



DEVELOPMENT PERMIT NO. DP000856

JULIUS BOURNAZEL

Name of Owner(s) of Land (Permittee)

4171 JINGLE POT 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 1, SECTION 4 AND 5, WELLINGTON DISTRICT, PLAN 26969,
EXCEPT PART IN PLAN 38724**

PID No. 002-506-700

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 Landscape Plan

Schedule C Landscape Rationale

- 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" requires a 3m watercourse setback. As the applicant is proposing restoration work within the required setback, a variance is required.

REVIEWED AND APPROVED ON

2013 - Oct - 28

Date

T. Seward

T. Seward

Acting General Manager

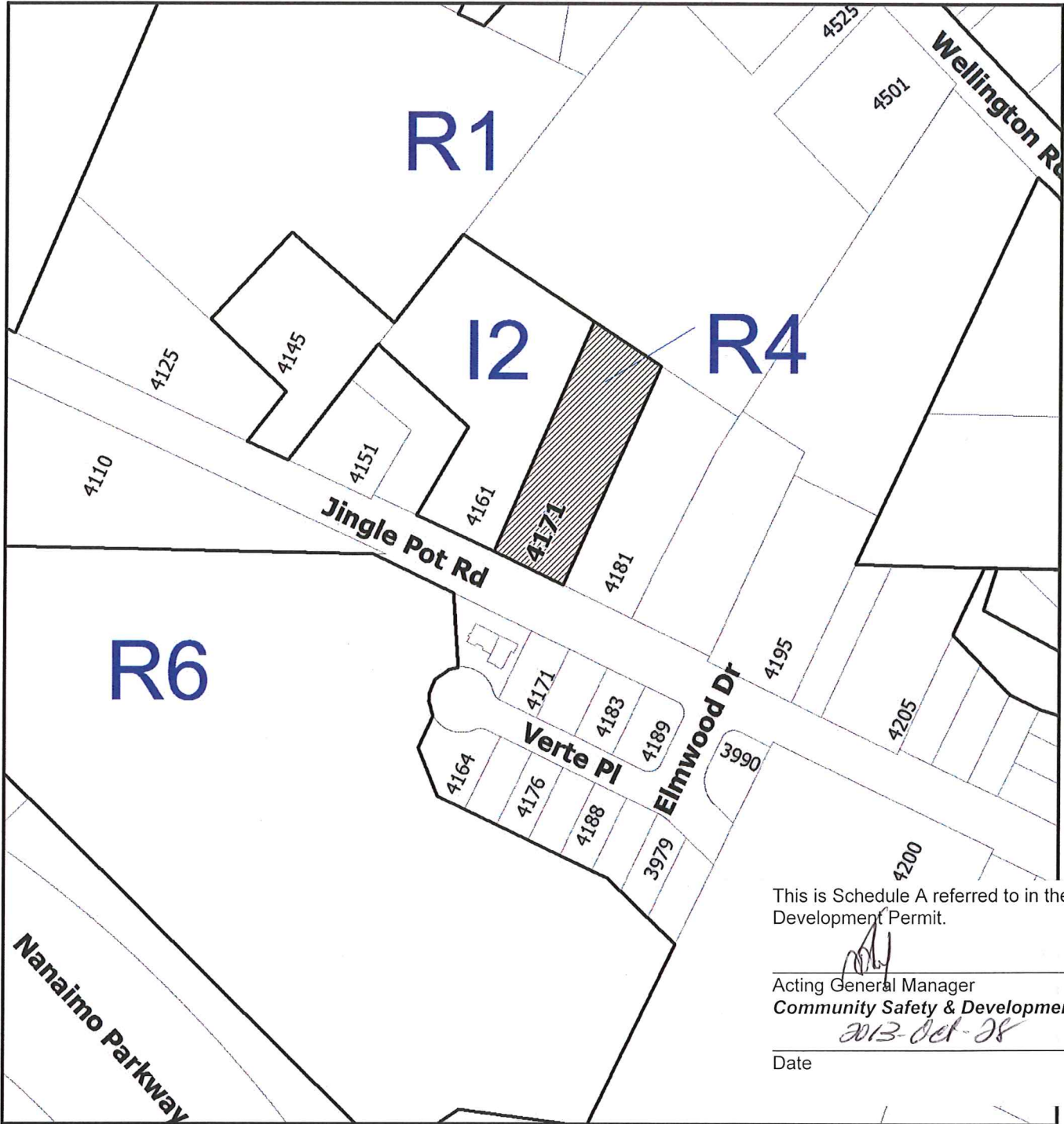
Community Safety & Development

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

DS/lb

Prospero attachment: DP000856

SCHEDULE A



This is Schedule A referred to in the Development Permit.

Acting General Manager
Community Safety & Development

[Signature]
2013 Oct 28

Date

DEVELOPMENT VARIANCE PERMIT NO. DVP00219

LOCATION PLAN

Civic: 4171 Jingle Pot Road
Lot 1, Sections 4 and 5, Wellington District,
Plan 26969, Except Part in Plan 38724



 **Subject Property**



Key Plan
General Notes
BASE INFORMATION - MAPPING PLAN B-OVER-
LOT 1, SECTION 4 & 5, WELLINGTON DISTRICT,
PLAN 28958, EXCEPT PART IN PLAN 34724
SOURCES FROM NANAIMO MAP
UNAVAILABILITY

PLANT LIST - RESTORATION PLANTING BY POLYGON

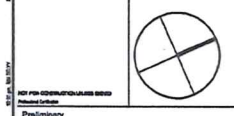
| POLY | AREA A | AREA B | AREA C | AREA D | TOTAL | BOTANICAL NAME | COMMON NAME | ROOT | REMARKS |
|------|--------|--------|--------|--------|-------|-----------------------|------------------------|------------|-------------|
| 6 | | | | 26 | 26 | CAREX SITOCHENS | SITKA EDGE | STYRO-PLUS | 1500 MM O/C |
| 7 | | | | 7 | 7 | CORNUS STOLONIFERA | RED OUSE DOGWOOD | STYRO-PLUS | 1500 MM O/C |
| | | | | 20 | 20 | HELOSCOLE DISCOLOR | OCEAN SPRAW | STYRO-PLUS | 1500 MM O/C |
| 12 | | | | 20 | 20 | JUNCUS EFFRUSUS | COMMON RUSH | STYRO-PLUS | 1500 MM O/C |
| | | | | 20 | 20 | LONCERA INVOLUCRATA | BRACKET HONEYBUCKLE | STYRO-PLUS | 1500 MM O/C |
| 6 | | | | 20 | 20 | LYSICHTON AMERICANUM | BIRCH CABBAGE | STYRO-PLUS | 1500 MM O/C |
| | | | | 20 | 20 | CEALERIA CERASIFORMIS | INDIAN PLUM | STYRO-PLUS | 1500 MM O/C |
| 6 | | | | 20 | 20 | PHYSOCARPUS CAPITATUS | NINE BARK | STYRO-PLUS | 1500 MM O/C |
| | | | | 20 | 20 | ROSA OTTAWACARPA | BALD-OP ROSE | STYRO-PLUS | 1500 MM O/C |
| | | | | 20 | 20 | ROSA NUTKANNA | NUTKA ROSE | STYRO-PLUS | 1500 MM O/C |
| | | | | 7 | 7 | RUBUS SPECTABILIS | SALMONBERRY | STYRO-PLUS | 1500 MM O/C |
| | | | | 20 | 20 | SALK HOOKERIANA | HOOBERR WILLOW | STYRO-PLUS | 1500 MM O/C |
| | | | | 7 | 7 | SALK LUTEA | YELLOW WILLOW | STYRO-PLUS | 1500 MM O/C |
| | | | | 20 | 20 | SALK LUCIDA | PACIFIC WILLOW | STYRO-PLUS | 1500 MM O/C |
| | | | | 9 | 9 | SALK SITOCHENS | SITKA WILLOW | STYRO-PLUS | 1500 MM O/C |
| | | | | 20 | 20 | SCORPUS CYPERUS | WOOLY BLUEGRASS | STYRO-PLUS | 1500 MM O/C |
| | | | | 12 | 12 | SCORPUS MICROCARPUS | SMALL FLOWER BLUEGRASS | STYRO-PLUS | 1500 MM O/C |
| | | | | 7 | 7 | STYPOCARPUS ALBA | SNOWBERRY | STYRO-PLUS | 1500 MM O/C |
| | | | | 20 | 20 | THAMNIFLUCATA | WESTERN RED CEDAR | STYRO-PLUS | 1500 MM O/C |

SEED RECLAMATION MIX

| BOTANICAL NAME | COMMON NAME | 1 FT ² SEED COUNT |
|--------------------------|------------------------------|------------------------------|
| AGROSTIS GIGANTEA | RED TOP | 6.5 |
| FESTUCA ELISA 'ARENARIA' | CRESPING RED FESCUE | 2 |
| FESTUCA TRACHYPHYLLA | HARD FESCUE | 23.84 |
| LOLIUM PERENNIS | LOW WIGGLE FESCUE (PERENNIS) | 6.5 |
| LUPINUS POLYPHYLLUS | BLUEBELL LUPINE | 14 |
| POA COMPRESSA | CANADA BLUEGRASS | 2 |
| TRIPOLIUM HYBRIDUM | NATIVE RED FESCUE | 9 |
| TRIPOLIUM PRATIENSE | SG. RED CLOVER | 6 |

| | | | |
|------|------------|-------------|------|
| 2 | 2013-08-02 | PRELIMINARY | FB |
| 1 | 2013-05-29 | DISCUSSION | FB |
| Rev. | Date | Reason | Rev. |

frank basciario landscape architect
LANDSCAPE AND FERTILITY - PLANNING & DESIGN
URBAN DESIGN - HORTICULTURE
PHONE 604 739 7940 - FAX 604 733 1542



August 29, 2013
1:250
13-293
4171 Jingle Pot Road

Nanaimo, British Columbia
Landscape
Restoration Plan

L1.2

This is Schedule B referred to in the Development Permit.

Acting General Manager
Community Safety & Development

213-Oct-26

Date

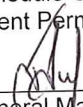


frank basciano landscape architect

6411 Lewis Road, Nanaimo, BC V9V 1P5
Phone: 250-739 9160
Fax: 250-633-5562
operating under 0810243 BC. Ltd.

September 11, 2013

This is Schedule C referred to in the
Development Permit.


Acting General Manager
Community Safety & Development

Date

Ian Bournazel
4161 Jingle Pot Road
Nanaimo, BC, V9T 5P7

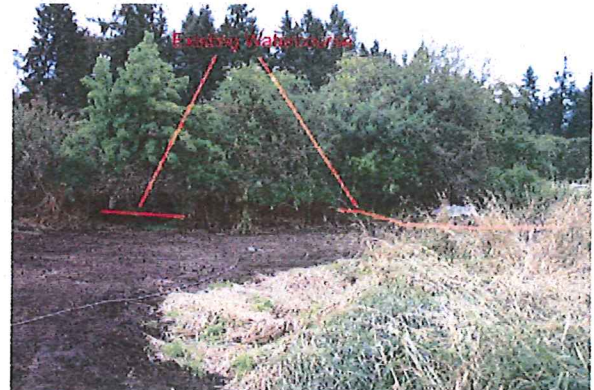
Attention: Mr. Ian Bournazel

Re: 4171 Jingle Pot Road, Watercourse Restoration / Riparian Area

Pursuant to notification by the City of Nanaimo of the disturbance to the existing watercourse and riparian area at the above noted municipal address we have been engaged by yourself to evaluate the extent of and the impacts of disturbance; to prepare documentation showing proposed remediation works; to coordinate such efforts with City of Nanaimo Staff; and to prepare and make submission to the City of Nanaimo for an Aquatic Development Permit for proposed remediation works.

We have visited the site on several occasions during the latter part of August to assess and to document the approximate extent of riparian indicator species together with the approximate extent of physical disturbance. We note that a recent assessment prepared for the abutting property immediately downstream by Streamline Environmental Consulting Ltd. forms a reasonable documentation of baseline of conditions prior to disturbance and did not defined the riparian area as a stream under the Riparian Areas Regulation This area is however, subject to development restrictions and requires that Aquatic Development Permit be obtained.





We have prepared a landscape remediation plan that will accomplish several objectives, including the reinstatement of the baseline flow pattern, and the replanting of the disturbed area with a diverse range of native plant species. The species are arranged in four polygons with a variation of species selection and distribution for each polygon.

Polygon "A" is about 130m² in area and is intended to repopulate the lower flow area reconnecting the existing watercourse broken by disturbance.

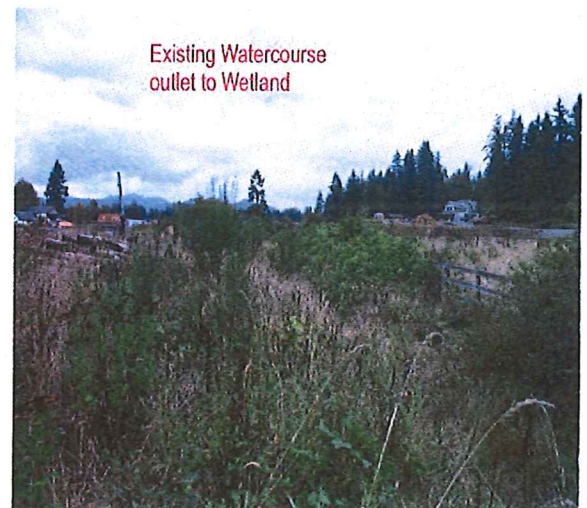
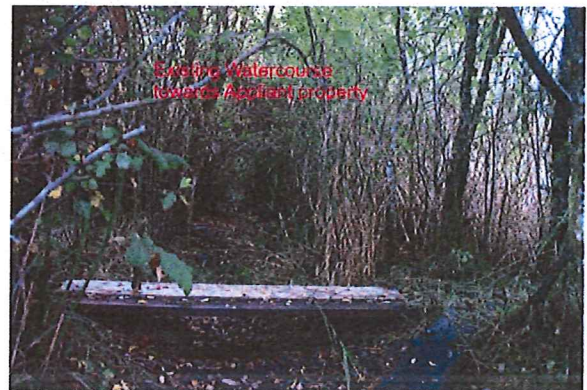
Polygon "B", as the watercourse edge will help define the newly constituted edge.

Polygon "C" is largest area of about 340m² and as located as the higher of the four zones may support Western Red Cedar, for example.

Polygon "D" is an area previously populated by aggressive grasses, interspersed with a limited population of rushes.

We foresee the following steps to restoration:

1. Pull back organic fills (150 to 180 mm) from polygon area "A" and reshape by hand to facilitate a natural drainage.
2. Remove invasive species that may have encroached within this wetland area.
3. Demark polygon areas in the field to confirm areas and zones intended.
4. Using demarked areas, reconfirm plant quantities required. Plants are specified at 1.5m OC (2.25m² per plant).



5. Upon completion of planting, over-seed entire area with specified seed mix.
6. Place a 30 to 40mm layer of oat straw over entire area.
7. Monitor plantings to identify growth and species success and replace materials where significant loss of cover is prevalent. Plants are sometimes like people. If they decide they don't like a particular environment they will move on.

We enclose a copy of our landscape restoration plan L.2.

Our proposal for remediation

Sincerely;

Frank Basciano Landscape Architect



Frank Basciano, BCSLA, CSLA