



DEVELOPMENT PERMIT NO. DP000789

**LUTHERAN CHURCH MISSOURI SYNOD
ALBERTA-BRITISH COLUMBIA DISTRICT**
Name of Owner(s) of Land (Permittee)

5011 HAMMOND BAY 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:

LOT A, DISTRICT LOT 54, WELLINGTON DISTRICT, PLAN 36692

PID No. 000-101-249

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 Proposed Subdivision and Site Density Calculation

Schedule C Terrain Analysis Plan

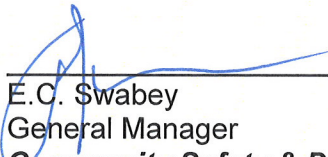
Schedule D Potential Site of Duplex Footprints and Duplex Building Envelopes

- 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.

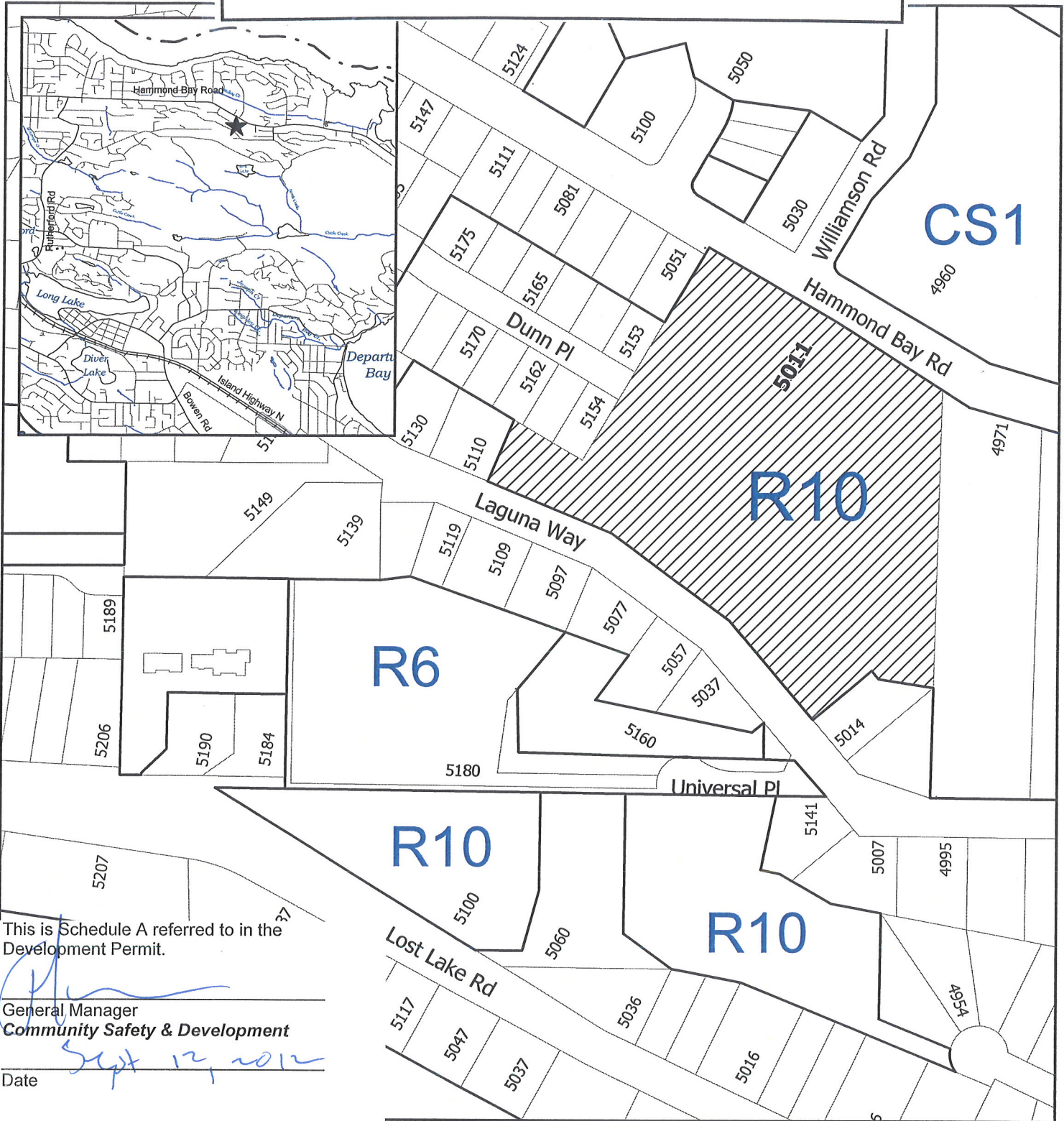
REVIEWED AND APPROVED ON

Sept 12, 2012
Date




E.C. Swabey
General Manager
Community Safety & Development
Pursuant to Section 154 (1)(b) of the Community Charter

Location Plan
Proposed Subdivision and Site Density Calculation
Terrain Analysis Plan
Potential Site of Duplex Footprints and Duplex Building Envelopes/lb
Prospero attachment: DP000789



This is Schedule A referred to in the Development Permit.


 General Manager
 Community Safety & Development
 Date Sept 12, 2012

DEVELOPMENT PERMIT NO. DP000789

LOCATION PLAN

 **Subject Properties**



Civic: 5011 Hammond Bay Road
 Lot A, District Lot 54, Wellington District,
 Plan 36692

Schedule B
Proposed Subdivision and
Site Density Calculation

Development Permit No. DP000789
 5011 Hammond Bay Road



AREA SUMMARY

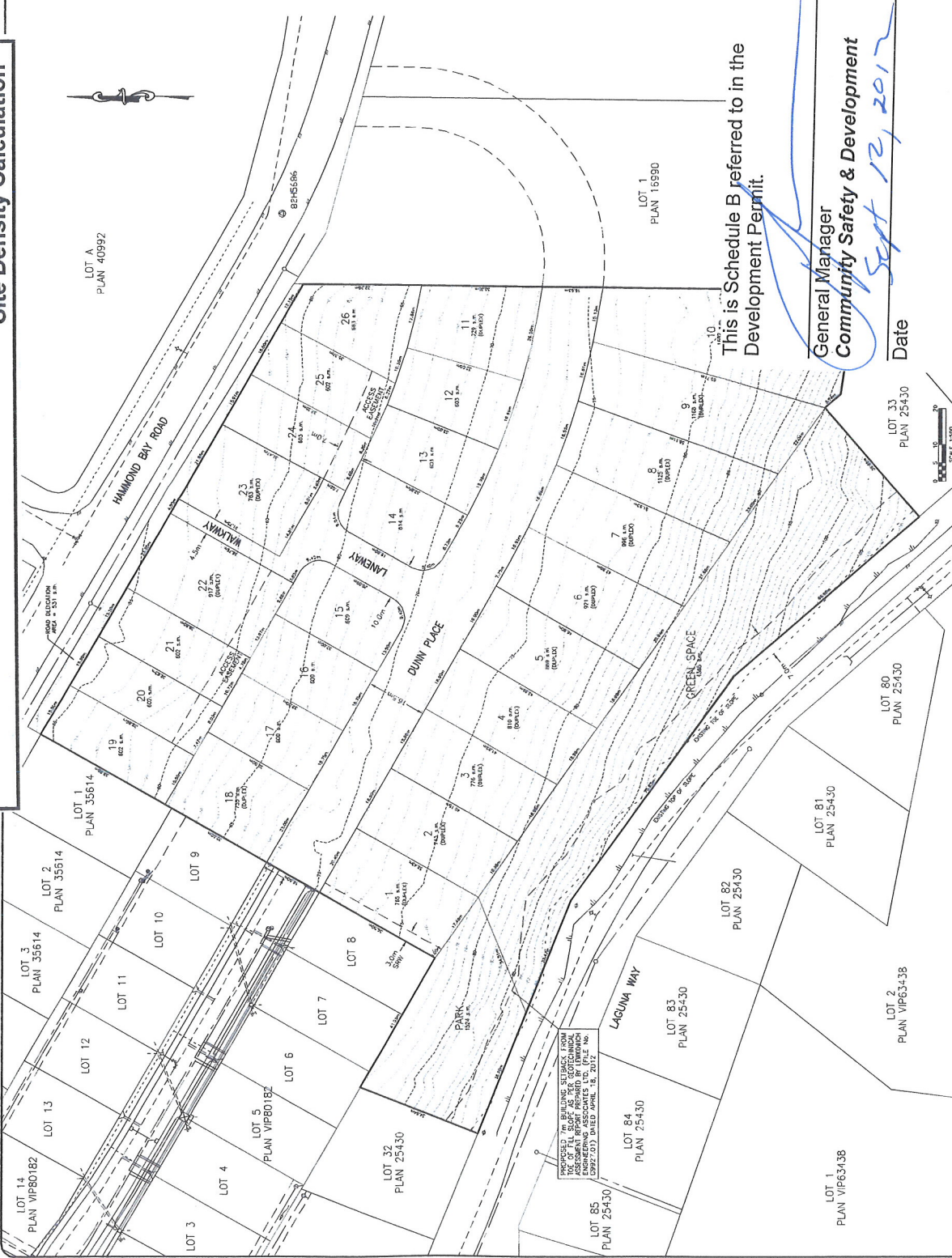
TOTAL SITE AREA	3,040 Hh.
REQUIRED PARK DEDICATION AREA (5%)	0.152 Hh.
PROPOSED PARK DEDICATION AREA	0.152 Hh.
ELIGIBLE DEVELOPMENT DENSITY AREA	2,888 Hh.
PARK/GREENSPACE DENSITY BONUS AREA	0.437 Hh.
R10 ZONING ALLOWABLE DENSITY	16 UPH
ALLOWABLE UNIT COUNT	53 UNITS
PROPOSED UNIT COUNT	40 UNITS

LOT AREA SUMMARY
 (INCLUDING LOT GRADES < 10m (30ft))

LOT	LOT AREA	LOT GRADE	LOT AREA	LOT GRADE
1	713.5	0.15	713.5	0.15
2	713.5	0.15	713.5	0.15
3	713.5	0.15	713.5	0.15
4	713.5	0.15	713.5	0.15
5	713.5	0.15	713.5	0.15
6	713.5	0.15	713.5	0.15
7	713.5	0.15	713.5	0.15
8	713.5	0.15	713.5	0.15
9	713.5	0.15	713.5	0.15
10	713.5	0.15	713.5	0.15
11	713.5	0.15	713.5	0.15
12	713.5	0.15	713.5	0.15
13	713.5	0.15	713.5	0.15
14	713.5	0.15	713.5	0.15
15	713.5	0.15	713.5	0.15
16	713.5	0.15	713.5	0.15
17	713.5	0.15	713.5	0.15
18	713.5	0.15	713.5	0.15
19	713.5	0.15	713.5	0.15
20	713.5	0.15	713.5	0.15
21	713.5	0.15	713.5	0.15
22	713.5	0.15	713.5	0.15
23	713.5	0.15	713.5	0.15
24	713.5	0.15	713.5	0.15
25	713.5	0.15	713.5	0.15
26	713.5	0.15	713.5	0.15

SWAYED AREAS INDICATE EXISTING.
 SURFACE GRADE TO JOE OR GREATER.

LOCATIONS OF EXISTING SERVICES ARE SHOWN APPROXIMATELY. ALL SERVICES SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ENGINEER SHALL BE NOTIFIED OF ANY CONFLICT.



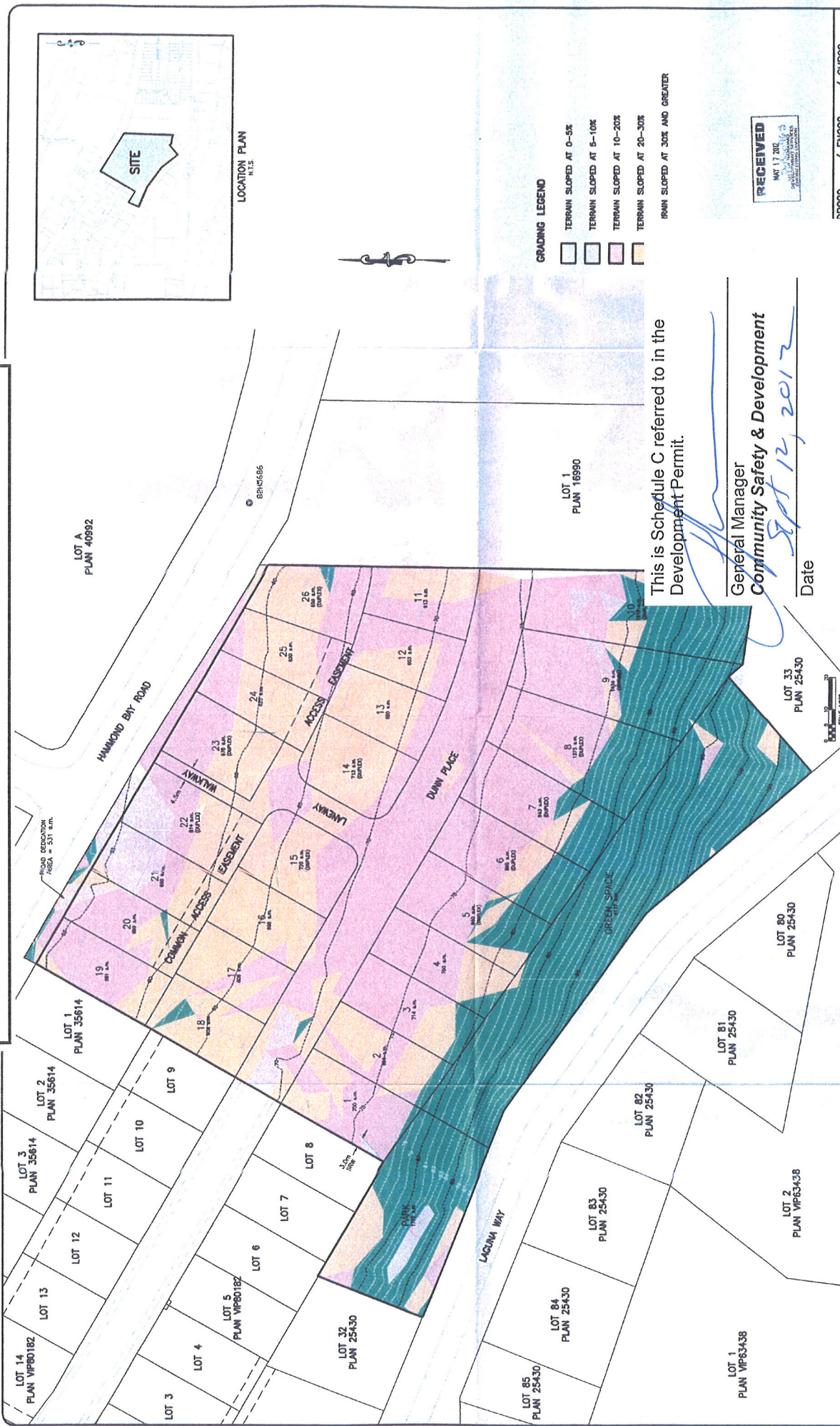
This is Schedule B referred to in the Development Permit.

General Manager
 Community Safety & Development
 Date: Sept 12, 2017

<p>ENGINEER: ENGOO / SUBOO</p>		<p>DRAWING TITLE: PRELIMINARY LOT LAYOUT</p>	
<p>CLIENT NAME: JAGATS HOLDINGS LTD.</p>		<p>PROJECT NAME: PROPOSED SUBDIVISION 5011 HAMMOND BAY ROAD</p>	
<p>PROJECT TYPE: CLIENT'S</p>		<p>PROPOSED UNIT COUNT: 40</p>	
<p>DATE: 09/12/17</p>		<p>SCALE: 1:500</p>	
<p>LOT 1: PLAN 25430</p>		<p>LOT 2: PLAN 25430</p>	
<p>LOT 3: PLAN 25430</p>		<p>LOT 4: PLAN 25430</p>	
<p>LOT 5: PLAN 25430</p>		<p>LOT 6: PLAN 25430</p>	
<p>LOT 7: PLAN 25430</p>		<p>LOT 8: PLAN 25430</p>	
<p>LOT 9: PLAN 25430</p>		<p>LOT 10: PLAN 25430</p>	
<p>LOT 11: PLAN 25430</p>		<p>LOT 12: PLAN 25430</p>	
<p>LOT 13: PLAN 25430</p>		<p>LOT 14: PLAN 25430</p>	
<p>LOT 15: PLAN 25430</p>		<p>LOT 16: PLAN 25430</p>	
<p>LOT 17: PLAN 25430</p>		<p>LOT 18: PLAN 25430</p>	
<p>LOT 19: PLAN 25430</p>		<p>LOT 20: PLAN 25430</p>	
<p>LOT 21: PLAN 25430</p>		<p>LOT 22: PLAN 25430</p>	
<p>LOT 23: PLAN 25430</p>		<p>LOT 24: PLAN 25430</p>	
<p>LOT 25: PLAN 25430</p>		<p>LOT 26: PLAN 25430</p>	
<p>LOT 27: PLAN 25430</p>		<p>LOT 28: PLAN 25430</p>	
<p>LOT 29: PLAN 25430</p>		<p>LOT 30: PLAN 25430</p>	
<p>LOT 31: PLAN 25430</p>		<p>LOT 32: PLAN 25430</p>	
<p>LOT 33: PLAN 25430</p>		<p>LOT 34: PLAN 25430</p>	
<p>LOT 35: PLAN 25430</p>		<p>LOT 36: PLAN 25430</p>	
<p>LOT 37: PLAN 25430</p>		<p>LOT 38: PLAN 25430</p>	
<p>LOT 39: PLAN 25430</p>		<p>LOT 40: PLAN 25430</p>	

**Schedule C
Terrain Analysis Plan**

**Development Permit No. DP00789
5011 Hammond Bay Road**



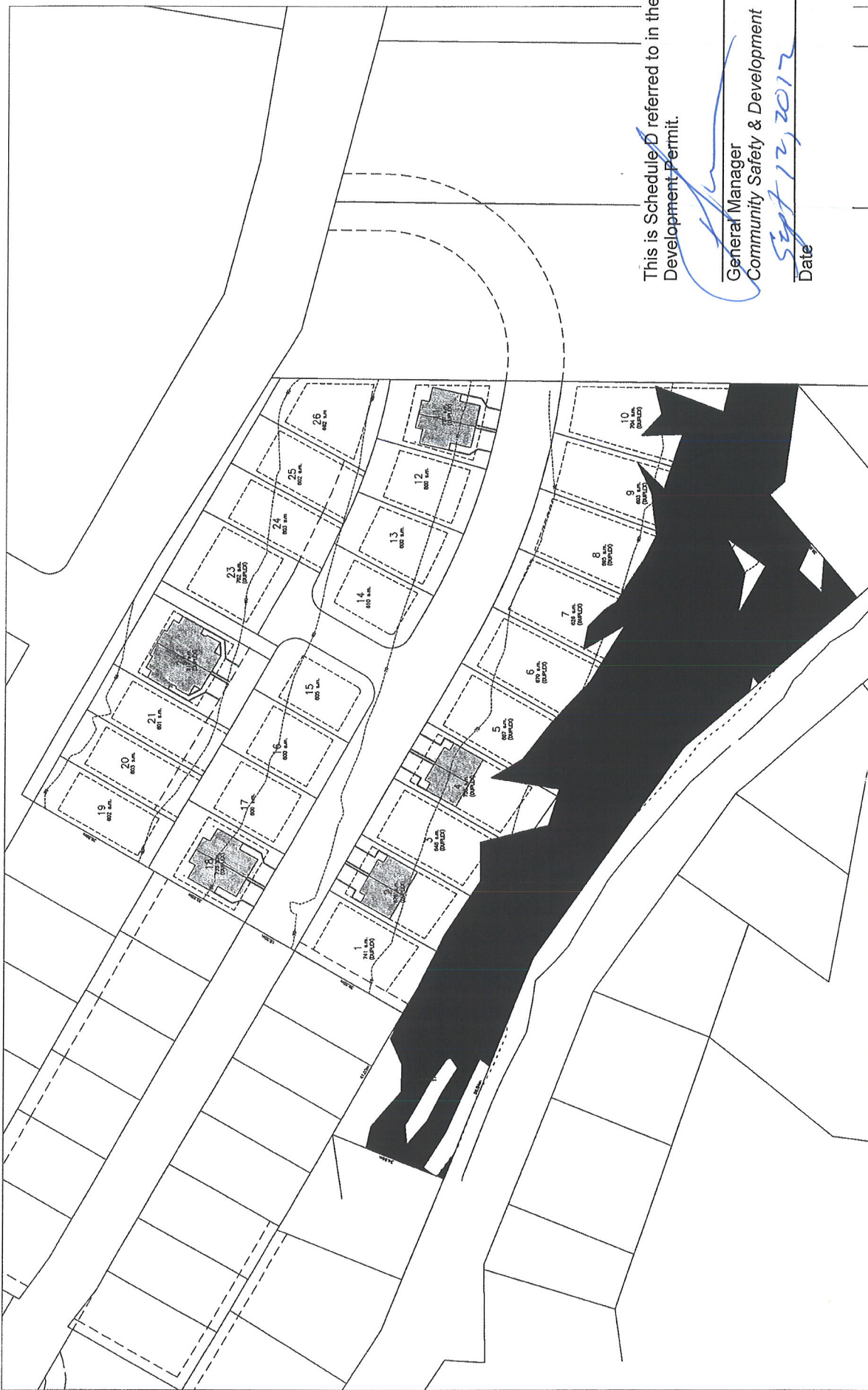
- GRADING LEGEND**
- TERRAIN SLOPED AT 0-5%
 - TERRAIN SLOPED AT 5-10%
 - TERRAIN SLOPED AT 10-20%
 - TERRAIN SLOPED AT 20-30%
 - IRWIN SLOPED AT 30% AND GREATER

This is Schedule C referred to in the Development Permit.

General Manager
Community Safety & Development
Date: *Sept 12, 2012*



DATE	BY	REVISION DESCRIPTION	DATE	BY	REVISION DESCRIPTION		
<p>LEGEND</p> <p> <input type="checkbox"/> BOUNDARY <input type="checkbox"/> PROPERTY LINE <input type="checkbox"/> EASEMENT <input type="checkbox"/> COMMON ACCESS <input type="checkbox"/> DRIVE <input type="checkbox"/> SIDEWALK <input type="checkbox"/> CURB <input type="checkbox"/> GROUND WATER <input type="checkbox"/> UTILITY <input type="checkbox"/> FENCE <input type="checkbox"/> SIGN <input type="checkbox"/> LIGHT <input type="checkbox"/> OBSTRUCTION </p>			<p>FILE LOCAL DESCRIPTION</p> <p>LOT A, DISTRICT LOT 54, WELLINGTON LAND DISTRICT, PLAN 36062</p> <p>ENCUMBRANCE DESCRIPTION</p> <p>ELEVATIONS ARE GEODETIC AND ARE REFERRED TO MONUMENT N.B. ELEVATIONS LOCATED ON HAMMOND BAY ROAD AS SHOWN, ELEVATION = 45.15m</p>			<p>CLIENT NAME</p> <p>JAGATS HOLDINGS LTD.</p> <p>PROJECT NAME</p> <p>PROPOSED SUBDIVISION 5011 HAMMOND BAY ROAD</p>	
<p>CONTRACTOR'S SEAL</p> <p>DESIGNER: <i>[Signature]</i> CHECKED: <i>[Signature]</i> DATE: 04-23-12 PRINT DATE: <i>[Signature]</i> VERTICAL SCALE: 1:500</p>			<p>TERRAIN ANALYSIS PLAN</p> <p>PROJECT PLAN: 437 SHEET: 29 TAP: 00</p>				
<p>DP000 / ENG00 / SUB00</p>			<p>NEWCASTLE ENGINEERING LTD.</p> <p>CITY PLAN FILE NO.</p>				



This is Schedule D referred to in the Development Permit.

General Manager
Community Safety & Development

5 Sept 17, 2012
Date

Schedule D
Development Permit No. DP000789
5011 Hammond Bay Road
Potential Site of Duplex Footprints and Duplex Building Envelopes