



DEVELOPMENT PERMIT NO. DP000787

CREST GROUP HOLDINGS LTD.
Name of Owner(s) of Land (Permittee)

6253 FARBER WAY
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 (DD9906-N), SECTION 10, WELLINGTON DISTRICT, EXCEPT PARCEL NO. 1 (DD 42751-N) AND EXCEPT THOSE PARTS IN PLANS 6576, 12317, 22934, VIP62892 AND VIP82418

PID No. 000-453-510

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 Sketch 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.
5. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:
- Section 6.23.1 requires that where a property abuts the Nanaimo Parkway, a 20 m front yard setback is required. The proposed setback is 0 m; a variance of 20 m.
- Section 17.11.1 requires a Minimum Landscape Treatment Level 1 for side yards abutting a highway. The Minimum Treatment Level 1 for the side yards is not required.
- Section 6.6.4 requires that an accessory building not be permitted within the front yard, side yard or flanking side yard setback requirements. This section has been varied to allow an accessory building within the front and side yard.
6. The City of Nanaimo "MOBILE HOME PARKS BYLAW 1984 NO. 2704" is varied as follows:
- Section 26(2) requires a landscape buffer area of not less than 3 m from the boundaries of a mobile home lot and all other exterior boundaries. The proposed landscape buffer area is 0 m; a variance of 3 m.
- Section 26(3) requires that no buildings or structures be allowed within the buffer area. This section has been varied to allow an accessory building within the buffer area.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE
9TH DAY OF JULY, 2012.



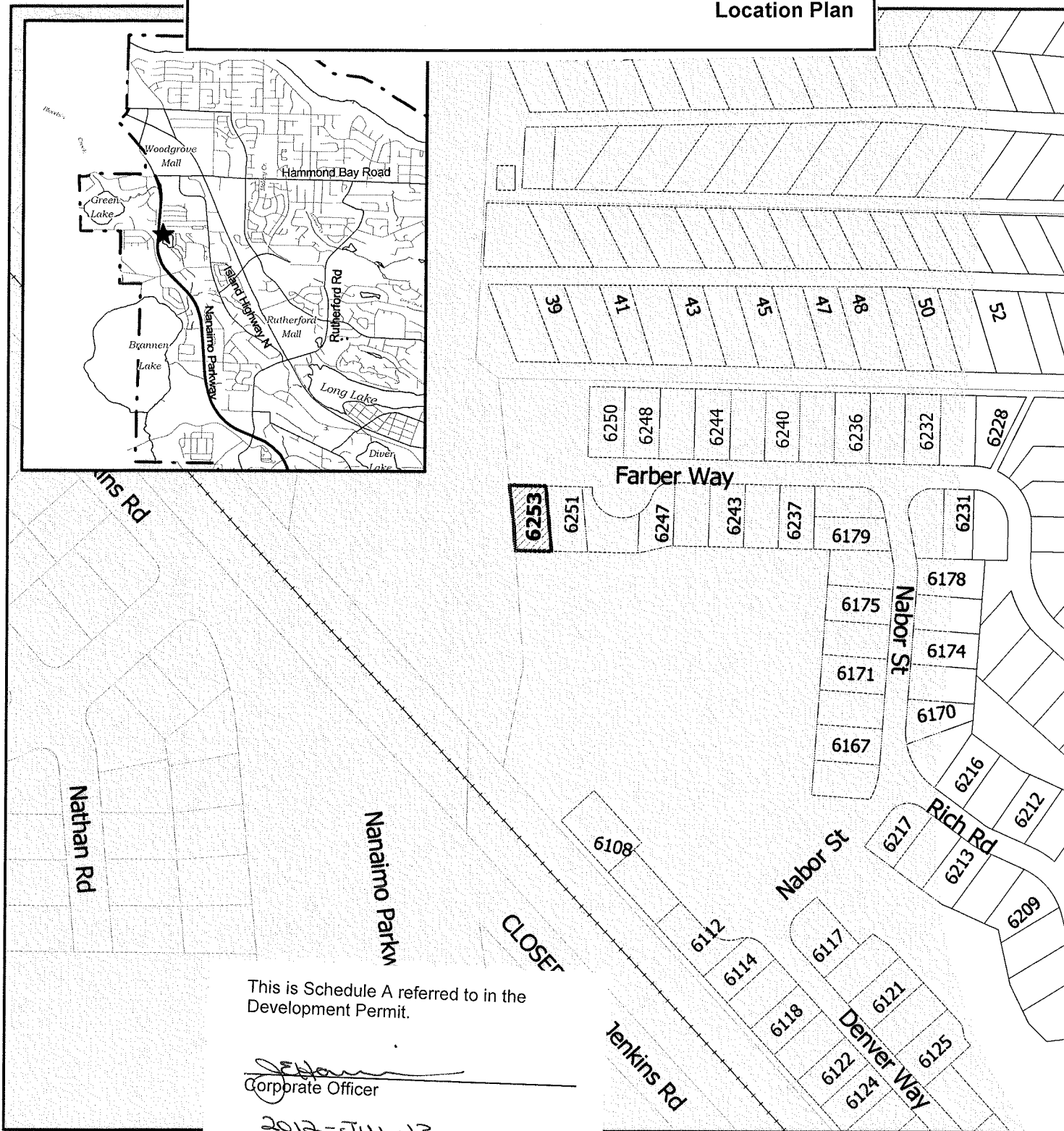
Corporate Officer
Joan Harrison

2012-JUL-13

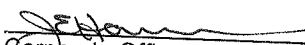
Date

Development Permit No. DP000787
6253 Farber Way

Schedule A
Location Plan



This is Schedule A referred to in the
Development Permit.


Corporate Officer

2012-JUL-13
Date



LOCATION PLAN

Civic: 6253 Farber Road



**Subject
Property**

**DDPA 4
Nanaimo
Parkway**

Schedule B
Site Plan

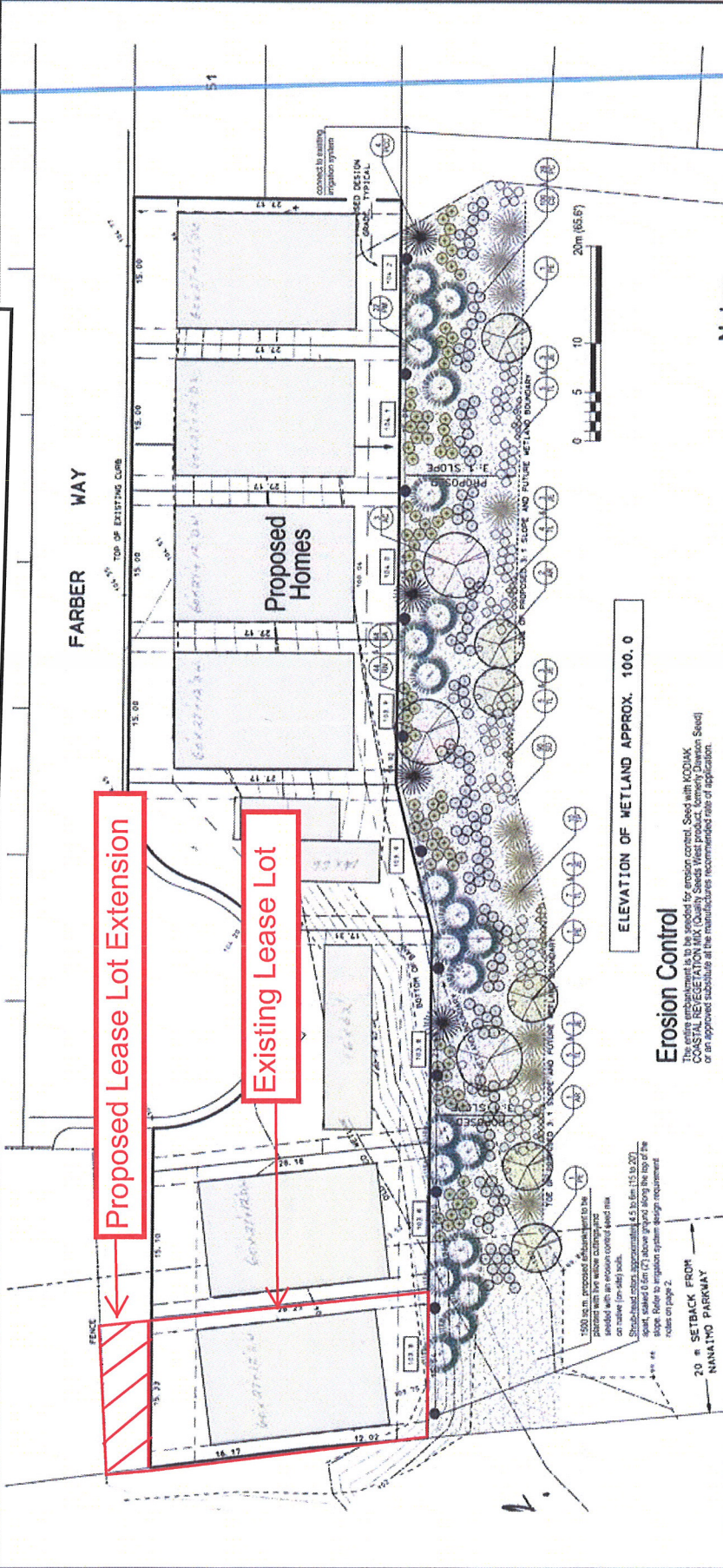
Crest II Estates Modular Home Park
Landscape Plan

Crest Mobile Home Estates Ltd.

Legal Description
Parcel 5.02 (0.04 ha), Section 16, Wellington District
Crest Mobile Home Estates Ltd. 1237 and 1234
Plan No. P10/025, 1237 and 1234



Project CHN-06



Notes:

- Placement of EIS for building sites to be completed under the supervision of a Geotechnical Engineer.
- Site works shall not proceed prior to the approval of the City of Hamilton development approval officer.
- Design of individual water, sanitary, and storm connections for each of the home sites is required prior to application of building permits.



This is Schedule B referred to in the Development Permit

Corporate Officer

2012 - JUL - 13
Date

ELEVATION OF WETLAND APPROX. 100.0

Erosion Control
The entire embankment is to be seeded for erosion control. Seed with KODIAK COASTAL REVEGETATION MIX (Quality Seeds West product, formerly Dawson Seed) or an approved substitute at the manufacturer's recommended rate of application.

Design Intent:

- Recognize the value of the existing wetland and create fringe habitat on the proposed 3.1 embankment behind the proposed building sites.
- Establish habitat riparian to meet the structural integrity of the embankment.
- Plant the embankment with characteristic native plants to provide with the correct dense cover of weeds invading plants.
- Propose vegetation that will screen views from the Parkway as that new homes will be less visually prominent, as suggested by the City's Parkway Design Guidelines.
- Support an edge treatment for the interface of the habitat restoration area and the building backyards.
- Create an amenity for the surrounding residents.

Plant List

QTY	SYM	Trees	Common Name	Size	Spacing	Notes
3	AC	Acer macrophyllum	Big-leaf maple	#5 pot	noted	
3	AR	Alnus rubra	Red alder	#1 pot	noted	
4	PCC	Pinus contorta	Shore pine	#2 pot	noted	
3	PE	Prunus emarginata	Bitter cherry	#1 pot	noted	
22	PM	Pseudotsuga menziesii	Douglas-fir	1.5m	2m	
10	PJ	Thuja plicata	Western redcedar	#5 pot	2m	

QTY	SYM	Shrubs, Seales and Buses	Common Name	Size	Spacing	Notes
15%			Willow Live Stakes			species mix may vary depending on availability, live cuttings calculate quantities to cover 1500 sq.m. with live stakes at 1.5m o.c.
55%			Hooker's willow	live cuttings		
15%			Salix lucida	live cuttings		
15%			Salix scouleriana	live cuttings		
15%			Salix sitchensis	live cuttings		

QTY	SYM	Ground Covers, Shrubs, Seales and Buses	Common Name	Size	Spacing	Notes
100	CS	Cornus sericea	Red-osier dogwood	plugs	1m	
15	AE	Juncus effusus	Common rush	10cm pot	noted	
28	PC	Physocarpus opulifolius	Pacific ninkhik	#1 pot	1m	
44	SA	Symphoricarpon albus	Common snowberry	#1 pot	1m	
44	FW	Rosa rubromarginata	Woodland rose	#1 pot	1m	
90	SD	Sparganium angustifolium	Hardhack	plugs	noted	
26	TL	Typha latifolia	Cattail	#1 pot	noted	

to cover 1500 sq.m.

This disturbed wetland site generally consists of the following native vegetation around the perimeter: willow, hardhack, reed, cattail, sedges, rushes, reedbank, red-osier dogwood, big-leaf maple, taken over by reed canary grass (Phalaris arundinacea) that was historically used for bridge or poorly drained soils. This aggressive introduced species forms a monoculture and prevents the reed canary grass from regenerating. Other invasive plant species observed on site are blackberry, bromus, timothy.



J. & ASSOCIATES
SURVEYORS - ENGINEERS

TEL: 250 - 758 - 4631 FAX: 250 - 758 - 4660
NANAIMO - VICTORIA - PARKSVILLE

File: 87581

Civic: 6253 Farber Way, Nanaimo, B.C.

Legal: Mobile Home Lot 108, being Part of the Remainder of Pcl B (DD9906N), Section 10, Wellington District.

Dimensions are in metres and are derived from field survey.

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

This sketch plan has been prepared in accordance with the Manual of Standard Practice and is certified correct this 5th day of June, 2012.

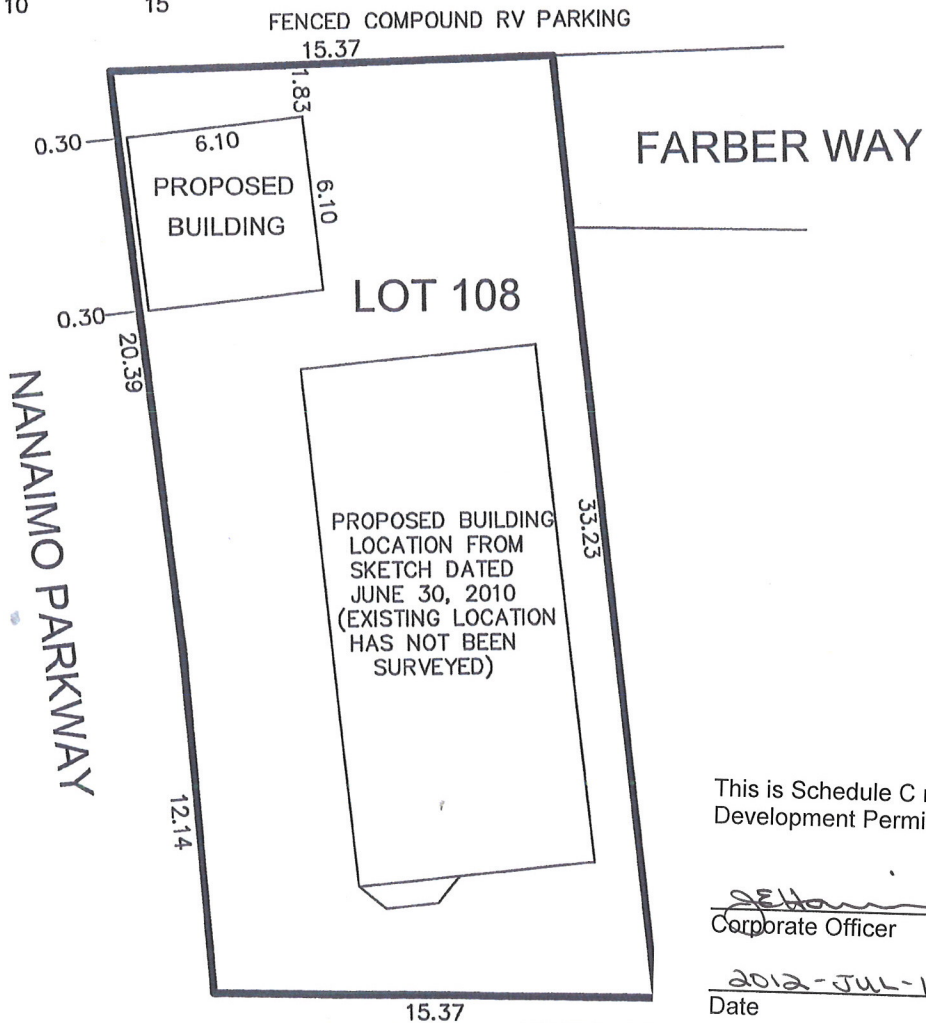
This document is not valid unless originally signed and sealed

B.C.L.S.

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The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.

Subject to charges, legal notations, and interests shown on: Title No. FB1006 (P.I.D. 000-453-510)
Scale 1:250



This is Schedule C referred to in the Development Permit

Corporate Officer

2012-JUL-13
Date