



DEVELOPMENT PERMIT NO. DP000889

DANIEL J FARIS

Name of Owner(s) of Land (Permittee)

163 COLVILLETON TRAIL

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 337, DOUGLAS ISLAND (ALSO KNOWN AS PROTECTION ISLAND),
NANAIMO DISTRICT, PLAN 14111**

PID No. 004-356-675

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 Existing Site Plan
Schedule C Proposed Site Plan
Schedule D Riparian Area Assessment

- 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 6.6.6 - Maximum Gross Floor Area for Accessory Buildings

The maximum permitted GFA of accessory buildings is 90.0m². The proposed GFA is 121.1.m², a variance of 31.1m².

Section 6.15.3.4 - Maximum Size of a Secondary Suite

The maximum permitted size of a secondary suite in an accessory building is 90.0m². The proposed size is 107.32m², a variance of 17.32m².

Section 7.5.1 - Side Yard

The required side yard setback is 1.5m. The proposed side yard setback is 0.13m, a variance of 1.37m.

AUTHORIZING RESOLUTION PASSED BY
COUNCIL THE 11TH DAY OF **AUGUST, 2014.**



Corporate Officer



Date

JC/lb

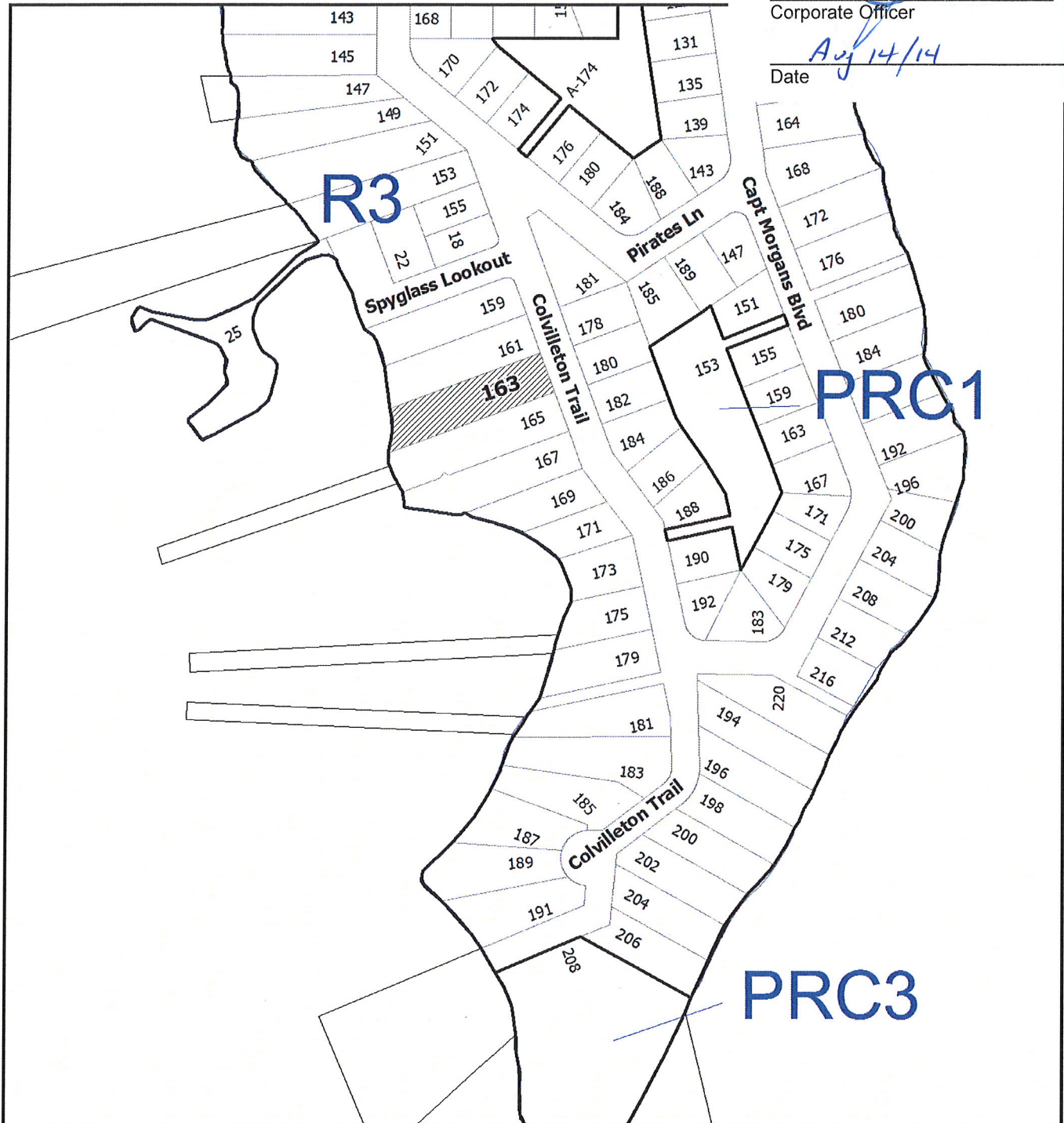
Prospero attachment: DP000889

SCHEDULE A

Corporate Officer

Date

Aug 14/14



DEVELOPMENT PERMIT NO. DP000889

LOCATION PLAN



**Subject
Property**

Civic: 163 Colvilleton Trail
Lot 337, Douglas Island (Also known as Protection Island)
Nanaimo District, Plan 14111

Development Permit DP000889
163 Colvilleton Trail

Schedule B
Existing Site Plan

This is Schedule B referred to in the
Development Permit.

JEA J.E. ANDERSON
& ASSOCIATES
SURVEYORS - ENGINEERS

TEL 250-753-4621 FAX 250-758-4690
NANAIMO - VICTORIA - PARKSVILLE

File: 87997

Civic: 163 Colvilleton Trail, Protection Island, Nanaimo, B.C.

Legal: Lot 337, Douglas Island (also known as Protection Island) Nanaimo District, Plan 14111.

Dimensions are in metres and are derived from Plan 14111 and Plan VIP84991.

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 Professional Reference Manual and is
certified correct this 30th day of May, 2014.

This document is not valid unless
originally signed and sealed or
digitally signed by BCLS

B.C.L.S.

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alter this document in whole or in part without the consent of the signatory.

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. CA3700079 (P.I.D. 004-356-675)

Scale 1:300



Datum for elevations, in metres, is assumed based on
the average present natural boundary ties = 0.00

F - denotes finished grade as per building plans
N - denotes natural grade

SE denotes spot elevation (typ.)

Average natural
grade = 2.96
Average finished
grade =
Maximum peak of
roof =

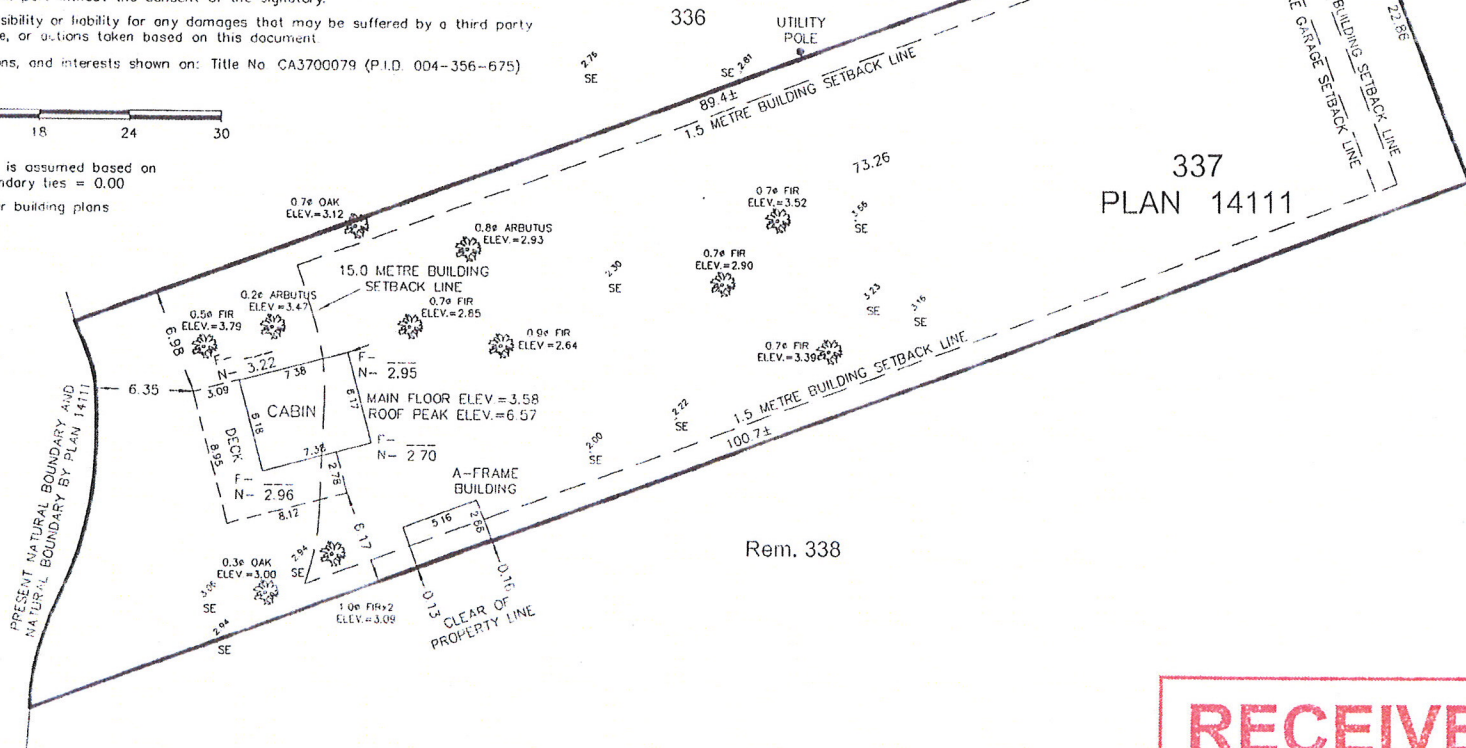
Proposed garage
slab =
Proposed main
floor =
Proposed peak of
roof =

SKETCH PLAN



NANAIMO HARBOUR

PRESENT NATURAL BOUNDARY AND
NATURAL BOUNDARY BY PLAN 14111



Rem. 338

Corporate Officer

Date

COLVILLETON TRAIL

337
PLAN 14111

RECEIVED

JUL 07 2014

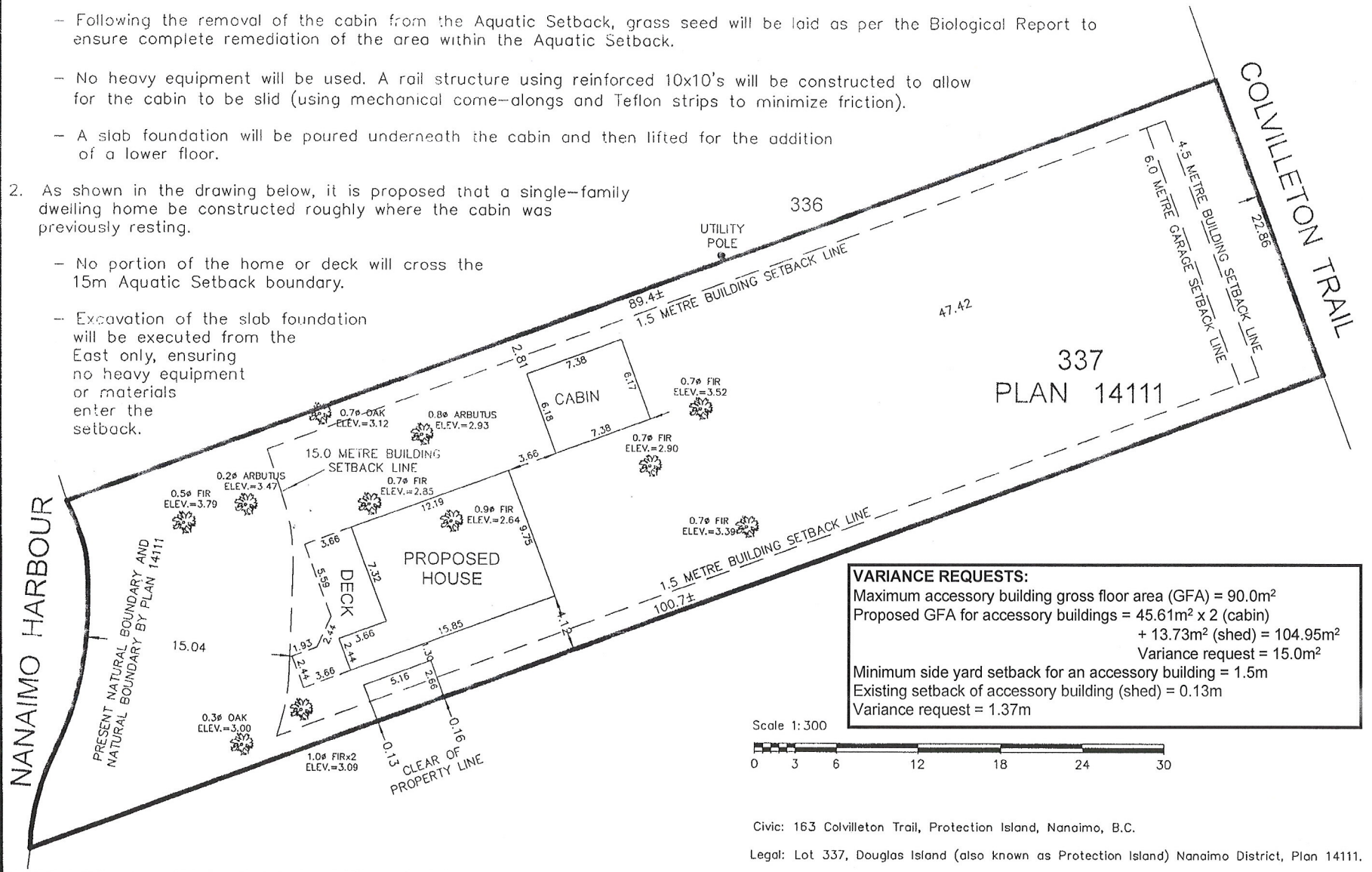
CITY OF NANAIMO
COMMUNITY DEVELOPMENT

Corporate Officer

Date _____

- Existing cabin (see existing property layout) is proposed to be moved from within the Aquatic Setback to the location shown in the drawing below.
 - This will require the removal of the existing deck, done by hand with negligible damage to soil structure.
 - The existing Oak tree directly to the West of the cabin (growing through the far West deck section) will be preserved. A core will be taken while dismantling the deck not to damage it. During movement of the cabin, a plywood barrier will be placed so as to ensure the protection of the tree.
 - Following the removal of the cabin from the Aquatic Setback, grass seed will be laid as per the Biological Report to ensure complete remediation of the area within the Aquatic Setback.
 - No heavy equipment will be used. A rail structure using reinforced 10x10's will be constructed to allow for the cabin to be slid (using mechanical come-alongs and Teflon strips to minimize friction).
 - A slab foundation will be poured underneath the cabin and then lifted for the addition of a lower floor.
- As shown in the drawing below, it is proposed that a single-family dwelling home be constructed roughly where the cabin was previously resting.

- No portion of the home or deck will cross the 15m Aquatic Setback boundary.
- Excavation of the slab foundation will be executed from the East only, ensuring no heavy equipment or materials enter the setback.



Riparian Area Assessment



208A - 2520 Bowen Road
Nanaimo, BC V9T 3L3
P: (250) 751-9070 • F: (250) 751-9068

This is Schedule D referred to in the
Development Permit.

June 27, 2014

Danny Ferris
163 Colvilleton Trail
Nanaimo, BC

Corporate Officer

Date

Aug 14/14

Re: Proposed works within the Environmentally Sensitive Areas Development Permit Area at
163 Colvilleton Trail, Protection Island, Nanaimo

This letter has been prepared to provide environmental recommendations for proposed works adjacent to the marine environment at 163 Colvilleton Trail, on Protection Island. A portion of the proposed works are within the Watercourses Development Permit Area (DPA1 – City of Nanaimo Official Community Plan Bylaw 2008 No. 6500), which is the marine riparian zone that extends 15 m inland from the natural boundary of the sea. I understand that the proposed development of the property has changed and you are now planning the following activities:

- Relocate the existing cabin well outside of the 15 m setback. This will involve deconstructing the existing deck in front of the cabin.
- Construct a new house with concrete foundation outside of the 15 m setback. Concrete pours will be done manually, or if necessary a pumper truck will be brought in.
- No trees within DPA1 will be removed or disturbed, including the Garry oak that is growing through the deck.
- Restore vegetation on the bare soil beneath the existing cabin and deck (the deck and a portion of the existing cabin are within the 15 m setback).

I conducted an environmental site assessment at the subject property on May 30, 2014. The findings are summarized below.

Assessment Results

As the proposed works are located within previously disturbed areas, a detailed bio-inventory of the marine riparian zone was not warranted. The following is a general description of the site's biophysical characteristics.

The entire subject property has a west-facing aspect and slopes gradually towards the high water mark. Upslope vegetation consists of a canopy of arbutus, Douglas fir and Garry oak with a sparse understory that includes Oregon grape. The existing house is situated within about 10 m of the top of the bank and the deck extends another 4 m toward the waterfront. A grass lawn extends from the edge of the deck to a narrow fringe of alder at the top of the bank. The upper intertidal zone is comprised primarily of steeply sloped



bedrock. A wooden ramp leads from the edge of the lawn down to a floating dock at the bottom of the slope. The lower intertidal is characterized by a mudflat overtop of bedrock. Intertidal organisms are dominated by barnacles, Pacific oysters and rockweed.

Recommendations

Given that all proposed works within DPA1 are within previously disturbed areas, there is not likely to be any damage or disturbance to natural marine riparian vegetation that is adjacent to the work site. It is our professional opinion that the project does not require external agency review for the following reasons:

- The project involves the modification of an existing structure within its existing footprint and does not require disturbance to previously undeveloped areas.
- Design of the works is not expected to adversely affect the adjacent marine environment.
- All proposed works are located well above the natural boundary of the ocean.
- Provided the following measures are followed, construction of the proposed works is not expected to adversely impact the features, functions and conditions of the marine riparian environment at the subject property nor the marine environment below the proposed work site.

Sediment Control

Bare soils may be exposed after the cabin is moved. Minor excavation may also be required to install the foundations for the new house. The property owner has already committed to excavating by hand. No heavy excavating equipment will be brought to the site. Nevertheless, earthworks should be avoided during heavy rainfall events. All exposed soils should be protected from erosion by temporarily covering with plastic or geotextile, or by installing sediment fence along the downslope side. As soon as practical, apply a certified weed free seed mix to exposed soils and cover seed with a 2 cm layer of straw mulch. Placement of seed and mulch will assist with surface soil cohesion, prevent rainfall erosion from occurring and prevent soil disturbance from foot traffic. Planting of trees and shrubs native to Vancouver Island within the 15 m setback area is also encouraged.

The recommended seed mix that is suitable for Garry Oak ecosystems is available from Pickseed at the following link. See the Garry Oak Upland Mix information at the top of the second page:

http://pickseed.com/WCanada/nativeSeed/docs/reclamation_info_2012.pdf

PICKSEED British Columbia	877-504-7964
1338 Riverside Road	604-504-7964
Abbotsford, BC V2S 8J2	Fax: 604-504-7968

Once seed is applied, watering will be necessary over the summer months and a second application of seed in the fall may be warranted depending on how well the seed takes. Please seek specific advice from Pickseed regarding storage, application rates and other tips related to this product.



Wildlife Management

Section 34(c) of the Wildlife Act prohibits the disturbance of a bird, egg, or nest while the nest is occupied. Therefore, if canopy trees that are outside of DPA1 need to be trimmed or removed, first check the branches for the presence of active bird nests. While no nests were observed during the site visit, new nests could be constructed in the future. If bird nests are observed, wait until nestlings fledge before removing the branches.

Concrete

Ensure all concrete remains within forms and does not leak down the slope and towards the shoreline. Concrete tools and equipment should not be rinsed within 30 m from the natural boundary of the ocean. Runoff from rinsing should not be allowed to drain towards the marine environment or into drains that lead to the marine environment.

Fuel and oil

Generators, other gas or diesel-powered equipment and fuel storage containers should be placed a minimum of 30 m from the natural boundary of the ocean. In the event that an accidental hydrocarbon spill occurs, use absorbent pads to contain and clean up any fluids. Spills of greater than 100 L or any spills that enter the marine environment must be reported immediately to the BC Emergency Spill Reporting Line (1-800-663-3456).

Closure

If any environmental concerns arise during construction, it is recommended that EDI be contacted immediately to conduct a site inspection. Possible environmental concerns include but are not limited to:

- a. hydrocarbon spills.
- b. generation of sediment laden runoff into the marine environment.
- c. any damage to existing vegetation outside of the identified construction sites.
- d. slope erosion.
- e. the introduction of uncured concrete into the marine environment.

Please let me know if you have any questions regarding this letter.

Yours truly,

EDI ENVIRONMENTAL DYNAMICS INC.

Rob Van Schubert, R.P. Bio.
Senior Biologist

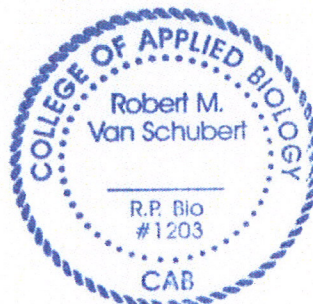




Photo 1. North-facing view of subject property.



Photo 2. North-facing view of riparian area and upper intertidal zone.

Development Permit DP000889
163 Colvilleton Trail

Schedule E

Cabin Floor Plans

163 CONVENTION TRAIL
PROPOSED MODIFICATIONS TO EXISTING CROWN

C. FARR JULY 15, 2014

REVISION: 2	SHEET: 1
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GENERAL NOTES:
1. ALL LUMBER TO BE SPF #2 OR BETTER
2. ALL DIMS TO BE 2-2X10 UNLESS

This is Schedule E referred to in the Development Permit.

Corporate Officer

Date _____

