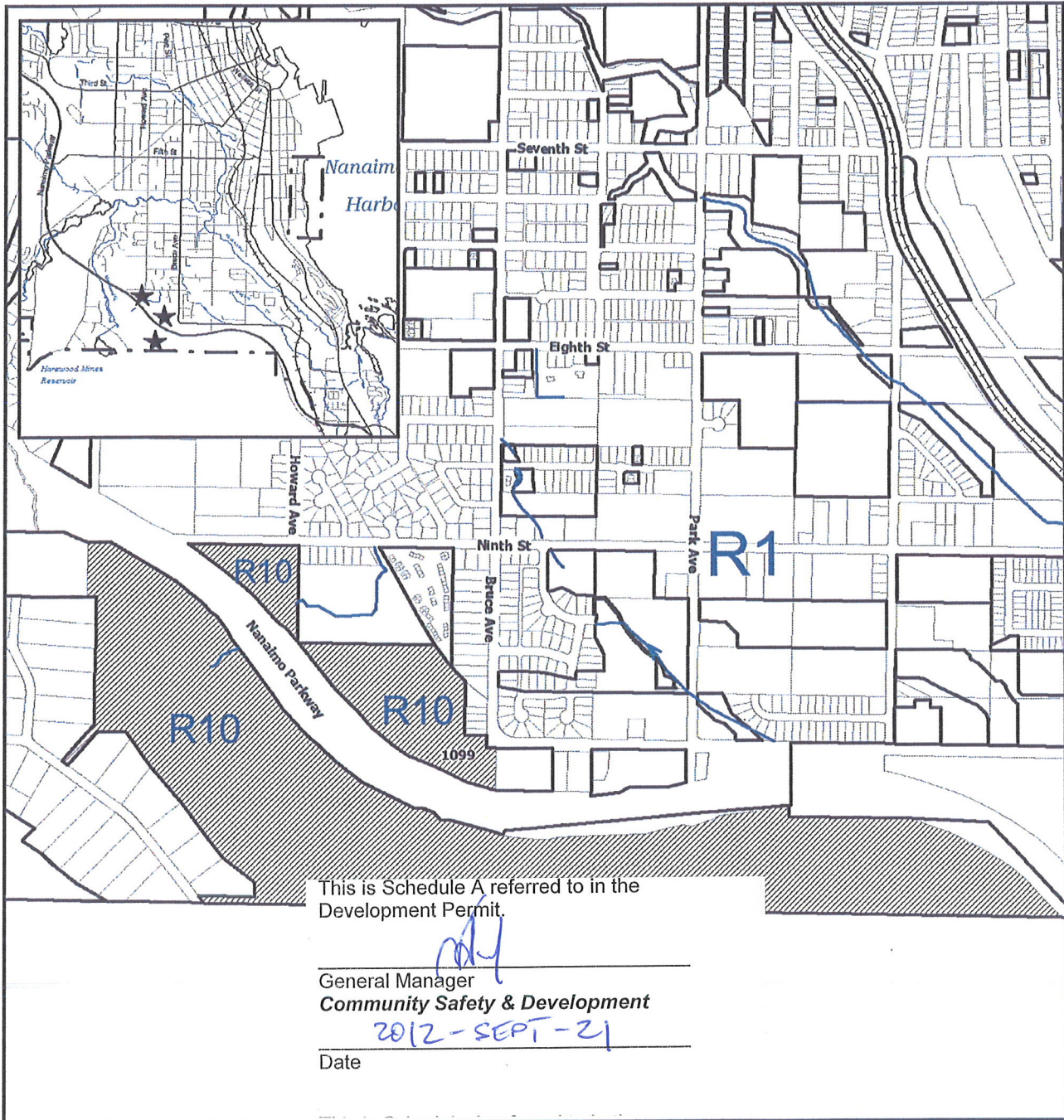
Pursuant to Section 154 (1)(b) of the Community Charter

BA/lb

Prospero attachment: DP000766

Development Permit No. DP000766
1099 Bruce Avenue

Schedule A
Location Plan



DEVELOPMENT PERMIT NO. DP000766

LOCATION PLAN



**Subject
Property**



Civic: 1099 Bruce Avenue
Lot 1, Section 1, Nanaimo District,
Plan 50607 Except parts in Plans VIP61106 and VIP64965

AREA SUMMARY

TOTAL SITE AREA	58.37 HA
TOTAL PARK DEDICATION	13.14 HA
REQUIRED PARK DEDICATION (%)	2.92 HA
EXCESS PARK DEDICATION	1.875 HA
RESULTING PARK AREA ELIGIBLE FOR ECO-DITCHING	8.345 HA
RTO ZONING, 16 UNITS/H/A	
TRANSFER TO PROPOSED LOT B = 30 UNITS	
	1.875 HA
TOTAL 1.875 HA	



General Manager
Community Safety & Development

12-1035-2102

Date

A Covenant in the name of The City of Naperville pursuant to Section 219 is a condition of approval for subdivision.

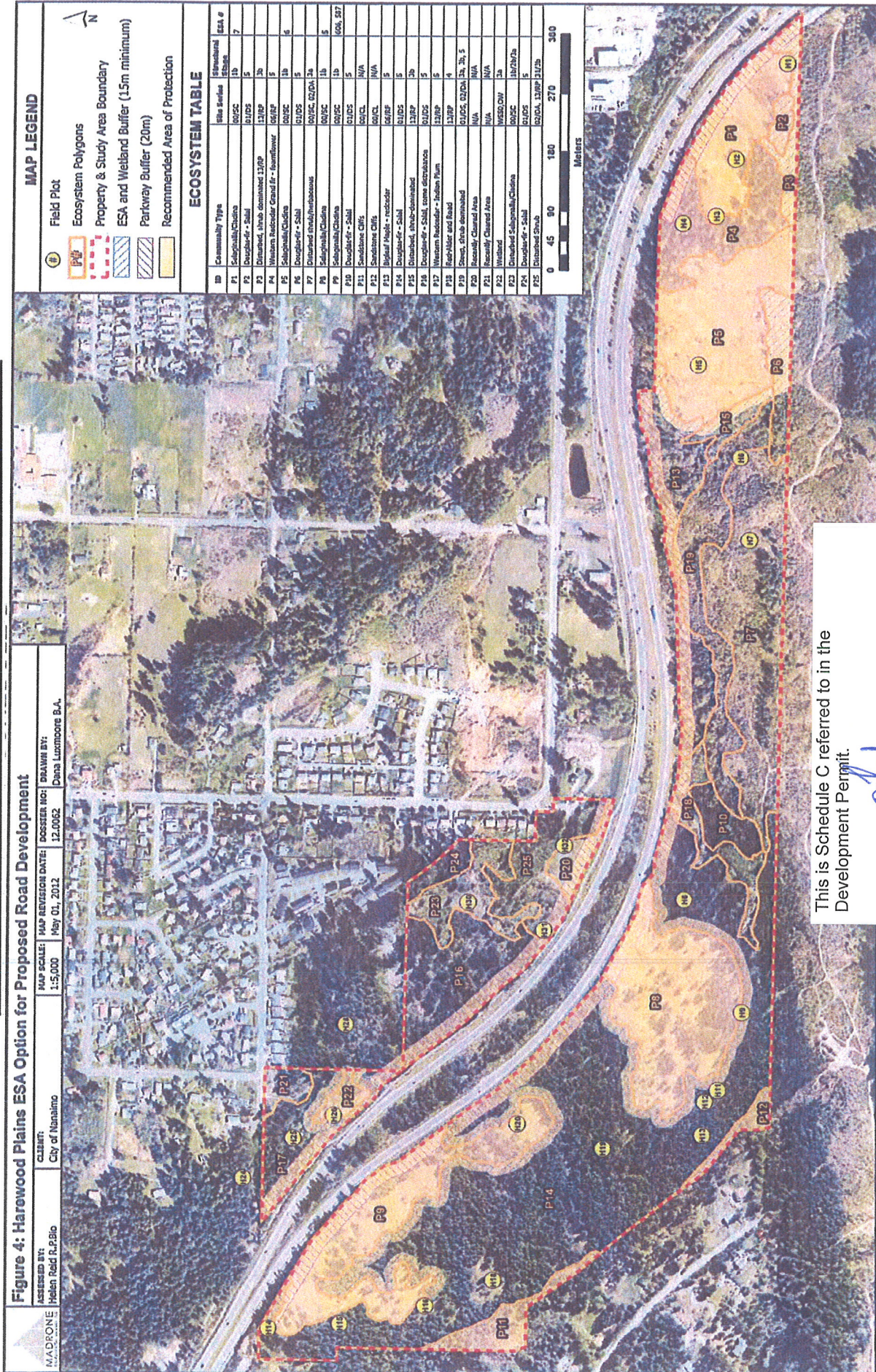
This plan lies within the jurisdiction of the Approving Officer for
The City of Monrovia

The field survey represented by this plan was completed on

This plan lies within the
Nanaimo Regional District.

Turner Land Surveying Inc.
505 Combs Road
Nanaimo, B.C.
V9R 3J4
250-753-9778

Development Permit No. DP000766
 1099 Bruce Avenue
 Schedule C
 Ecosystems Recommended for Protection



This is Schedule C referred to in the Development Permit.

General Manager
 Community Safety & Development
 2012-SEP-21
 Date