



**DEVELOPMENT PERMIT NO. DP000899**

**CEDAR VILLAGE HOLDINGS INC.**  
Name of Owner(s) of Land (Permittee)

**1350 FIELDING 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 53, SECTION 2, NANAIMO DISTRICT, PLAN 1386, EXCEPT PARCEL A (DD 36001I) THEREOF AND EXCEPT PART IN PLAN 15831 AND EPP19119**

**PID No. 007-520-921**

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 Site Plan**

**Schedule C Environmental Report**

**Schedule D Approval: Ministry of Forests**

**Lands & Natural Resource Operations**


**Schedule E Approval: Department of Fisheries and Oceans**

**Schedule F Proposed Driveway Design**

- 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 6.3.1.1 – Watercourse Leave Strip
  - *Watercourse Setback*  
The required watercourse setback is 15.0m. The proposed watercourse setback is 0m, a variance of 15.0m.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 8TH DAY OF **SEPTEMBER, 2014.**

  
\_\_\_\_\_  
Corporate Officer

  
\_\_\_\_\_  
Date

BZ/lb

Prospero attachment: DP000899

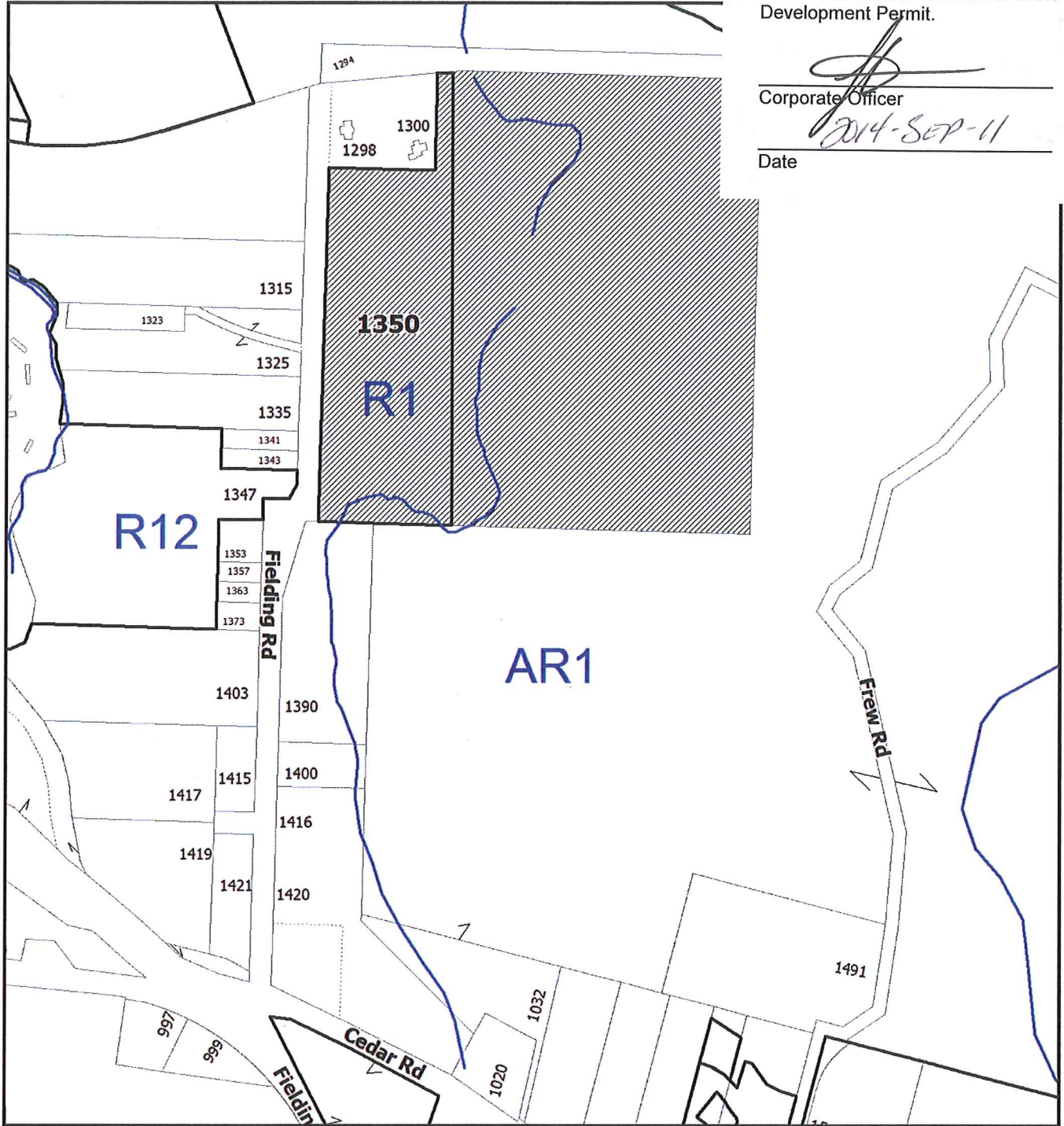
SCHEDULE A

This is Schedule A referred to in the Development Permit.

Corporate Officer

*[Signature]*  
2014-SEP-11

Date



DEVELOPMENT PERMIT NO. DP000899

**LOCATION PLAN**



**Subject Property**



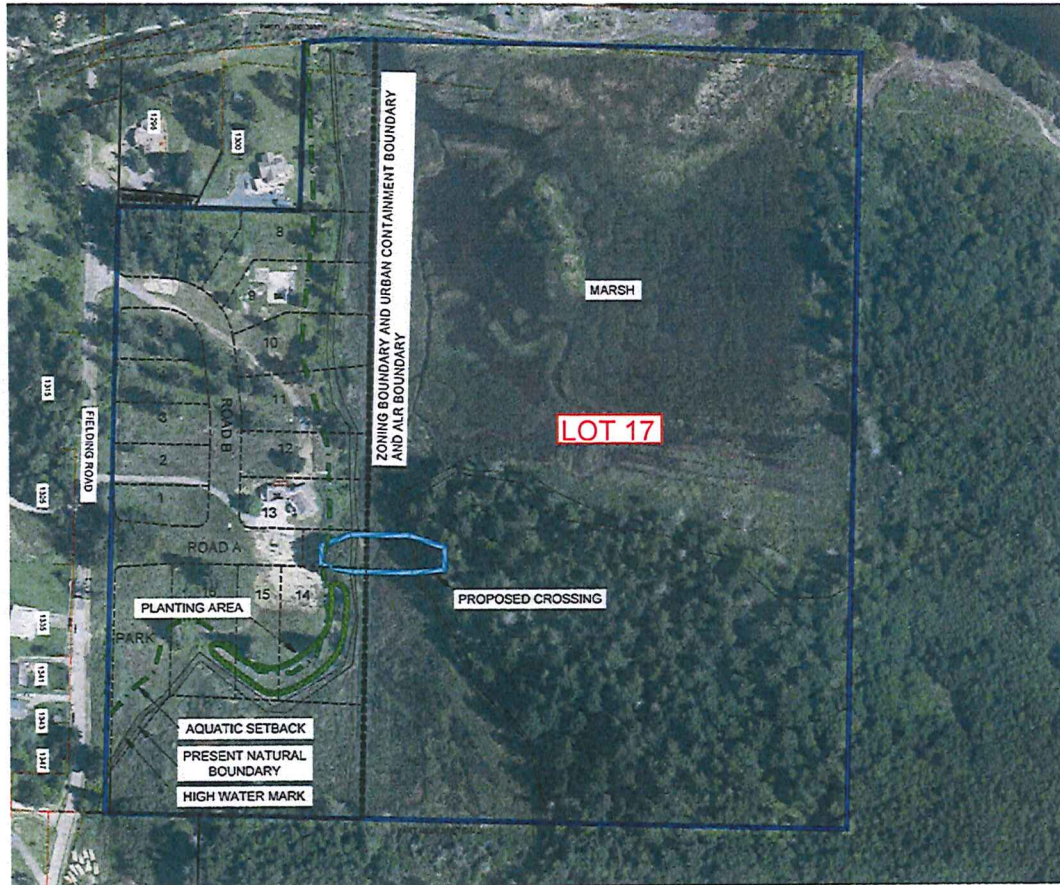
Civic: 1350 Fielding Road

Lot 53, Section 2, Nanaimo District, Plan 1386, Except Parcel A (DD360011) Thereof and Except Part in Plan 15831 and EPP19119, for Mobile Home see 16777.002



Development Permit DP000899  
1350 Fielding Road

Schedule B  
Proposed Site Plan



This is Schedule B referred to in the Development Permit.

  
Corporate Officer

2014-SEP-11  
Date

**JEA** J.E. ANDERSON & ASSOCIATES  
SURVEYORS - ENGINEERS  
16-3411 SHENTON ROAD NANAIMO B.C. V8T 2H1  
TEL 250-758-4631 FAX 250-758-4600  
E-MAIL: nanaimo@jeanderson.com

DRAWN: SS SCALE: NTS

DATE: SEPT 2, 2014

SHEET 1 OF 1

CEDAR VILLAGE DEVELOPMENTS

CITY OF NANAIMO

1350 FIELDING ROAD

SITE PLAN FOR DPA1 APPLICATION

86943 - 01 - DPA1-1

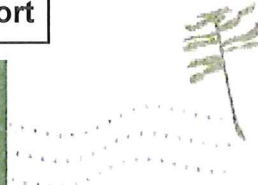
SUB: 00868

FILE: 86493

Environmental Report



**AQUAPARIAN**  
Environmental Consulting Ltd.



August 29, 2014

City of Nanaimo  
238 Franklyn St,  
Nanaimo BC, V9R 5J6

Via Email: greg.clark@nanaimo.ca

RE: **1350 FIELDING ROAD WETLAND CROSSING  
VEGETATION COMPENSATION PLAN**

**1.0 INTRODUCTION**

Aquaparian Environmental Consulting Ltd. (Aquaparian) was retained by Cedar Village Developments Inc. to provide environmental services in association with a wetland crossing at 1350 Fielding Road in Nanaimo BC. The marsh is a wetland reach section of a watercourse locally identified as No Name Creek (920-384400-60803).

Aquaparian completed an Aquatic Effects Assessment for agency approval submissions. As required by the City of Nanaimo watercourse setback variance procedure, riparian restoration is needed to meet the "no net loss" of riparian habitat in the DPA. Aquaparian determined the proposed crossing will impact 300m<sup>2</sup> of riparian habitat and 400m<sup>2</sup> of aquatic habitat. The planting plan has been designed to meet the proposed 700m<sup>2</sup> riparian restoration requirement.

Aquaparian recommends the planting area to be within the 15m riparian setback area south of the wetland crossing that is currently grass. Aquaparian understands trees have been recommended for this area as compensation for removal of Significant Trees in association with a separate subdivision application. Therefore, Aquaparian recommends native shrub species to provide an appropriate riparian understory to out-compete the existing grass and Himalayan blackberry and provide spring flowers and fruit production for insects as well as leaf litter and insects for fish. A planting plan has been included as Figure 1.

Aquaparian understands the City of Nanaimo typically requires a Bond for the value of the planting plan including materials and labour. Table 1 includes a cost estimate to calculate the Bond requirement.

This is Schedule C referred to in the Development Permit.

  
Corporate Officer

2014-SEP-11  
Date



## 2.0 PLANTING PLAN

Table 1. Plant species list and cost estimate of plant materials.

Common Name	Botanical Name	Number	Size	Cost	Total
Salmonberry	<i>Rubus specabilis</i>	150	1 Gal	\$4.75	\$712.50
Pacific ninebark	<i>Physocarpus capitatus</i>	10	1 Gal	\$4.75	\$47.50
Hardhack	<i>Spirea douglasii</i>	90	1 Gal	\$4.75	\$427.50
Snowberry	<i>Symphoricarpos albus</i>	100	1 Gal	\$4.75	\$475.00
Indian plum	<i>Oemlaria cerasiformis</i>	100	1 Gal	\$4.75	\$475.00
Saskatoon berry	<i>Amelanchier alnifolia</i>	100	1 Gal	\$4.75	\$475.00
Nootka rose	<i>Rosa nutkana</i>	150	1 Gal	\$4.75	\$712.50
<b>Total</b>		<b>700</b>			<b>\$3325.00</b>

\*Estimated wholesale cost from Streamside Native Plants on-line price list. Price does not include delivery, tax or installation.

- Shrub density should be 1/m<sup>2</sup> and plant placement should mimic a natural growth pattern i.e. clusters of same species.
- Starting at the wetland edge, hardhack and Pacific ninebark should be planted near the high water mark followed by salmonberry in behind. The remainder of the species should be planted upland of the salmonberry;
- Remove the grass sod from an area twice as large as the 1 gal plant pot before planting;
- Install the plants in the early fall or spring with a handful of bone meal in each hole. Organic mulch should be spread over the bare soil to retain water and keep weeds / grass down.
- Plants are to be maintained for two years with replanting as necessary with the end goal of allowing the plants to grow and in-fill the riparian area.
- Removal of invasive species (Himalayan blackberry) is likely to require annual maintenance as new shoots grow every spring from the existing seed bank or remaining roots.



### 3.0 BOND CALCULATION

Aquaparian assumes the actual planting and invasive removal will be completed by the landowners; however, the City requires a Bond estimate. The Bond is intended as assurance that the restoration will be carried out and would be used by the City to install the plantings if it is not. Upon successful completion the bond will be released.

Aquaparian estimates the labour effort to install the plants will take approximately 50 person hours. For the purposes of a Bond calculation, a rough labour estimate to complete the above planting based on \$20/hr is \$1000.00.

Therefore, the cost of plants, delivery, mulch, bone meal, labour is estimated to be:

Plants	\$3325
Mulch/bone meal	\$200
Labour	<u>\$1000</u>
	\$4525 plus applicable taxes

\*\*actual cost will vary based on plant source, delivery fee, labour cost etc.

### 4.0 PLANT SOURCES

#### Streamside Native Plants

Division of Viking Marine/Outdoors Ltd  
7455 Island Highway West  
Bowser, British Columbia V0R 1G0  
Phone/Fax: 250-757-9999  
Toll Free: 877-570-3138

[http://members.shaw.ca/nativeplants/streamside\\_home.html](http://members.shaw.ca/nativeplants/streamside_home.html)

E-mail: [Richard@streamsidenativeplants.com](mailto:Richard@streamsidenativeplants.com)

The nursery is located at 7455 Island Highway West (Highway 19A) Bowser B.C.

#### Nanaimo & Area Land Trust

3145 Frost Road, Cassidy BC  
*The Natural Abundance*  
Native Plant Nursery's  
Open 10 am - 4 pm Wednesdays & 11 am - 3 pm Saturdays  
For more information please call:  
250-714-1990 or 250-668-7670.



503 COMOX ROAD, NANAIMO, BC V9R 3J2  
SARAH BONAR 250-714-8446 CHRIS ZAMORA 250-714-8864

## 5.0 CLOSURE

Aquaparian trusts this meets your requirements to meet the City of Nanaimo's "no net loss" policy for Development Permits with a watercourse setback variance. If you require further information please contact the undersigned.

Sincerely,

**AQUAPARIAN ENVIRONMENTAL CONSULTING LTD.**

ORIGINAL SIGNED

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Sarah Bonar, B.Sc., R.P.Bio.  
Principal



503 COMOX ROAD, NANAIMO, BC V9R 3J2  
SARAH BONAR 250-714-8446 CHRIS ZAMORA 250-714-8864



**FIGURE 1**  
**PLANTING PLAN**



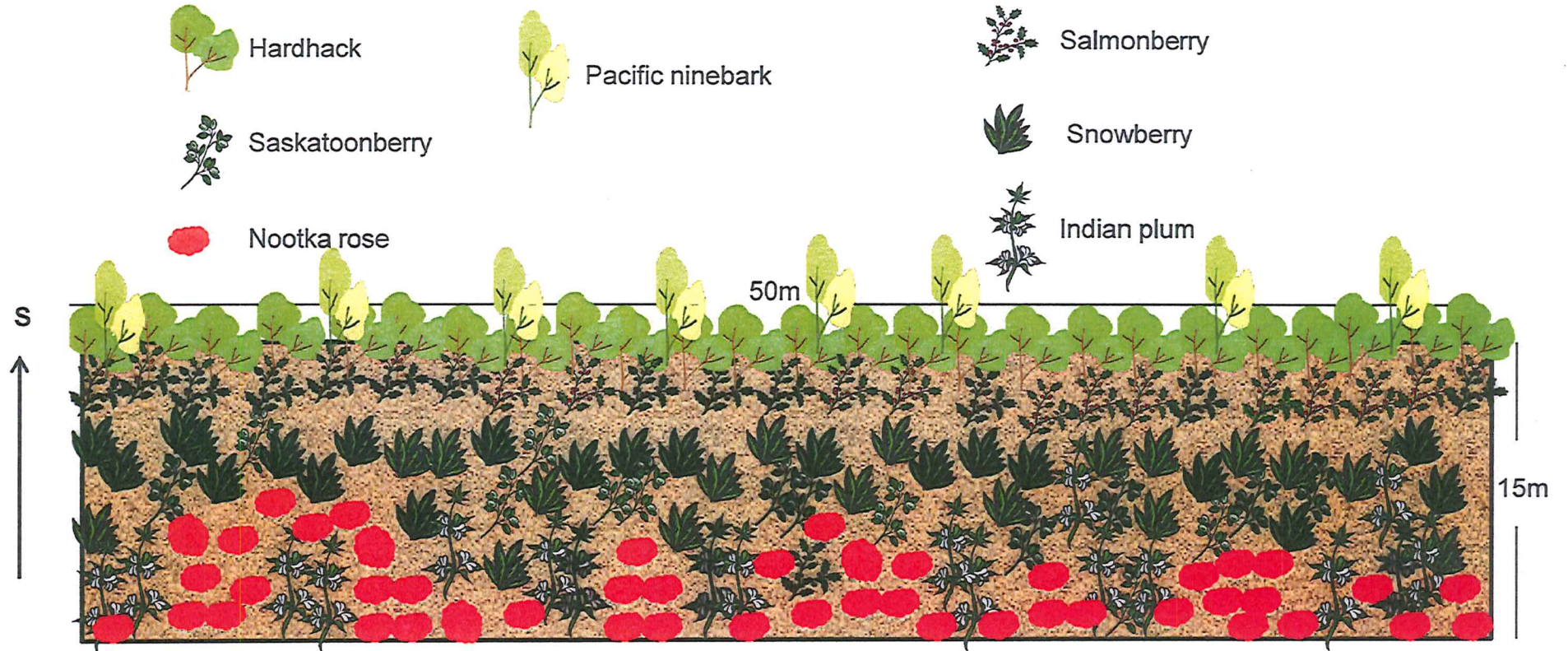
503 COMOX ROAD, NANAIMO, BC V9R 3J2  
SARAH BONAR 250-714-8446 CHRIS ZAMORA 250-714-8864

# 1350 FIELDING ROAD PLANTING PLAN





# Sample: Plant Clustering





**Approval: Ministry of Forests Lands &  
Natural Resource Operations**



Date: **JUL 10 2014**

File: A1-1565

This is Schedule D referred to in the  
Development Permit.

  
Corporate Officer

Date

Cedar Village Holdings Inc  
c/o Bill Beadle  
737 Goldstream Avenue  
Victoria BC V9B 2X4

Dear Mr. Bill Beadle:

Re: Approval Under Section 9, *Water Act*, for Work In and About Unnamed  
Creek/Wetland

Approval under Section 9 of the *Water Act* for changes in and about Unnamed  
Creek/Wetland for the works authorized within Nanaimo River Estuary, Lot 53, Plan 1386,  
Nanaimo District, also described as geo-reference location: Latitude: 49 07' 42.8" N  
Longitude: 123 54' 27.7" W is hereby granted. The Approval document is enclosed. Please  
make careful note of all its conditions.

Please note that this Approval, under Section 9 of the *Water Act*, does not include fish  
habitat concerns and issues under the *Federal Fisheries Act*. A separate authorization  
process may be required under the *Federal Fisheries Act*.

As outlined in the Water Regulation, Part 7, Section 43(2), you must give three days notice  
to those persons who are lawfully diverting and using water under the *Water Act*, prior to  
commencing to make a change in and about a stream and you must provide an adequate  
supply of water to those persons, if required by those persons.

An appeal to this order may be taken only as directed within Section 92 of the *Water Act*.  
Notice of any appeal must: (1) be in writing; (2) be delivered within 30 days of the date of  
this letter; (3) include grounds for the appeal; (4) be accompanied by a fee of \$25.00 (cheque  
or money order payable to Minister of Finance); and (5) be sent by registered mail to the  
Chair, Environmental Appeal Board, PO Box 9425, Stn Prov Govt, Victoria BC V8W 9V1;  
or personally delivered to the office of the Board on the 4<sup>th</sup> Floor, 747 Fort Street, Victoria  
BC V8W 3E9.

.../2

Cedar Village Holdings Inc  
Mr. Bill Beadle

- 2 -

JUL 10 2014

If you have any questions or concerns regarding the document issued, please do not hesitate to contact Habitat Officer, Jeff Shatford, at 250 731-3041.

Yours truly,



Digitally signed by Rhonda Morris  
DN: cn=Rhonda Morris, o=Ministry of  
Forests, Lands, and Natural Resource  
Operations, ou=South Island Natural  
Resource District,  
email=rhonda.morris@gov.bc.ca, c=CA  
Date: 2014.07.10 15:32:30 -0700

Rhonda Morris  
Assistant Regional Water Manager

Enclosure



Fisheries and Oceans Canada / Pêches et Océans Canada

417 2<sup>nd</sup> Ave. West  
Prince Rupert, BC  
V8J 1G8

Your file / Votre référence

January 20, 2014

Our file / Notre référence  
13-HPAC-PA3-00533

Cedar Village Developments Inc.  
Bill Beadle  
737 Goldstream Avenue  
Victoria, BC  
V9B 2X4

This is Schedule E referred to in the Development Permit.

  
\_\_\_\_\_  
Corporate Officer

2014-SEP-11  
\_\_\_\_\_  
Date

Dear Mr. Beadle:

**Subject: Implementation of mitigation measures to avoid and mitigate serious harm to fish.**

The Fisheries Protection Program (the Program) of Fisheries and Oceans Canada received your proposal on September 4, 2013.

Your proposal has been reviewed to determine whether it is likely to result in serious harm to fish which is prohibited under subsection 35(1) of the *Fisheries Act*.

Our review consisted of:

- Project Notification and Review Application Form (PRAF) prepared by Bill Beadle of Cedar Village Developments Inc., dated August 30, 2013.
- Document '1350 Fielding Road Wetland Crossing' containing photo sheets 1, 2, 3 & 4.
- Site location maps 'Figure 1' & 'Figure 2.'
- Ministry of Environment 'Habitat Wizard Streams Report', dated August 27, 2013.
- Street Map of project area.
- Drawings '86493 01 SK 1' & '86493 01 D1' prepared by J.E. Anderson & Associates, dated August 28, 2013.
- Document '1350 Fielding Road Creek Crossing Aquatic Effects Assessment' prepared by Sarah Bonar of Aquaparian Environmental Consulting Ltd., dated November 20, 2013.

\*

Canada 

Development Permit DP000899  
1350 Fielding Road

<sup>12</sup> Schedule E

Approval: Department of Fisheries and Oceans

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- Project e-mails and telephone conversations between DFO (Ian Bergsma & Michelle Bigg), Sarah Bonar, Jim Buchanan (J.E. Anderson & Associates) and Kevin Telfer (BC Ministry of Forests, Lands & Natural Resource Operations), various dates.

We understand that you propose to:

- Install an open bottom culvert across a defined stream channel to cross a seasonally wetted cattail marsh, at a constriction point, to facilitate access to a property for the purpose of construction of a residential development. The works are anticipated to result in an impact of approximately 400m<sup>2</sup> marsh habitat (including 300m<sup>2</sup> from infilling and 100m<sup>2</sup> from channel alteration) and 300m<sup>2</sup> of riparian clearing.

To avoid the potential of serious harm to fish we are recommending that the following mitigation measures be included into your plans.

- The Project works be conducted following the mitigation measures outlined in the above referenced documents reviewed by the Program;
- A Qualified Environmental Professional (QEP) monitor and direct your works, as necessary, to help ensure compliance with the fisheries protection provisions of the *Fisheries Act*;
- Implementation of effective sediment and erosion control measures, as necessary, to prevent the release of deleterious substances into fish frequented waters (*e.g.*, sediment and sediment-laden waters can be deleterious substances); and
- Implementation of measures to avoid the death of fish (refer to Section 2 of the *Fisheries Act* for the full definition of “fish”).

Provided that these mitigation measures are incorporated into your plans, the Program is of the view that your proposal will not result in serious harm to fish. No formal approval is required from the Program under the *Fisheries Act* in order to proceed with your proposal.

If your plans have changed or if the description of your proposal is incomplete, or changes in the future, you should consult our website (<http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html>) or consult with a qualified environmental consultant to determine if further review is required by the Program.

If you have any questions please contact Ian Bergsma at our Prince Rupert office at 250-627-3080, by fax at 250-627-3480, or by email at [Ian.Bergsma@dfo-mpo.gc.ca](mailto:Ian.Bergsma@dfo-mpo.gc.ca). Please refer to the file number referenced above when corresponding with the Program.

Yours sincerely,

Handwritten signature of Ian Bergsma, consisting of the initials 'I.B.' in a cursive style.

Ian Bergsma  
Fisheries Protection Biologist

cc: Sarah Bonar, Aquaparian Aquaparian Environmental Consulting Ltd.  
Kevin Telfer, Ecosystem Biologist/Habitat Officer, BC MFLNRO

