



DEVELOPMENT PERMIT NO. DP000801

MOUNT BENSON DEVELOPMENTS INC

Name of Owner(s) of Land (Permittee)

5701 VANDERNEUK 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:

THAT PART OF DISTRICT LOT 50, WELLINGTON DISTRICT, LYING TO THE SOUTH OF A STRAIGHT BOUNDARY JOINING POINTS ON THE EASTERLY AND WESTERLY BOUNDARIES OF SAID LOT DISTANT 12.59 CHAINS AND 17.59 CHAINS RESPECTIVELY FROM THE NORTH EAST AND NORTH WEST CORNERS OF SAID LOT EXCEPT PART IN PLAN VIP78550, VIP84086, VIP84702, VIP87626 & VIP88206

PID No. 001-097-873

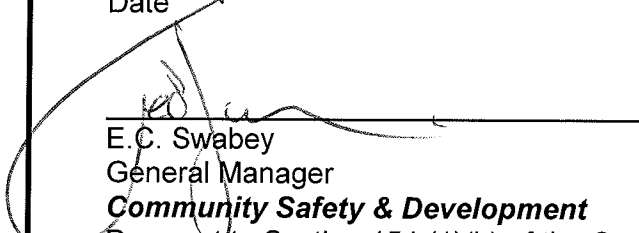
3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

Schedule A Location Plan
Schedule B Parcels Layout
Schedule C Parks & Trail Plan
Schedule D Tree Management Plan
Schedule E Slope Analysis Plan
Schedule F Stormwater Management Plan
Schedule G Servicing Plan
Schedule H Density Transfer Table

- 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.

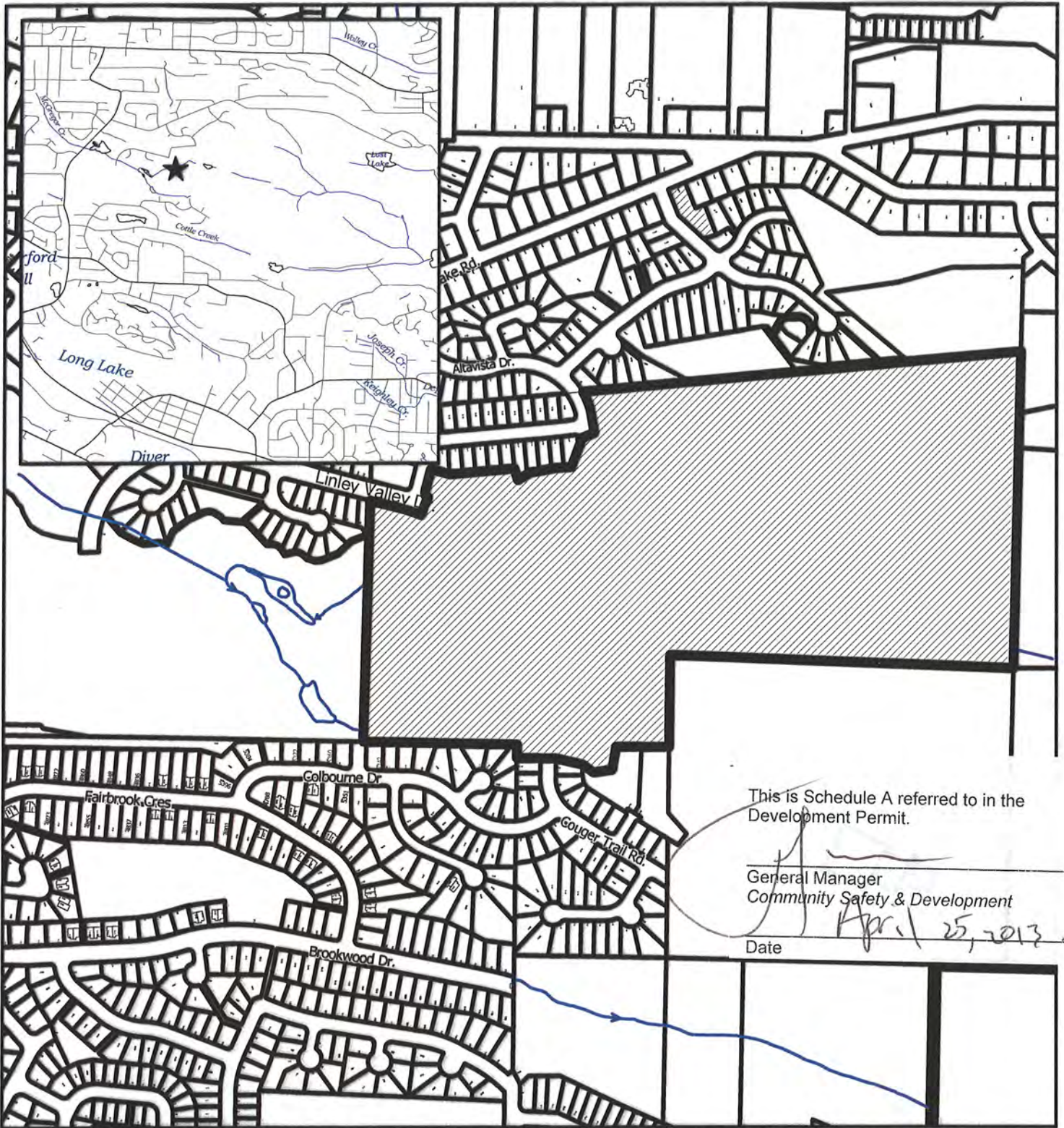
REVIEWED AND APPROVED ON

April 25, 2013
Date


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

DS/lb
Prospero attachment: DP000801

Schedule A



This is Schedule A referred to in the Development Permit.

General Manager
Community Safety & Development

Date

April 25, 2013



DEVELOPMENT PERMIT NO. 801 (DP801)

LOCATION PLAN

Civic: 5701 Vanderneuck Road



**Subject
Property**

THAT PART OF DISTRICT LOT 50, WELLINGTON DISTRICT, LYING TO THE SOUTH OF A STRAIGHT BOUNDARY JOINING POINTS ON THE EASTERLY AND WESTERLY BOUNDARIES OF SAID LOT DISTANT 12.59 CHAINS AND 17.59 CHAINS RESPECTIVELY FROM THE NORTH EAST AND NORTH WEST CORNERS OF SAID LOT EXCEPT PART IN PLAN VIP7 8550, VIP84086, VIP84702, VIP87626 AND VIP88206
PARCEL IDENTIFIER: 001-097-873

This is Schedule B referred to in the Development Permit.

Development Permit No. DP000801
5701 Vanderneuk Road
Schedule B
Parcels Layout

General Manager
Community Safety & Development

Date April 25, 2018

TOTAL SITE AREA	329655 m ²
AQUATIC AREA	64044 m ²
DEVELOPMENT AREA	265511 m ²
PARK DEDICATION 5% DEVELOPMENT AREA	13275 m ²
DEVELOPMENT AREA	249636 m ²

PARK DEDICATION	PARK SIGN
6748 m ²	5775 m ²
70291 m ²	TRANSFER AREA

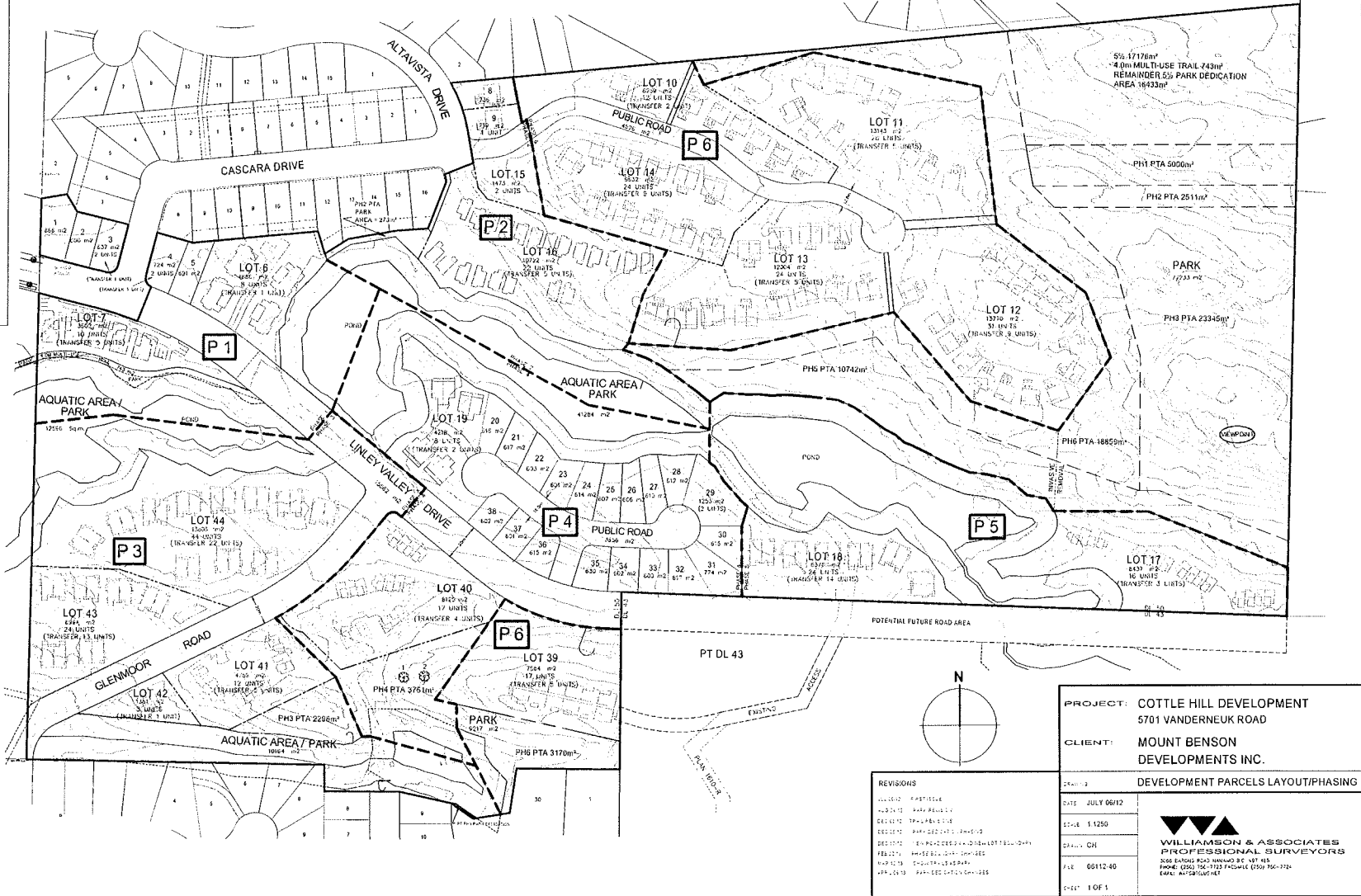
4.0m TRAIL	743 m ²
PARK AREA	16432 m ²
TOTAL AREA	17175 m ²

LOTS 600m² OR LARGER = 23

M-Lot Area	Units	Transfer	Total
3	837	1	838
4	724	1	725
6	4866	7	4873
7	3502	5	3507
10	6259	10	6269
11	13543	21	13564
12	13770	22	13792
13	12004	19	12023
14	6432	15	6447
15	1673	2	1675
16	10722	17	10739
17	1639	3	1642
18	6376	10	6386
19	4918	6	4924
23	1253	2	1255
39	7564	12	7576
40	8125	13	8138
41	4759	7	4766
42	1381	2	1383
43	6894	11	6905
44	15865	22	15887
139485	218	112	330
1/A	70291	(TRANSFER AREA) (112)	

TOTAL UNITS = 353 UNITS
ZONING R10 = 18 UNITS/HA

Phase	Area	Units
1	5050	8
2	3126	5
3	25643	41
4	3751	6
5	10742	17
6	22029	35
TOTAL	70291	112



REVISIONS
1. 07/06/18 1.01 ISSUE
2. 07/06/18 1.02 REVISED
3. 07/06/18 1.03 REVISED
4. 07/06/18 1.04 REVISED
5. 07/06/18 1.05 REVISED
6. 07/06/18 1.06 REVISED
7. 07/06/18 1.07 REVISED
8. 07/06/18 1.08 REVISED
9. 07/06/18 1.09 REVISED
10. 07/06/18 1.10 REVISED

PROJECT:	COTTLE HILL DEVELOPMENT 5701 VANDERNEUK ROAD
CLIENT:	MOUNT BENSON DEVELOPMENTS INC.
DATE:	JULY 06/12
SCALE:	1:1250
DRAWN BY:	CH
FILE:	06112-40
SHEET:	1 OF 1



This is Schedule C referred to in the Development Permit.

Development Permit No. DP000801 Schedule C
5701 Vanderneuk Road Parks & Trail Plan

General Manager
Community Safety & Development

Date April 25, 2013

TOTAL SITE AREA	329855 m ²
AQUATIC AREA	64044 m ²
DEVELOPMENT AREA	265811 m ²
PARK DEDICATION & DEVELOPMENT AREA	17175 m ²
TOTAL AREA	249850 m ²

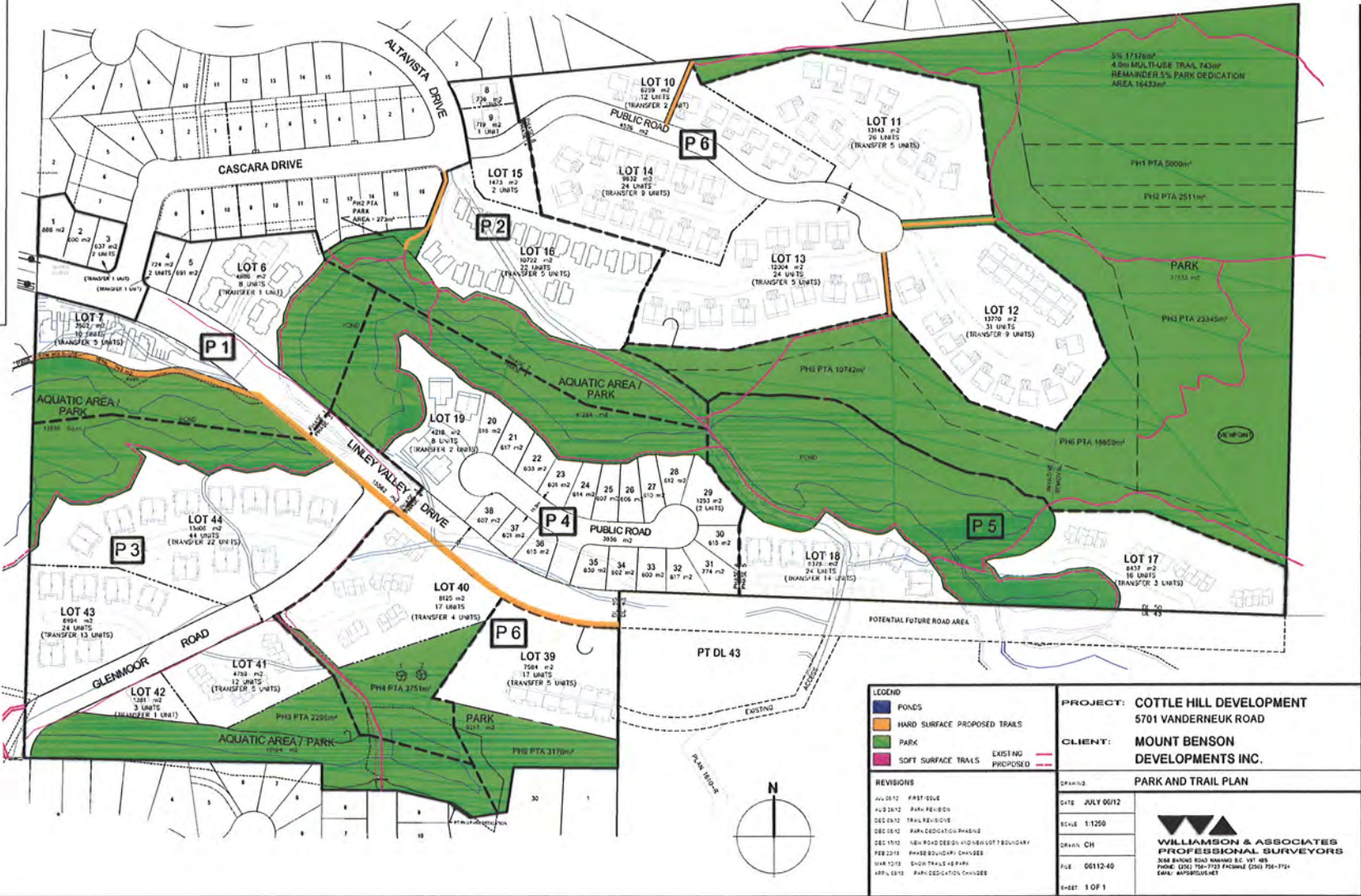
PARK DEDICATION	PARK SHOWN	5% REQUIRED
87486 m ²	17175 m ²	70291 m ²
4.0m TRAIL	743 m ²	
PARK AREA	16432 m ²	
TOTAL AREA	17175 m ²	

LOTS 600m² OR LARGER = 23

MULTI-SITES (M) & SMALL LOTS (SL)	M-LOT AREA	UNITS	TRANSFER	TOTAL
3	837	1	1	2
4	724	1	1	2
6	4688	7	1	8
7	3502	5	5	10
10	6259	10	2	12
11	13143	21	5	26
12	13770	22	9	31
13	12004	19	5	24
14	9632	15	9	24
15	14723	2	0	2
16	10722	17	5	22
17	5437	13	5	18
18	6376	10	14	24
19	4018	6	5	11
29	1253	2	0	2
39	7584	12	5	17
40	8125	13	4	17
41	4759	7	5	12
42	1301	2	1	3
43	5594	11	13	24
44	13506	22	22	44
	139455	218	112	330
	T/A 70291	(TRANSFER AREA) (112)		

TOTAL UNITS = 303 UNITS
ZONING R10 = 16 UNITS/HA

PHASED PARK AREA DEDICATION	PTA = PARK TRANSFER AREA	AREA	UNITS
1	5000	8	
2	1120	1	
3	25641	41	
4	3761	6	
5	10142	17	
6	22029	35	
TOTAL	70291	112	



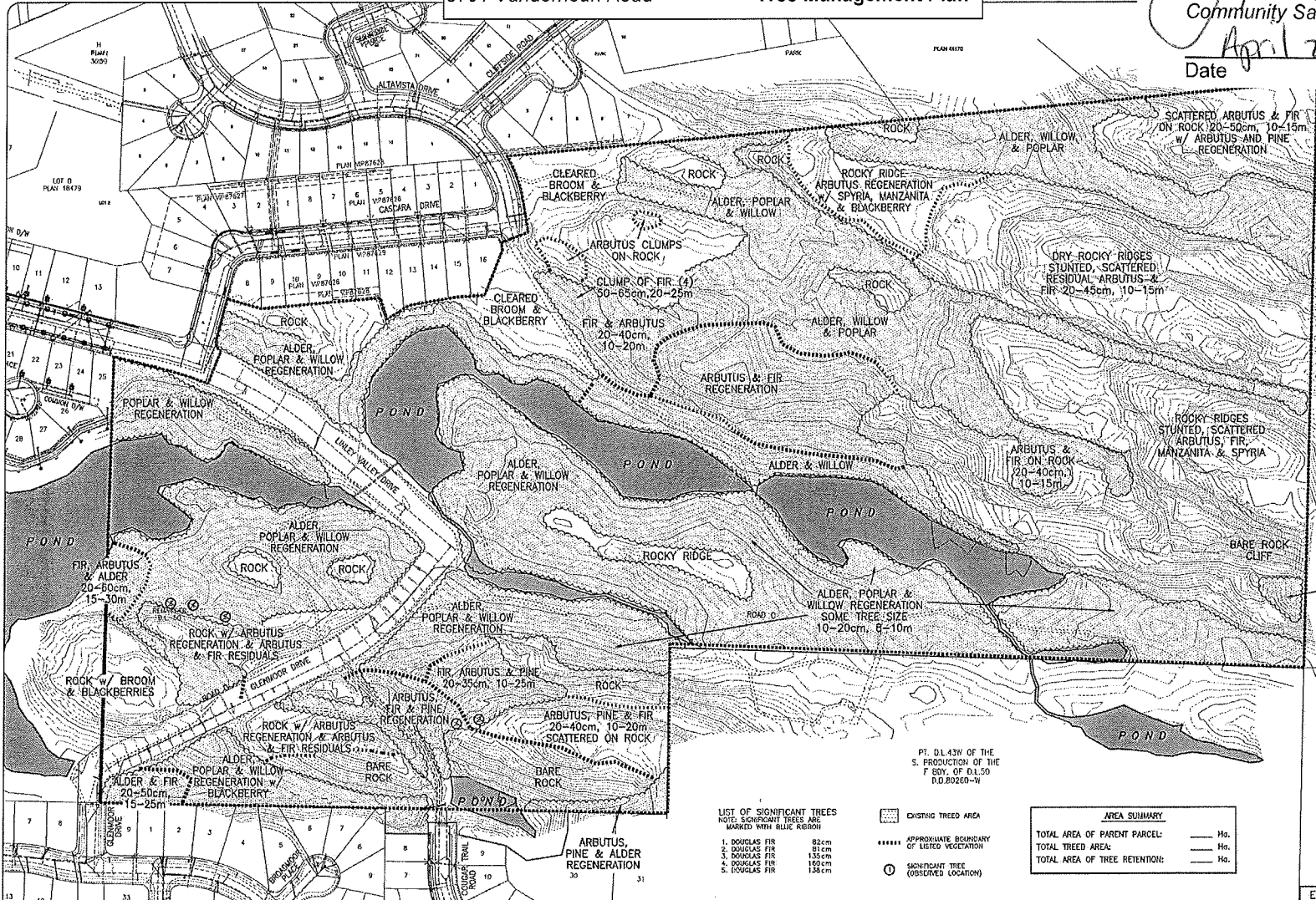
LEGEND 	PROJECT: COTTLE HILL DEVELOPMENT 5701 VANDERNEUK ROAD CLIENT: MOUNT BENSON DEVELOPMENTS INC. REVISIONS: PARK AND TRAIL PLAN
	REVISIONS JUL 08/12 FIRST ISSUE AUG 20/12 PARK REVIEW DEC 08/12 TRAIL REVIEW DEC 16/12 PARK DEDICATION PHASING DEC 19/12 NEW ROAD DESIGN AND NEW LOT BOUNDARY FEB 22/13 PHASING/BOUNDARY CHANGES MAR 10/13 SOFT TRAILS & PARKS APR 08/13 PARK DEDICATION CHANGES
DATE: JULY 09/12 SCALE: 1:1200 DRAWN BY: CH FILE: 06112-40 SHEET: 1 OF 1	 WILLIAMSON & ASSOCIATES PROFESSIONAL SURVEYORS 2500 BAYVIEW ROAD MISSISSAUGA, ONT. L4W 5G6 PHONE: (905) 750-7703 FACSIMILE: (905) 750-7724 EMAIL: WAP@WILLIAMSON.COM

This is Schedule D referred to in the Development Permit.

Development Permit No. DP000801 Schedule D
5701 Vandermeuk Road Tree Management Plan

General Manager
Community Safety & Development

Date April 25, 2013



LOGGED
LOT 6
PLAN 47120
LOGGED
FIR & ARBUS
15-50cm, 10-25m

D.L.43 EAST OF THE
SOUTHERLY PRODUCTION
OF EASTERLY BOUNDARY
OF O.C.50

- LIST OF SIGNIFICANT TREES
NOTE: SIGNIFICANT TREES ARE
MARKED WITH BLUE RIBBON
- DOUGLAS FIR 82cm
 - DOUGLAS FIR 81cm
 - DOUGLAS FIR 153cm
 - DOUGLAS FIR 169cm
 - DOUGLAS FIR 138cm

- EXISTING TREE AREA
APPROXIMATE BOUNDARY
OF LISTED VEGETATION
SIGNIFICANT TREE
(OBSERVED LOCATION)

AREA SUMMARY	
TOTAL AREA OF PARENT PARCEL	— Ha.
TOTAL TREAED AREA	— Ha.
TOTAL AREA OF TREE RETENTION	— Ha.

REV. NO.	DATE	BY	REVISION DESCRIPTION	DESIGN
01	05/22/07	dh	INITIAL LEGAL AND LAYOUT	RHS
02	04/25/12	dh	AS COMPRISED ON-SITE WATERWAY AGENCY SAPROPHYTE IN-REPLACEMENT APPROVALS THROUGH FIELD CHECKED BY EMERY TURBINE, PAGES 3&4	RHS
03	05/15/12	dh		RHS

LEGEND	
--- PATERNAL	--- HIGHWAY
--- STAIR SCHEM	--- APRIL GROUND
--- GAS MAIN	--- TUBES
--- ELECTRICAL DUCT	--- SANITARY SEWER
--- DRIVE & DRIVE	--- CONCRETE
--- DRIVE WALKER/SEWER	--- WINDHOLE
--- SWALE	--- CLEARWATER
--- EDGE OF PAVEMENT	--- HERO POLE
--- WALK WAY	--- SIGN
--- UNIT OF CONSTRUCTION	--- STREETWALL

PART OF REMAINDER
D.L.50 D08280-W,
WELLINGTON DISTRICT

BENCHMARK DESCRIPTION
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO
MONUMENT No. 7849328 LOCATED ON LOST LAKE ROAD
ELEVATION 167.172m

DESIGNER'S SEAL
DESIGN: RHS
DATE: dh
CHECKED: []
PROJECT NAME: MOUNT BENSON DEVELOPMENTS LTD.
COTTLE HILL SUBDIVISION

DRAWING TITLE: TREE MANAGEMENT PLAN

PROJECT TYPE: L
CLIENT NO.: 019
PROJECT NO.: 08
DRAWING NO.: TMP
REVISION NO.: 03
CITY PLAN FILE NO.:

RECEIVED
AUG 29 2012
DEVELOPMENT SERVICE
CITY OF NANAIMO



This is Schedule E referred to in the Development Permit.

Development Permit No. DP000801
5701 Vanderneuk Road

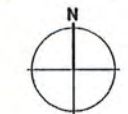
Schedule E
Slope Analysis Plan

General Manager
Community Safety & Development

APR 23, 2012
Date



- GRAIND LEGEND
- TERRAIN SLOPED AT 0-5%
 - TERRAIN SLOPED AT 5-10%
 - TERRAIN SLOPED AT 10-20%
 - TERRAIN SLOPED AT 20-30%
 - TERRAIN SLOPED AT 30% AND GREATER



REVISIONS
NO. DATE DESCRIPTION

PROJECT:	COTTLE HILL DEVELOPMENT 5701 VANDERNEUK ROAD
CLIENT:	MOUNT BENSON DEVELOPMENTS INC.
DATE:	JULY 06/12
SCALE:	1:1250
DRAWN BY:	CH
FILE:	00112-50
SHEET:	1 OF 1
TITLE:	TERRAIN ANALYSIS PLAN
<p>WILLIAMSON & ASSOCIATES PROFESSIONAL SURVEYORS 3026 BIRCHMOUNT ROAD SUITE 204, VICTORIA B.C. V8M 1G5 PHONE: 250-383-7222 FAX: 250-383-7224 EMAIL: INFO@WASURV.COM</p>	

RECEIVED

AUG 29 2012

DP000801

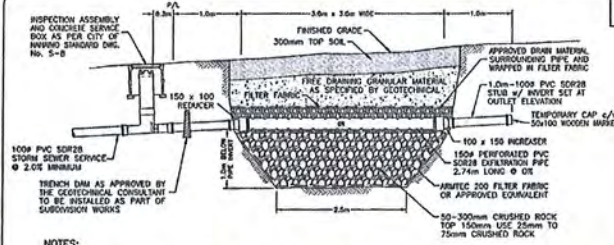
DEVELOPMENT SERVICES
CITY OF NANAIMO

This is Schedule F referred to in the Development Permit.

Development Permit No. DP000801
 5701 Vanderneuk Road
Schedule F
Stormwater Management Plan

General Manager
 Community Safety & Development

Date
 APR 25, 2013

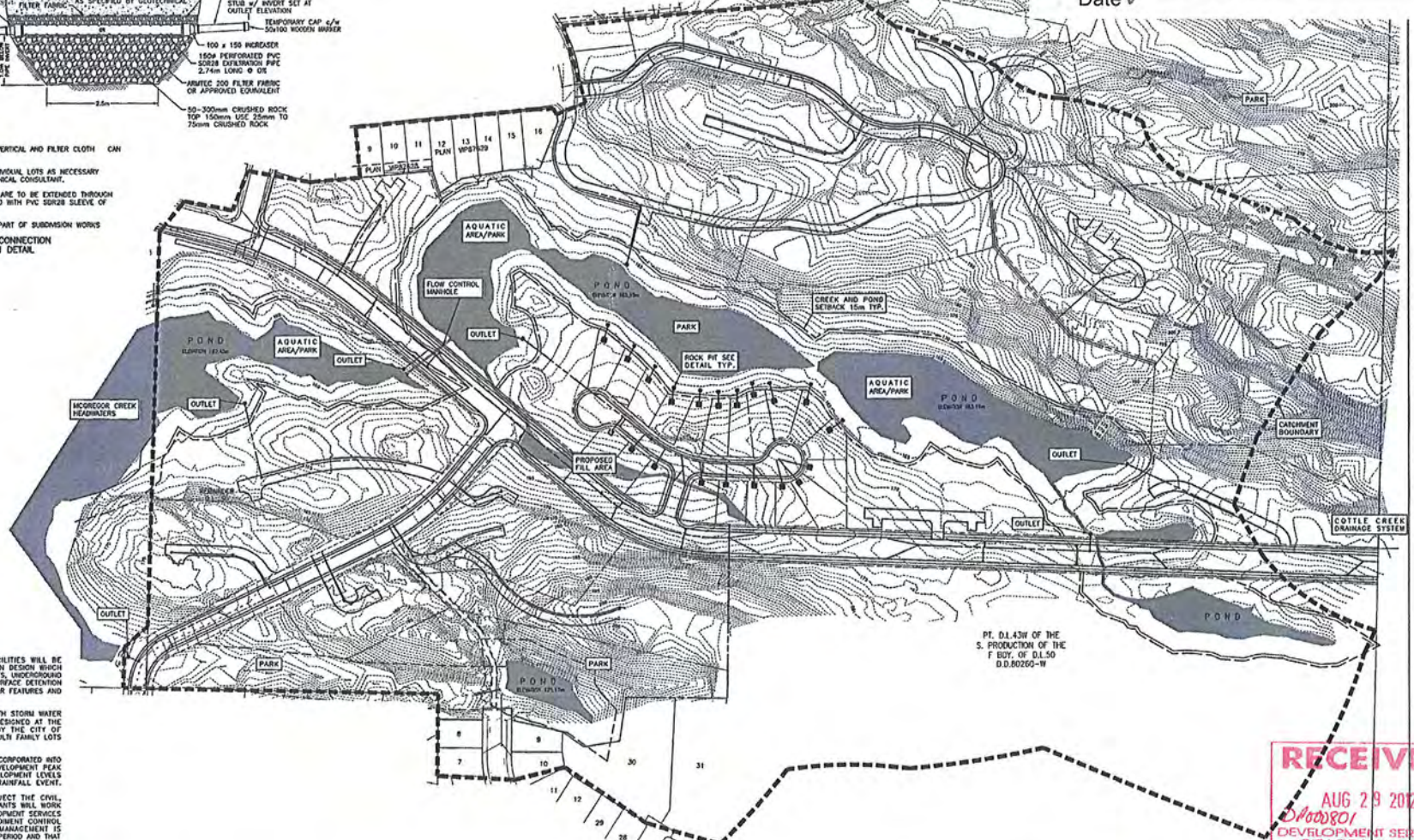


- NOTES:
1. EXCAVATION INTO ROCK MAY BE CUT VERTICAL AND FILTER CLOTH CAN BE EXCLUDED BELOW THE PIPE.
 2. DESIGN MAY BE MODIFIED TO SUIT INDIVIDUAL LOTS AS NECESSARY WITH THE APPROVAL OF THE GEOTECHNICAL CONSULTANT.
 3. PROPOSED SANITARY SEWER SERVICES ARE TO BE EXTENDED THROUGH ROCK PITS AND ARE TO BE PROTECTED WITH PVC 80028 SLEEVE OF LARGER DIAMETER WITHIN ROCK PIT.
 4. ROCK PITS ARE TO BE INSTALLED AS PART OF SUBDIVISION WORKS.

STORM SEWER SERVICE CONNECTION
 TYPICAL INSTALLATION DETAIL
 N.T.S.

DRAINAGE MANAGEMENT NOTES:

1. INDIVIDUAL STORM WATER MANAGEMENT FACILITIES WILL BE INCLUDED FOR EACH LOT UNDER SUBDIVISION DESIGN WHICH MAY INCLUDE BUT IS NOT LIMITED TO, ROCK PITS, UNDERGROUND STORM WATER DETENTION CHAMBERS, ABOVE SURFACE DETENTION AND/OR RETENTION PONDS, LANDSCAPED WATER FEATURES AND ROOF TOP DETENTION.
2. EACH MULTI FAMILY LOT TO BE PROVIDED WITH STORM WATER MANAGEMENT/RETENTION FACILITIES TO BE DESIGNED AT THE BUILDING PERMIT STAGE AND APPROVED BY THE CITY OF NANAIMO DEVELOPMENT SERVICES DIVISION. MULTI FAMILY LOTS ARE TO REMAIN VEGETATED UNTIL DEVELOPED.
3. STORM WATER DETENTION FACILITIES WILL BE INCORPORATED INTO THE DESIGN WHICH WILL LIMIT THE POST DEVELOPMENT PEAK RUN-OFF, OF THE ENTIRE SITE, TO PRE-DEVELOPMENT LEVELS UP TO AND INCLUDING THE 1 IN 10 YEAR RAINFALL EVENT.
4. DURING THE DESIGN PHASES OF THE PROJECT THE CIVIL, GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS WILL WORK TOGETHER WITH THE CITY OF NANAIMO'S DEVELOPMENT SERVICES DIVISION TO ESTABLISH AN EROSION AND SEDIMENT CONTROL PLAN TO ENSURE PROPER STORM WATER MANAGEMENT IS UNDERTAKEN THROUGHOUT THE CONSTRUCTION PERIOD AND THAT THE DOWNSTREAM WATERCOURSES ARE PROTECTED FROM ALL POTENTIAL DISTURBANCES.



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 DP000801
 DEVELOPMENT SERVICES
 CITY OF NANAIMO

REV. NO.	DATE	BY	REVISION DESCRIPTION	LEGEND	SITE LEGAL DESCRIPTION	ENGINEER'S SEAL	DESIGN	CLIENT NAME	DRAWING TITLE																								
				<table border="1"> <tr> <th>SYMBOL</th> <th>DESCRIPTION</th> </tr> <tr> <td>---</td> <td>WATERMARK</td> </tr> <tr> <td>---</td> <td>STONE SEWER</td> </tr> <tr> <td>---</td> <td>SANITARY SEWER</td> </tr> <tr> <td>---</td> <td>GAS MAIN</td> </tr> <tr> <td>---</td> <td>ELECTRICAL DUCT</td> </tr> <tr> <td>---</td> <td>CONCRETE & GROUT</td> </tr> <tr> <td>---</td> <td>ROCK PILE/POINTE</td> </tr> <tr> <td>---</td> <td>SHALE</td> </tr> <tr> <td>---</td> <td>EDGE OF PROPOSED</td> </tr> <tr> <td>---</td> <td>VALVE BOX</td> </tr> <tr> <td>---</td> <td>LIMIT OF CONSTRUCTION</td> </tr> </table>	SYMBOL	DESCRIPTION	---	WATERMARK	---	STONE SEWER	---	SANITARY SEWER	---	GAS MAIN	---	ELECTRICAL DUCT	---	CONCRETE & GROUT	---	ROCK PILE/POINTE	---	SHALE	---	EDGE OF PROPOSED	---	VALVE BOX	---	LIMIT OF CONSTRUCTION	PART OF REMAINDER D.L.50 D080260-W, WELLINGTON DISTRICT ELEVATIONS ARE GEODESIC AND ARE REFERRED TO MONUMENT No. 7989328 LOCATED ON LOST LAKE ROAD ELEVATION = 167.72m	[Seal Area]	DESIGN: RBS DRAWN: DB CHECKED: PLOT DATE: 08-21-12 PRINT DATE:	MOUNT BENSON DEVELOPMENTS LTD. COTTLE HILL SUBDIVISION	STORM WATER MANAGEMENT PLAN
SYMBOL	DESCRIPTION																																
---	WATERMARK																																
---	STONE SEWER																																
---	SANITARY SEWER																																
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---	SHALE																																
---	EDGE OF PROPOSED																																
---	VALVE BOX																																
---	LIMIT OF CONSTRUCTION																																
					HORIZONTAL SCALE: 1:1000 VERTICAL SCALE: N/A	PROJECT TYPE: L COUNTY NO.: 019 PROJECT NO.: 08 DRAWING NO.: DMP PERMIT NO.: CITY PLAN FILE NO.:																											

This is Schedule G referred to in the Development Permit.

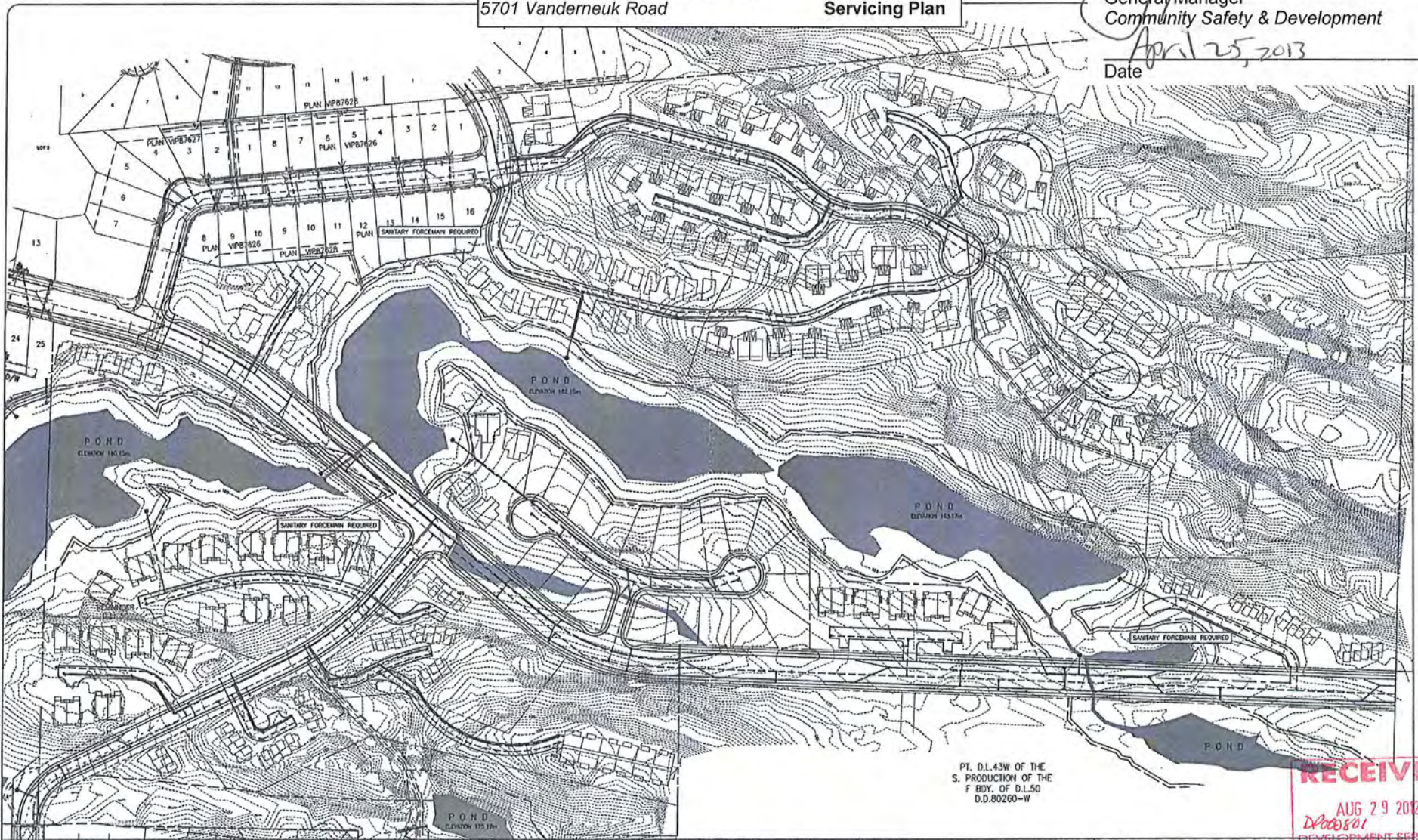
Development Permit No. DP000801
5701 Vanderneuk Road

Schedule G
Servicing Plan

General Manager
Community Safety & Development

Date

April 25, 2013



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AUG 29 2012
DP000801
DEVELOPMENT SERVICES
CITY OF NANAIMO

REV. NO.	DATE	BY	REVISION DESCRIPTION	ENGR.	LEGEND	SITE LEGAL DESCRIPTION	ENGINEER'S SEAL	DESIGN	RVS	CLIENT USE	DRAWING TITLE
					<p>PROP.</p> <ul style="list-style-type: none"> WATERMAIN STONE SEWER SANITARY SEWER USE BENCH ELECTRICAL BENCH COURT & BENCH DRINK WELLY/SUPLY SIMPLE EDGE OF PAVEMENT W/LET BOX LINE OF CONTINUATION <p>EXIST.</p> <ul style="list-style-type: none"> WATERMAIN STONE SEWER SANITARY SEWER USE BENCH ELECTRICAL BENCH COURT & BENCH DRINK WELLY/SUPLY SIMPLE EDGE OF PAVEMENT W/LET BOX LINE OF CONTINUATION 	<p>PART OF REMAINDER D.L.50 D090760-W, WELLINGTON DISTRICT</p> <p>ENCLOSURE DESCRIPTION ELEVATIONS ARE GEODETIC AND ARE REFERRED TO MONUMENT No. 79H9336 LOCATED ON LOST LAKE ROAD ELEVATION = 182.172m</p>	<p>ENGINEER'S SEAL</p> <p>DESIGN: RVS DRAWN: DB CHECKED: PLAT: 08-21-12 PRSE: BAH</p> <p>HORIZONTAL SCALE: 1:1000 VERTICAL SCALE: N/A</p>	<p>CLIENT USE: MOUNT BENSON DEVELOPMENTS LTD.</p> <p>PROJECT NAME: COTTLE HILL SUBDIVISION</p>	<p>DRAWING TITLE: PRELIMINARY SCHEMATIC SERVICING PLAN</p> <p>PROJECT FILE: L 019 PROJECT NO: 08 SHEET NO: 100</p>		



This is Schedule H referred to in the Development Permit.

Density Transfer Table

General Manager
 Community Safety & Development

Date

Density Calculation Formula

Total Lot Area (329, 855m²)
 - Aquatic Area (64,044m²) =
 Total Developable Area (268, 811m²)
 X 5% required park area (17, 175m²)

Total park area, not including aquatic (87, 466m²)
 - 5% park area requirement (17, 175m²)=
Park area available for density transfer (70,291m²)

of units available for transfer
 7.0291ha * 16= 112 units

Multiple Family Lots Density Allocation.

Lot #	Lot Area (m ²)	Unit Entitlement	Density Transfer	Total # of Units
3	637	1	1	2
4	724	1	1	2
6	4686	7	1	8
7	3502	5	5	10
10	6259	10	2	12
11	13143	21	5	26
12	13770	22	9	31
13	12004	19	5	24
14	9632	15	9	24
15	1473	2	0	2
16	10722	17	5	22
17	8437	13	3	16
18	6376	10	14	24
19	4218	6	2	8
29	1253	2	0	2
39	7584	12	5	17
40	8125	13	4	17
41	4759	7	5	12
42	1381	2	1	3
43	6994	11	13	24
44	13806	22	22	44
Total	139484	218	112	330

Phased Park Area Dedication Plan

Phase	Park Area (m ²)	Density Transfer (# of units)
1	5000	8
2	3128	5
3	25641	41
4	3751	6
5	10742	17
6	22029	35
Total	70291	112