



DEVELOPMENT PERMIT NO. DP000867

CITY OF NANAIMO
Name of Owner(s) of Land (Permittee)

110 WALL STREET
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 D, SUBURBAN LOT 24, NEWCASTLE RESERVE, SECTION 1,
NANAIMO DISTRICT, PLAN 3142**

PID No. 006-300-723

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 Survey Plan
Schedule C Executive Summary
Schedule D Qualified Environmental Professional Assessment
Schedule E Building Elevations

- 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 6.3.1.4 - Watercourse Leave Strip Setback (Millstone River)

The required leave strip setback for the Millstone River is 30.0m from top of bank. The washroom/change-room facility, with the proposed addition is sited at 12.39m from top of bank, a variance of 17.61m.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 14TH DAY OF APRIL, 2014.



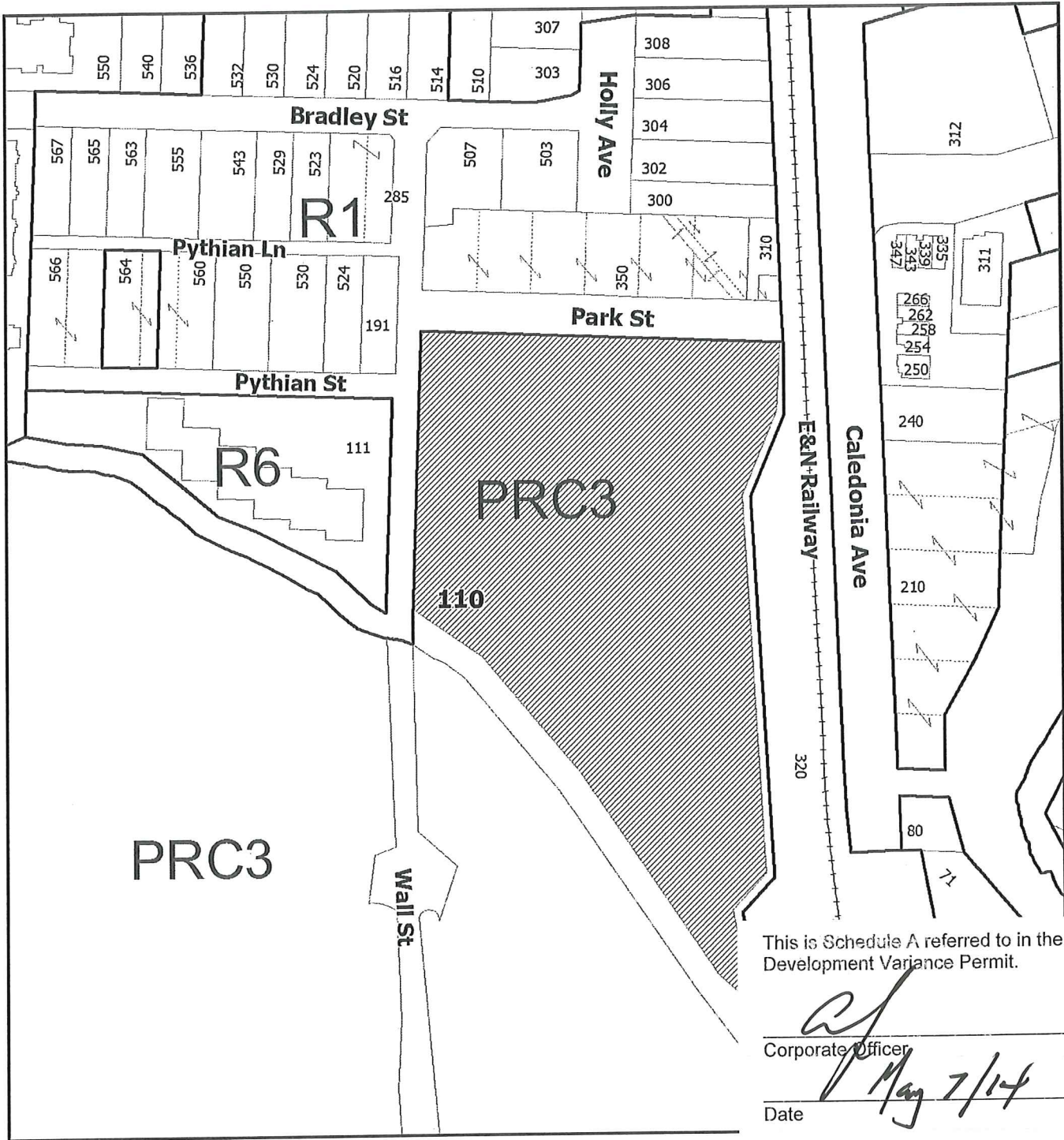
Corporate Officer

May 7/14

Date

GN/b

Prospero attachment: DP000867



This is Schedule A referred to in the Development Variance Permit.

 Corporate Officer
 Date *May 7/14*

DEVELOPMENT PERMIT NO. DP000867

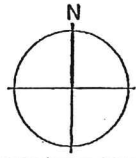
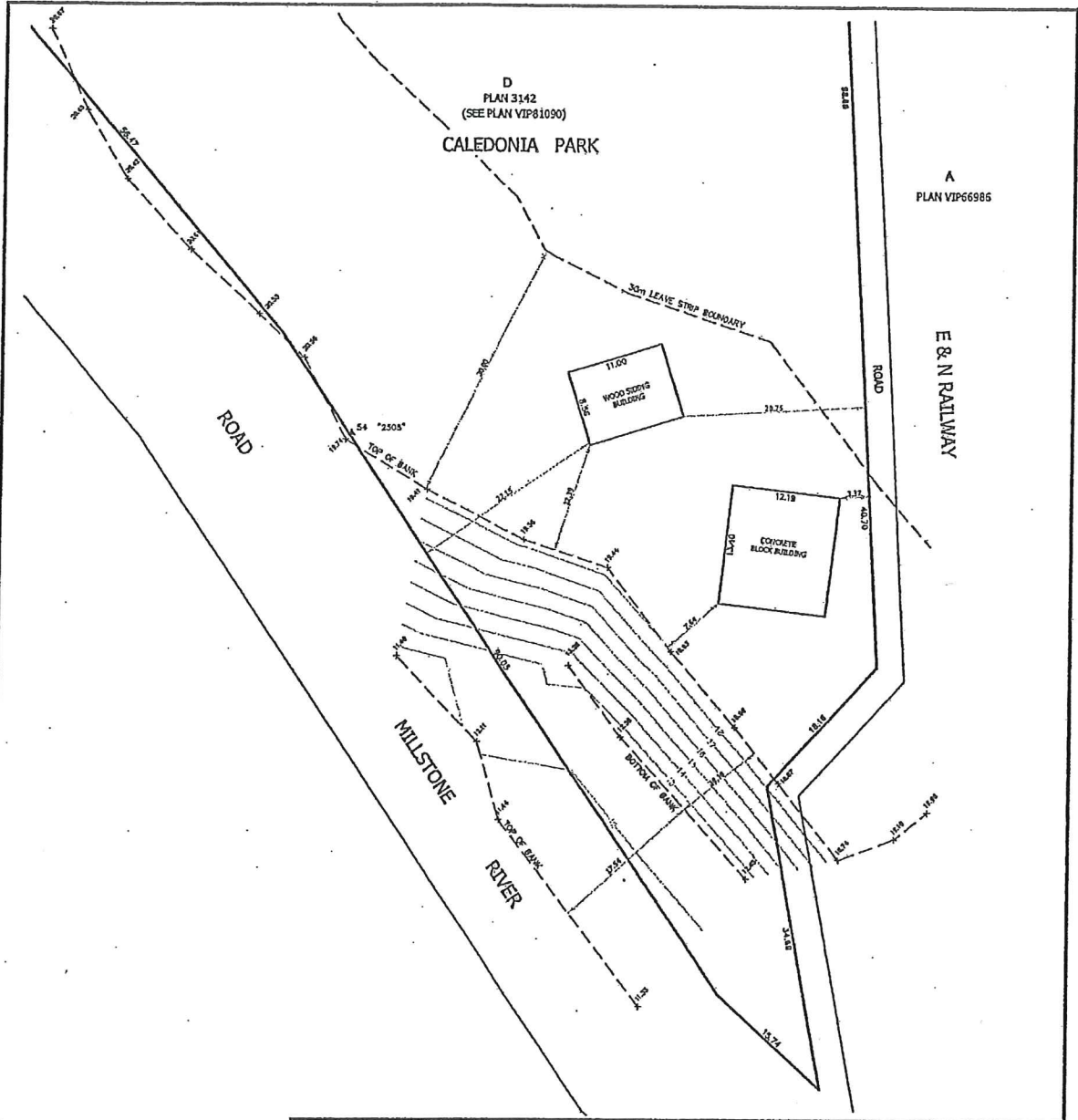
LOCATION PLAN

Civic: 110 Wall Street
 Lot D, Suburban Lot 24, Newcastle Reserve,
 Section 1, Nanaimo District, Plan 3142

 **Subject Property**

Development Permit No. DP000867
110 Wall Street

Schedule B
SITE SURVEY PLAN



PROJECT: PROPOSED BUILDING ADDITION
CALEDONIA PARK
CLIENT: CITY OF NANAIMO

DATE: DEC 10/13
SCALE: 1:300
SHEET: CH
PLAN: 13137-1 SITEPLAN
SHEET 1 OF 1

WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS
2048 BARDINE ROAD NANAIMO B.C. V1T 1H8
PHONE: (250) 758-7728 FACSIMILE: (250) 754-7714
EMAIL: WYAS@TELUS.NET

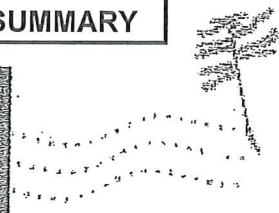
EXPLANATORY NOTES:
DIMENSIONS AND BEARINGS ARE IN METERS.
BEARINGS ARE DERIVED FROM INTEGRATED SURVEY POINTS.
THIS PLAN PROVIDES THE PROPOSED BUILDING FOOTPRINT, EXISTING BUILDING FOOTPRINTS AND DIMENSIONS TO THE BOUNDARIES SHOWN BY AN ADJACENT TO THE ABOVE DESCRIBED LOTS.
THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE ACCURACY OF ANY OTHER ACTS, OR PERSONS OR OTHERS WHOSE RIGHTS OR INTERESTS ARE AFFECTED BY THIS PLAN.

NO.	DATE	REVISION
01	DEC 10, 13	FIRST ISSUE

This is Schedule B referred to in the Development Variance Permit.

[Signature]
Corporate Officer
Date *May 7/14*

RECEIVED
FEB 18 2014
DP887
CITY OF NANAIMO
COMMUNITY DEVELOPMENT



January 23, 2013

City of Nanaimo
Parks, Recreation, and Environment
89 Prideaux St. Nanaimo V9R 2M6.

Attn: Art Groot

Re: Caledonia Park Building Extension
Riparian Areas Assessment – Variance Application Executive Summary

Aquaparian Environmental Consulting Ltd. (Aquaparian) was retained by the City of Nanaimo Parks, Recreation and Environment (City) to complete a Riparian Areas Assessment (RAR) for the proposed expansion of the away team change room at Caledonia Park. Caledonia Park is owned by the City and leased to the VI Raiders football team. One of the two change room buildings requires a small extension to accommodate showers in order to meet standards to host games. The extension is 9ftx28ft in size and located off the east end of the existing structure within a gravel parking area.

The City Development Permit Area 1 (DPA1) establishes a 30m setback which extends 30m beyond the top of bank of the Millstone River which encompasses the two buildings and proposed building expansion area. The RAR determined the provincial setback to be 30m measured from the high water mark. Due to the horizontal distance of the ravine slope, the provincial setback is approximately 12m closer to the top of bank than the DPA. The proposed extension lies outside the provincial setback.

No negative environmental impact is expected from the construction of the proposed building extension as the site is already developed and it lies outside the Provincial setback. Measures to protect the riparian area during construction have been outlined in the RAR report.

If you have any questions regarding the results of the RAR assessment, please contact the undersigned.

Sincerely,

AQUAPARIAN ENVIRONMENTAL CONSULTING LTD.

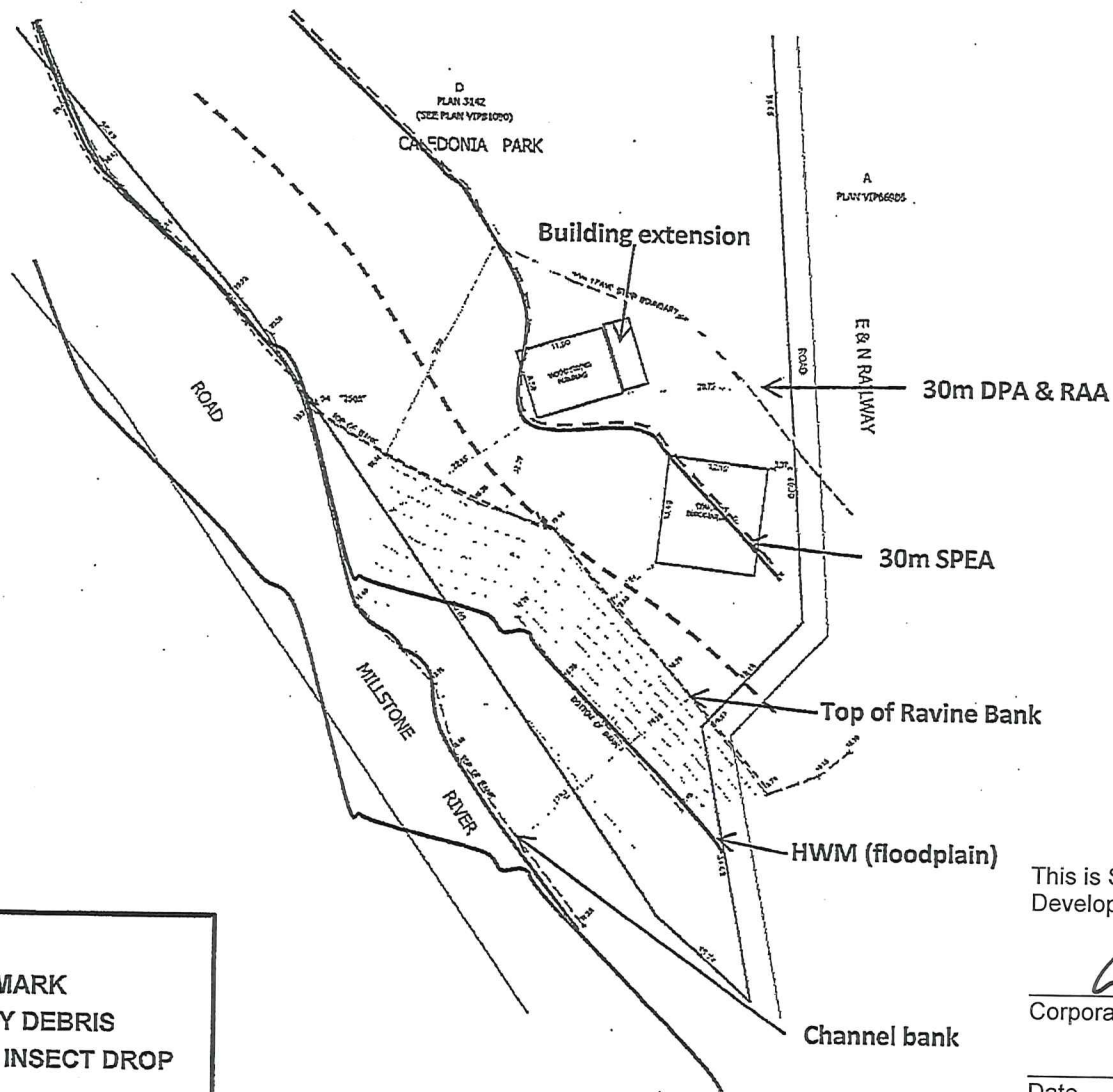
Sarah Bonar, R.P.Bio
Principal

This is Schedule C referred to in the
Development Variance Permit.

Corporate Officer

Date

DETERMINATION OF SPEA – CALEDONIA PARK



LEGEND:

- HIGH WATER MARK
- - - - - LARGE WOODY DEBRIS
- · - · - · LEAF LITTER / INSECT DROP
- SHADE
- SPEA 30m
- RAA 30m

This is Schedule D referred to in the Development Variance Permit.

[Signature]
 Corporate Officer
 Date *Aug 7/14*

Development Permit No. DP000867
 110 Wall Street

Schedule D

QUALIFIED ENVIRONMENTAL PROFESSIONAL ASSESSMENT

BUILDING ELEVATIONS

This is Schedule E referred to in the Development Permit.

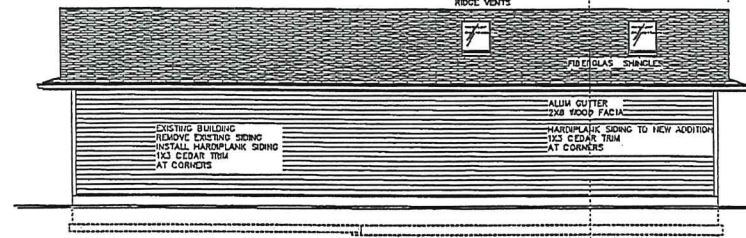
Corporate Officer

Date

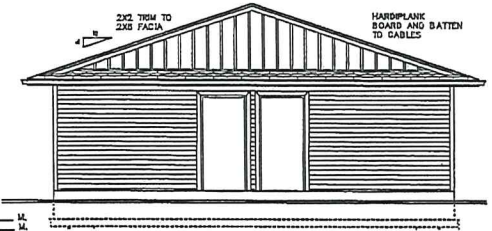
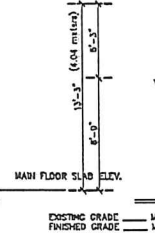
[Signature]
May 7/14

23

EXISTING BUILDING TO BE RENOVATED PROPOSED ADDITION



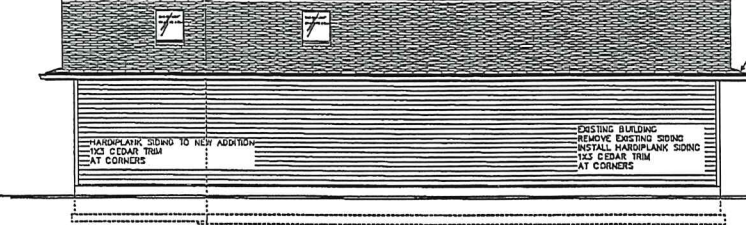
LEFT ELEVATION SCALE: 1/4" = 1'-0"



FRONT ELEVATION

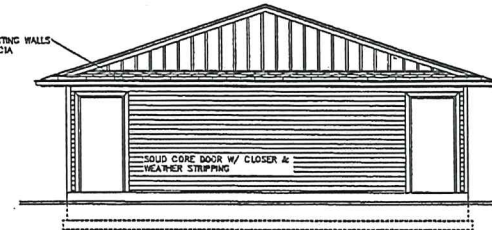
SCALE: 1/4" = 1'-0"

PROPOSED ADDITION EXISTING BUILDING TO BE RENOVATED



RIGHT ELEVATION SCALE: 1/4" = 1'-0"

NEW ROOF JACKS TO EXISTING WALLS
NEW GUTTER AND 2X8 FACIA



REAR ELEVATION

SCALE: 1/4" = 1'-0"

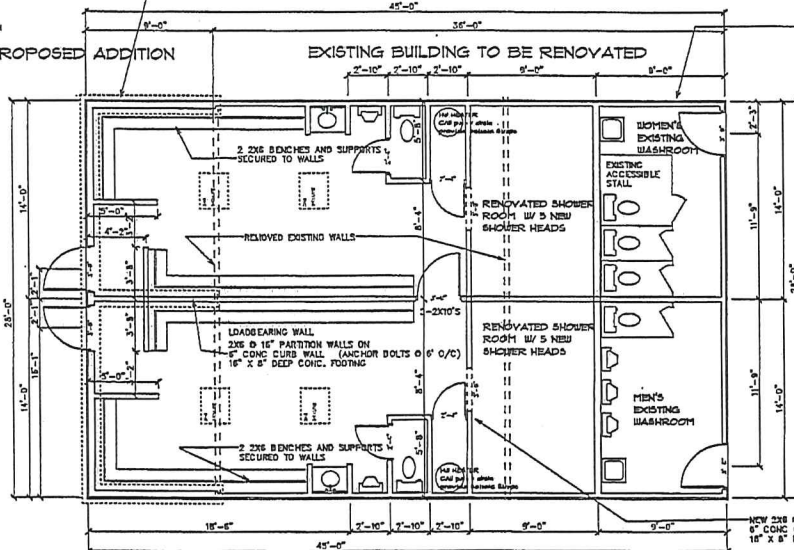
NEW EXTERIOR 2X6 STUD WALL CONSTRUCTION ON NEW 8" CONC. FOUNDATION WALL
NEW 16" X 8" DEEP CONC. FOOTING

WALL CONSTRUCTION EXTERIOR FINISH:
 1X3 P.T. STRAPPING RAIN SCREEN
 2 LAYERS 3/8" MIN BLDG. PAPER
 3/8" O.S.B. SHEATHING
 2" X 8" STUDS @ 16" O/C
 R-20 INSUL.
 8 MIL. POLY. V.B.
 1/2" G.L.S. PLYWOOD PAINTED

PROPOSED ADDITION

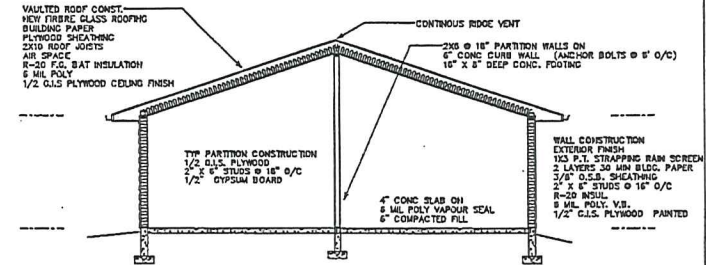
EXISTING BUILDING TO BE RENOVATED

EXISTING 2X4 WALL CONSTRUCTION TO BE RENOVATED
 NEW EXTERIOR FINISH
 NEW 1X3 P.T. STRAPPING RAIN SCREEN
 NEW 2 LAYERS 3/8" MIN BLDG. PAPER
 EXISTING SHEATHING
 EXISTING 2" X 8" STUDS
 NEW 1 1/2" FURRING
 NEW R-20 INSUL.
 NEW 8 MIL. POLY. V.B.
 NEW 1/2" G.L.S. PLYWOOD PAINTED



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"



TYPICAL BUILDING SECTION

SCALE: 1/4" = 1'-0"

STRAIGHT STREET DESIGN RESERVES THE RIGHT TO MAKE ANY CHANGES TO THIS DRAWING WITHOUT NOTICE.
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A14 5/11 Straight Street Design "From Dreams to Deeds"			
110-4 COLLEGE DR. NANAIMO B.C. V9R-6A4 250-753-9256 Kenneth Daulton			
PROJECT: ADDITION / RENOVATION FIELD HOUSE AT 110 Wall St.			
DRAWING: SDC	DATE:	DRAWN BY: SDC	PROJECT NUMBER: A-1
SCALE: As Noted	DATE:	DRAWN BY: SDC	PROJECT NUMBER: A-1