



DEVELOPMENT PERMIT NO. DP000920

REGIONAL DISTRICT OF NANAIMO

Name of Owner(s) of Land (Permittee)

**4600 HAMMOND BAY ROAD
(4470, 4500, 4520 HAMMOND BAY ROAD;
3025 and 3075 SHORES DRIVE)
Civic Addresses**

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(s):

**LOT 2, DISTRICT LOT 51, WELLINGTON DISTRICT, PLAN 7504, EXCEPT
THOSE PARTS IN PLANS 23005 AND 26263
*PID No. 003-182-789***

**LOT 1, DISTRICT LOT 41, WELLINGTON DISTRICT, PLAN 32351
*PID No. 000-103-870***

**LOT 1, DISTRICT LOT 51, WELLINGTON DISTRICT, PLAN 23005
*PID No. 003-213-676***

**LOT 1, DISTRICT LOT 51, WELLINGTON DISTRICT, PLAN 26263
*PID No. 002-742-306***

**LOT A, DISTRICT LOT 41, WELLINGTON DISTRICT, PLAN 48249
*PID No. 013-483-790***

**LOT 1, DISTRICT LOT 41, WELLINGTON DISTRICT, PLAN VIP63399
*PID No. 023-428-503***

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 Overview of Protected, Fenced, Riparian Zone

Schedule C Protected Riparian Zone (4500, 4520 Hammond Bay Rd)

Schedule D Protected Riparian Area (4470 Hammond Bay Rd and 3075 Shores Dr.)

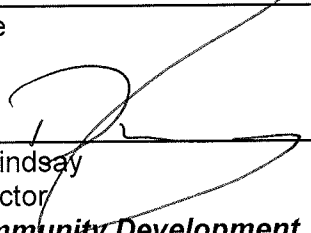
Schedule E Tree Removal Area – Environmental Features

- 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

2015 - FEB - 18

Date



D. Lindsay
Director

Community Development

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

GN/lb

Prospero attachment: DP000920

Development Permit DP000920
4600 Hammond Bay Road

Schedule A

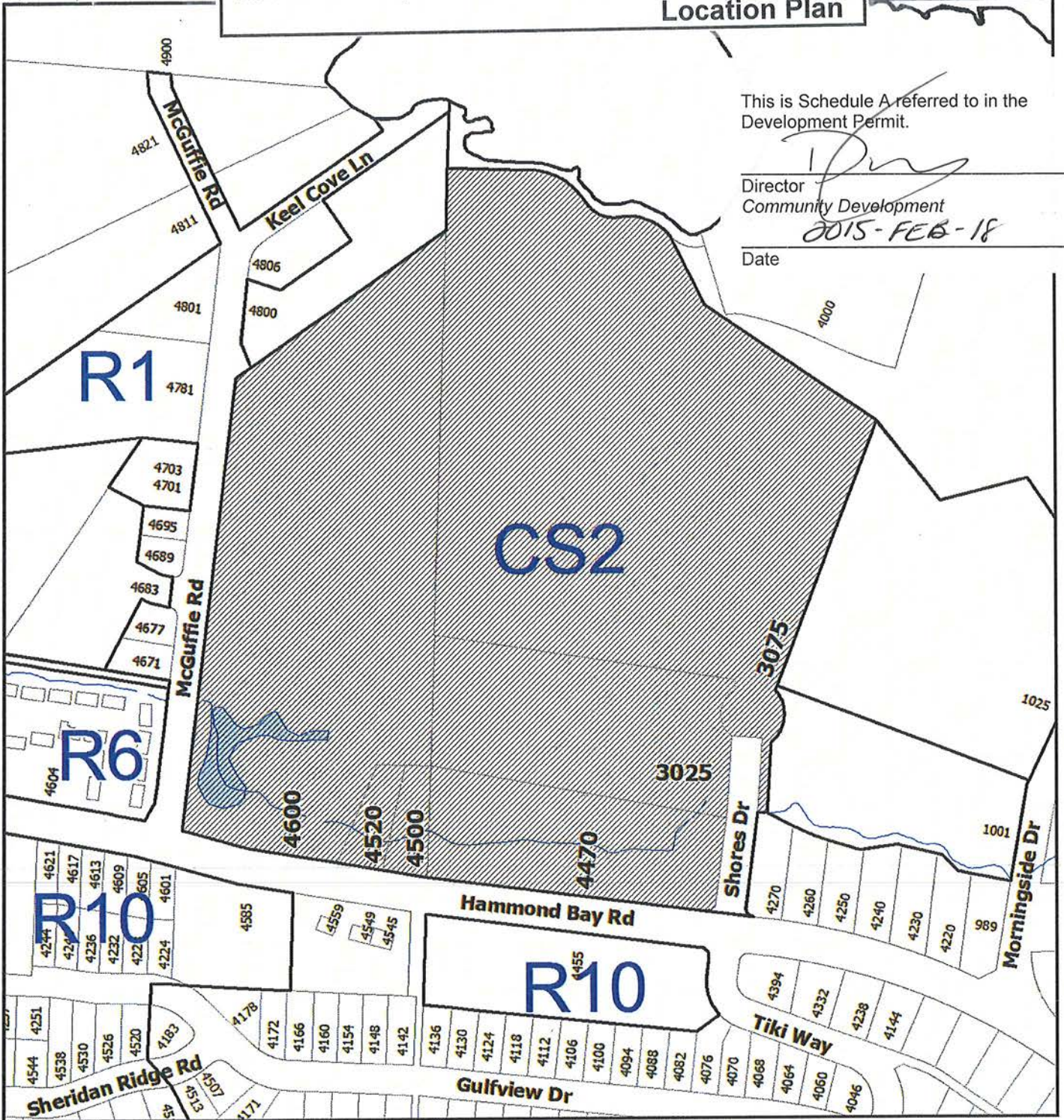
Location Plan

This is Schedule A referred to in the Development Permit.

Director
Community Development

2015-FEB-18

Date



DEVELOPMENT PERMIT NO. DP000920

LOCATION PLAN

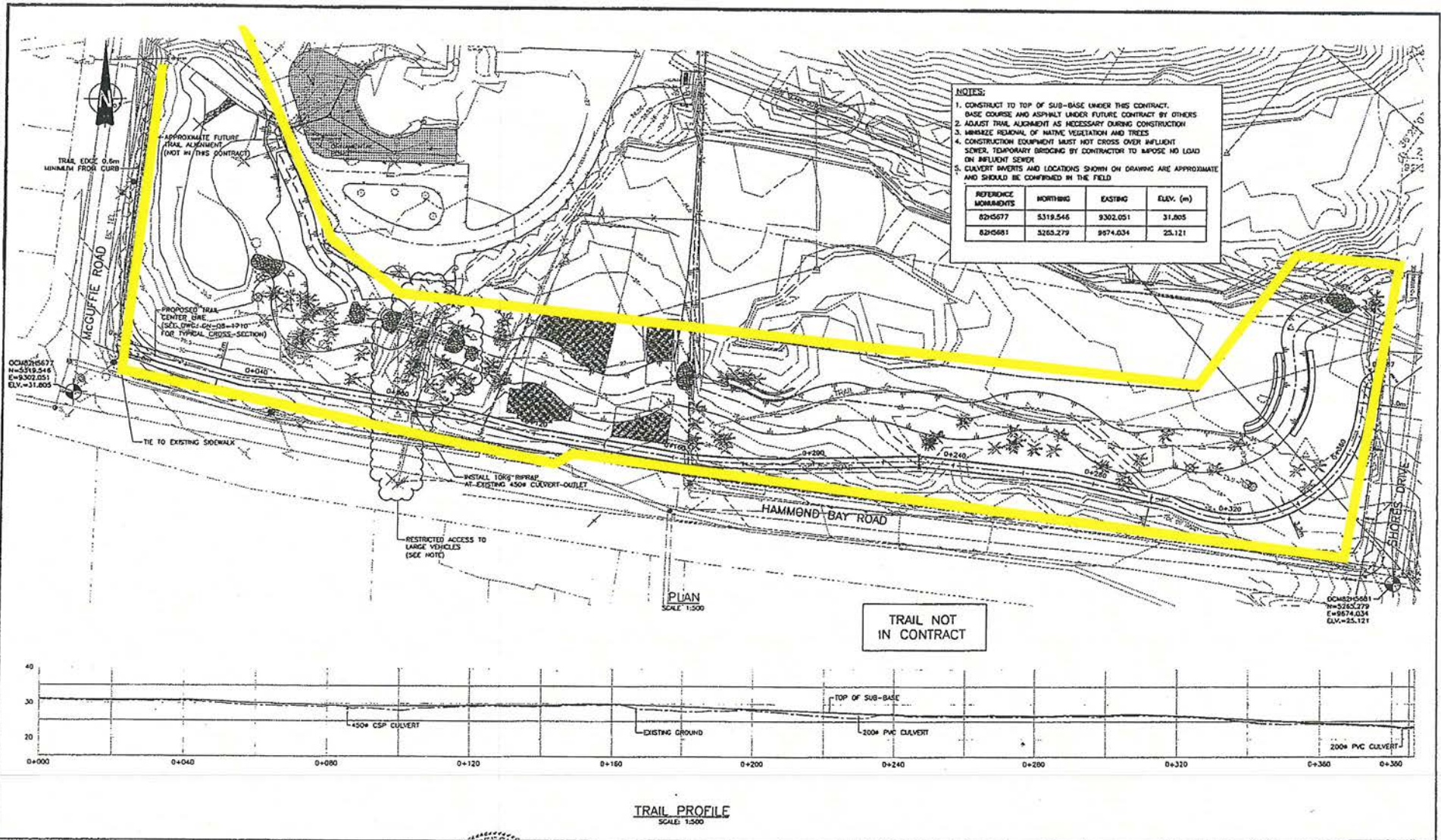


Subject Property

Civic: 4600, 4520, 4500, 4470 Hammond Bay Road
and 3025 and 3075 Shores Drive



This Drawing is For the Use of the Client and Project Registered
No Representations of Any Kind Are Made to Other Parties



NOTES:

1. CONSTRUCT TO TOP OF SUB-BASE UNDER THIS CONTRACT. BASE COURSE AND ASPHALT UNDER FUTURE CONTRACT BY OTHERS
2. ADJUST TRAIL ALIGNMENT AS NECESSARY DURING CONSTRUCTION
3. MINIMIZE REMOVAL OF NATIVE VEGETATION AND TREES
4. CONSTRUCTION EQUIPMENT MUST NOT CROSS OVER INFLUENT SEWER. TEMPORARY BRIDGING BY CONTRACTOR TO IMPOSE NO LOAD ON INFLUENT SEWER
5. CULVERT SHORTS AND LOCATIONS SHOWN ON DRAWING ARE APPROXIMATE AND SHOULD BE CONFIRMED IN THE FIELD

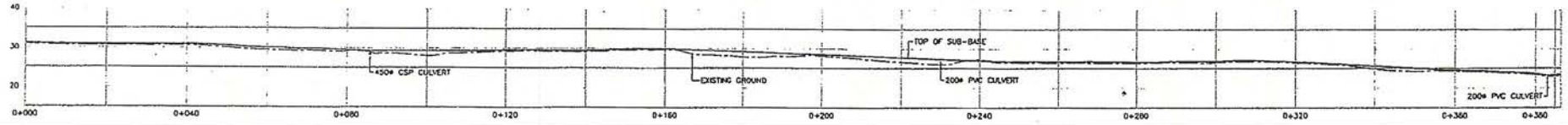
PREFERENCE POINTS	NORTHING	EASTING	ELEV. (m)
62H5677	5319.546	9302.051	31.805
62H5681	5265.279	9574.034	25.121

OC482-5561
N=5319.546
E=9302.051
Elev.=31.805

OC482-5561
N=5265.279
E=9574.034
Elev.=25.121

PLAN
SCALE: 1:500

TRAIL NOT
IN CONTRACT



TRAIL PROFILE
SCALE: 1:500

NO.	DATE	ENG.	BY	SUBJECT
1	NOV 2004	J.H.	S.B.	ISSUED FOR TENDER
2	NOV 2004	J.H.	S.B.	ISSUED FOR CONSTRUCTION AND TRAIL SECTION CLEARANCE AND BENCHMARK CLEARANCE

VERIFY SCALES
BAR IS 20mm ON ORIGINAL DRAWING
0 20mm
IF NOT 20mm ON THIS SHEET, ADJUST SCALES ACCORDINGLY



ASSOCIATED ENGINEERING **AE**

PROJECT No.	562819
SCALE	AS SHOWN
DRAWN	C. Ouzine
DESIGNED	J. MacCubough
CHECKED	
APPROVED	<i>[Signature]</i>
DATE	
INITIAL	

REGIONAL DISTRICT OF NANAIMO

GREATER NANAIMO PCC
WALLEY CREEK DAYLIGHTING

TRAIL PLAN AND PROFILE

DRAWING NUMBER	REV. NO.	SHEET
GN-08-1306	2	

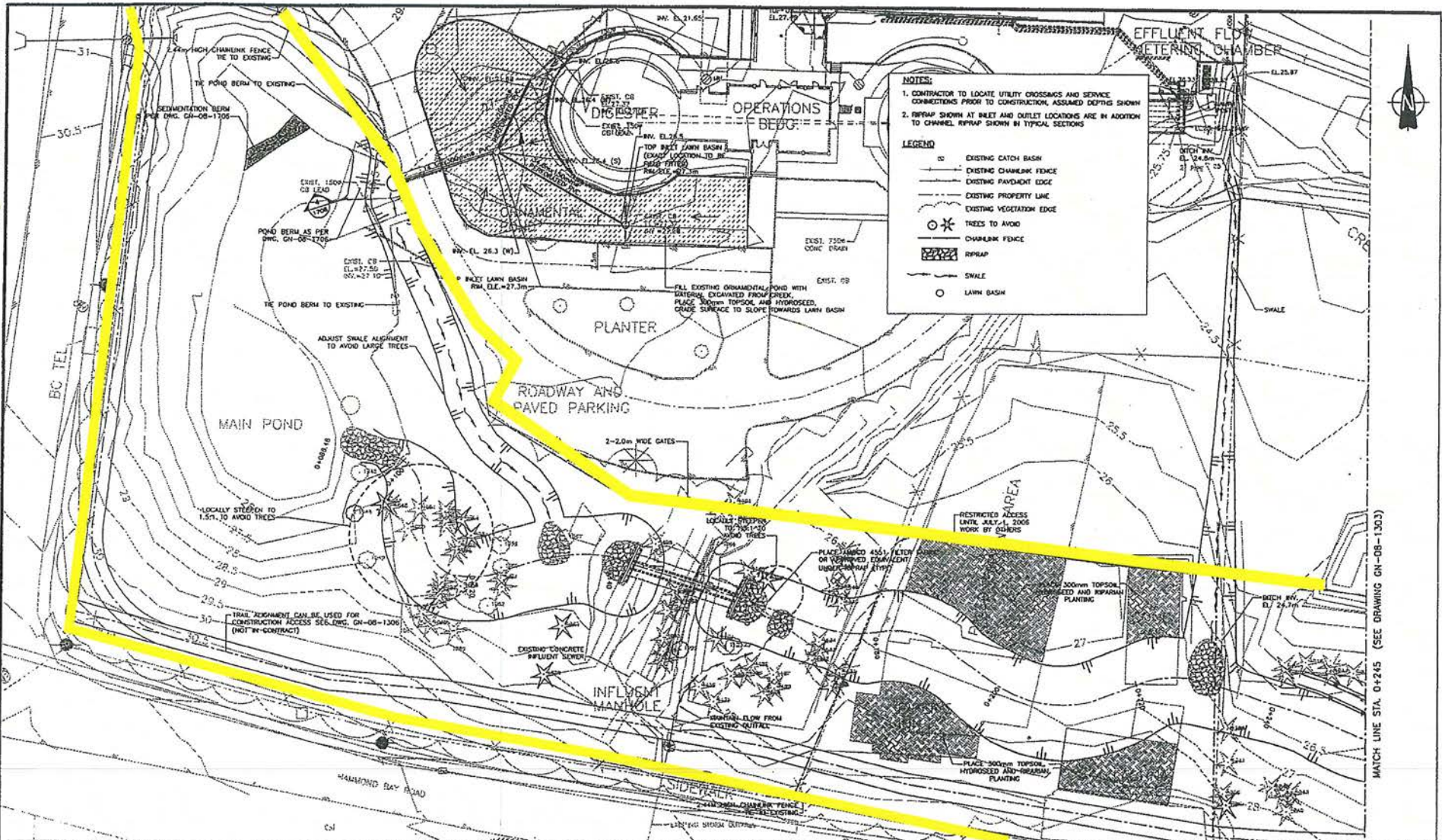
Development Permit DP000920
4600 Hammond Bay Road
Schedule B
Overview of Protected, Fenced Riparian Zone

This is Schedule B referred to in the Development Permit.

[Signature]
Director
Community Development
2015-FEB-18
Date

This Drawing is for the Use of the Client and Project Indicated. No Representations of Any Kind are Made to Other Parties.

Date: 2008/02/18 Plot: 2450 Hammond Bay Road File: 01825131
 Date: 2008/02/18 Plot: 2450 Hammond Bay Road File: 01825131



NO.	DATE	ENG.	BY	SUBJECT
2	MAY 2008	J.H.	C.D.	ISSUED FOR CONSTRUCTION AND BNA SELECTION CLARIFICATION
1	MARCH 2008	J.H.	C.D.	ISSUED FOR TENDER

VERIFY SCALES
 BAR IS 20mm ON ORIGINAL DRAWING
 0 20mm
 IF NOT 20mm ON THIS SHEET, ADJUST SCALES ACCORDINGLY



ASSOCIATED ENGINEERING **AE**

PROJECT No. 802819
 SCALE 1:250
 DRAWN G. Oujano
 DESIGNED J. McCullough
 CHECKED [Signature]
 APPROVED [Signature]
 DATE INITIAL

REGIONAL DISTRICT OF NANAIMO
 SITE SERVICES AND GRADING

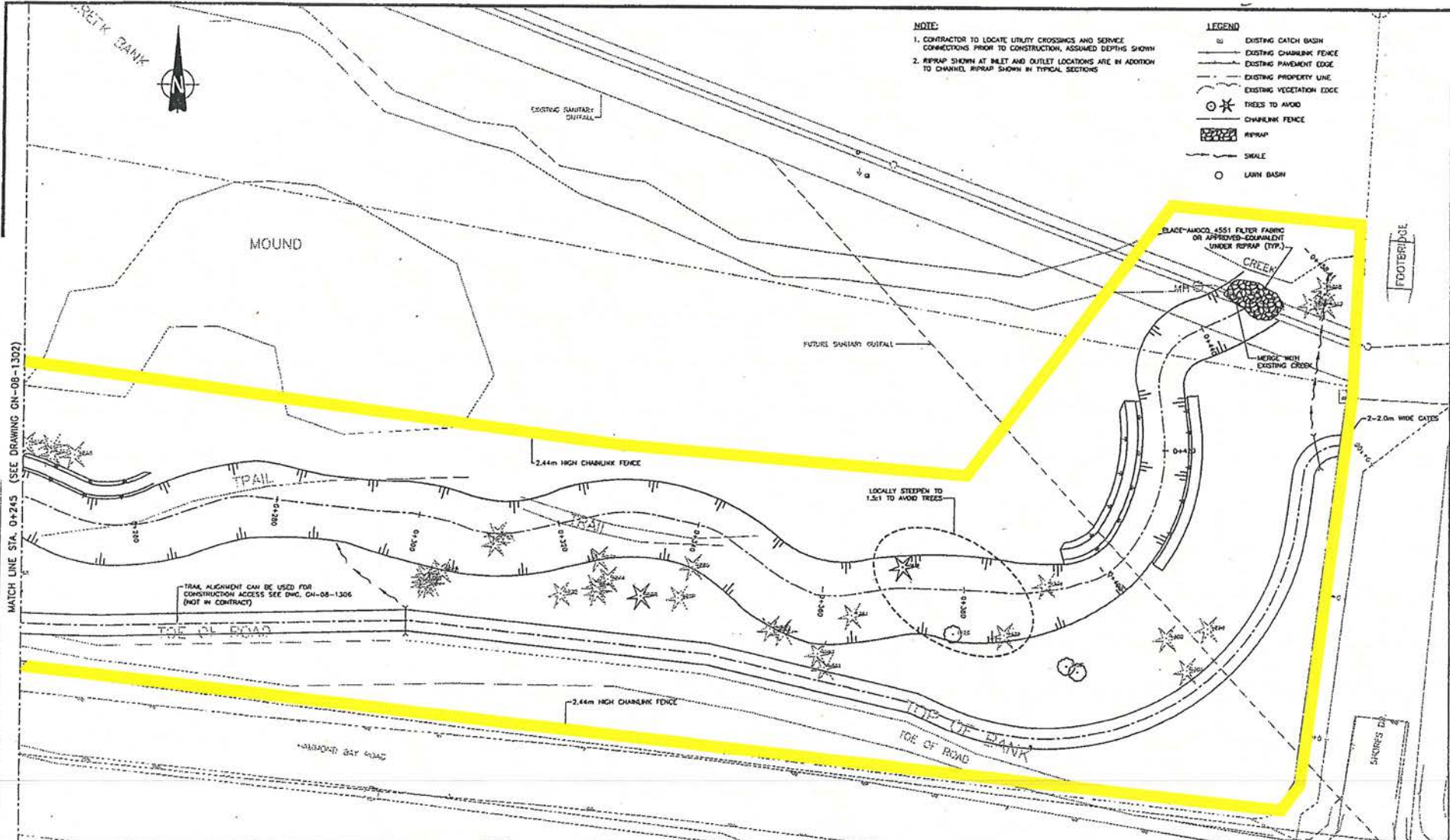
GREATER NANAIMO PCC WALLEY CREEK DAYLIGHTING		
DRAWING NUMBER	REV. NO.	SHEET
GN-08-1302	2	

Development Permit DP000920 **Schedule C**
 4600 Hammond Bay Road
Protected Riparian Zone
 (4500, 4520 Hammond Bay Road)

This is Schedule C referred to in the Development Permit.

Director
 Community Development
 2015-FEB-18
 Date

This Drawing is for the Use of the Client and Project Indicate No Responsibility for any and all Work to Other Parties



Date: 2025/2/15 Plot Scale: 1:1 (Plan)
 SHEET: GN-08-1303-001, GN-08-1303-002, GN-08-1303-003

NO.	DATE	ENG.	BY	SUBJECT
1	MAY 2024	J.H.	S.A.	DESIGNED FOR CONSTRUCTION AND TRAIL DESIGN CLARIFICATION
2	MARCH 2025	J.H.	S.A.	REVISED FOR FENCE

VERIFY SCALES
 BAR IS 20mm ON ORIGINAL DRAWING
 IF NOT 20mm ON THIS SHEET ADJUST SCALES ACCORDINGLY



ASSOCIATED ENGINEERING **AE**

PROJECT No.	952819
SCALE	1:250
DRAWN	C. Oufeno
DESIGNED	J. MacDough
CHECKED	<i>[Signature]</i>
APPROVED	
DATE	

REGIONAL DISTRICT OF NANAIMO
 SITE SERVICES AND GRADING

GREATER NANAIMO PCC WALLEY CREEK DAYLIGHTING		
DRAWING NUMBER	REV. NO.	SHEET
GN-08-1303	2	

Development Permit DP000920 **Schedule D**
 4600 Hammond Bay Road
Protected Riparian Area
 (4470 Hammond Bay Road and 3075 Shores Drive)

This is Schedule D referred to in the Development Permit.

[Signature]
 Director
 Community Development

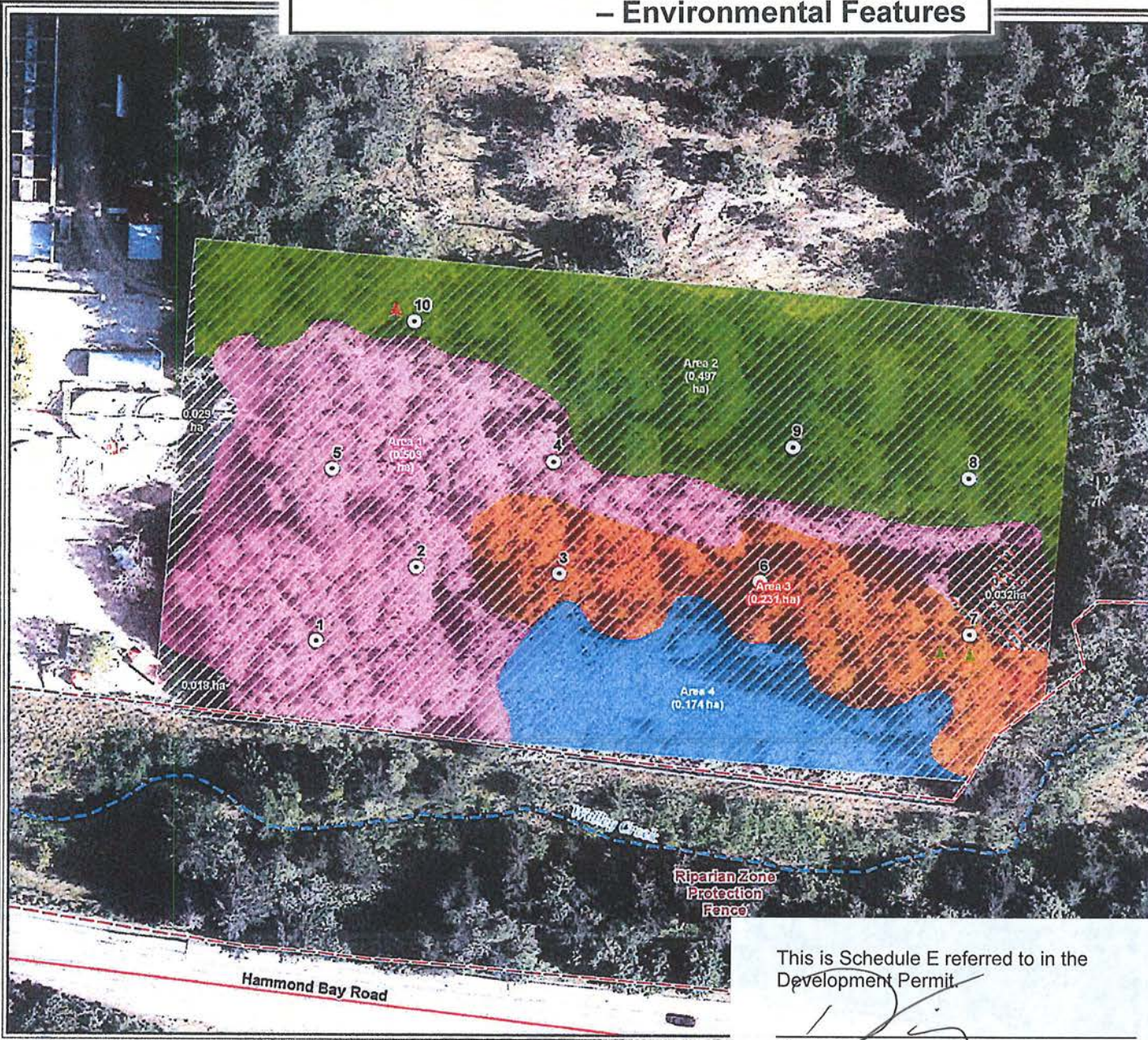
2015-FEB-14
 Date

Development Permit DP000920
4600 Hammond Bay Road

Schedule E

Tree Removal Area - Environmental Features

File Location: P:\60336381\000-Work\020-920 (GIS)\TreeRemoval\2015-01-14-TreeRemovalPermits\Fig3_2015-01-13-TreeRemovalArea-60336381-002.mxd
Date Revised: January 15, 2015
Reviewed By:
Paper Size: 8.5"x11". Scale is referenced to the specified paper size.

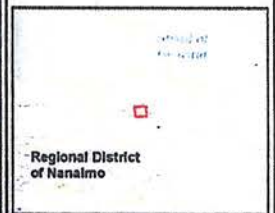


Legend

Tree Removal Area

- 1
- 2
- 3
- 4

- ▲ Douglas Fir
- ▲ Western Hemlock
- Plot
- Stream
- Riparian Zone
- Protection Fence
- Trees Already Removed (0.032 ha)
- Tree Removal Hatch (1.463 ha)
- Road
- Highway



Base Mapping from City of Nanaimo

0 10 20 30
Metres
1:1,000
NAD 1983 UTM Zone 10N

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GNPCC Secondary Treatment Upgrade Project Location: Nanaimo, BC

Environmental Features

15 January 2015
Project: 60336381

AECOM Figure 3

This is Schedule E referred to in the Development Permit.

[Signature]
Director
Community Development
2015-FEB-18
Date

Source Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong