



**DEVELOPMENT PERMIT NO. DP000926**

**FORTIS BC ENERGY INC**  
Name of Owner(s) of Land (Permittee)

**100 ALBION 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:

**THAT PART OF SECTION 1, NANAIMO DISTRICT, SHOWN AS CLOSED ROAD ON PLAN EPP50671**

**PID No. 029-589-975**

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 Plan**  
**Schedule C Building Elevations**  
**Schedule D Landscape Plan**

- 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 17.14 – Landscaping (Figure B)

- *Minimum Landscape Buffer Width*

The minimum landscape buffer width is 1.8m. The proposed landscape buffer width on the north and south property lines is 1.3m, a variance of 0.5m.

Section 6.10.2 – Fence Height

- *Maximum Front Yard Fence Height*

The maximum allowable fence height in a front yard is 1.2m. The proposed fence height is 1.8m, a variance of 0.6m.

REVIEWED AND APPROVED ON

2015-SEP-4

Date



D. Lindsay  
Director

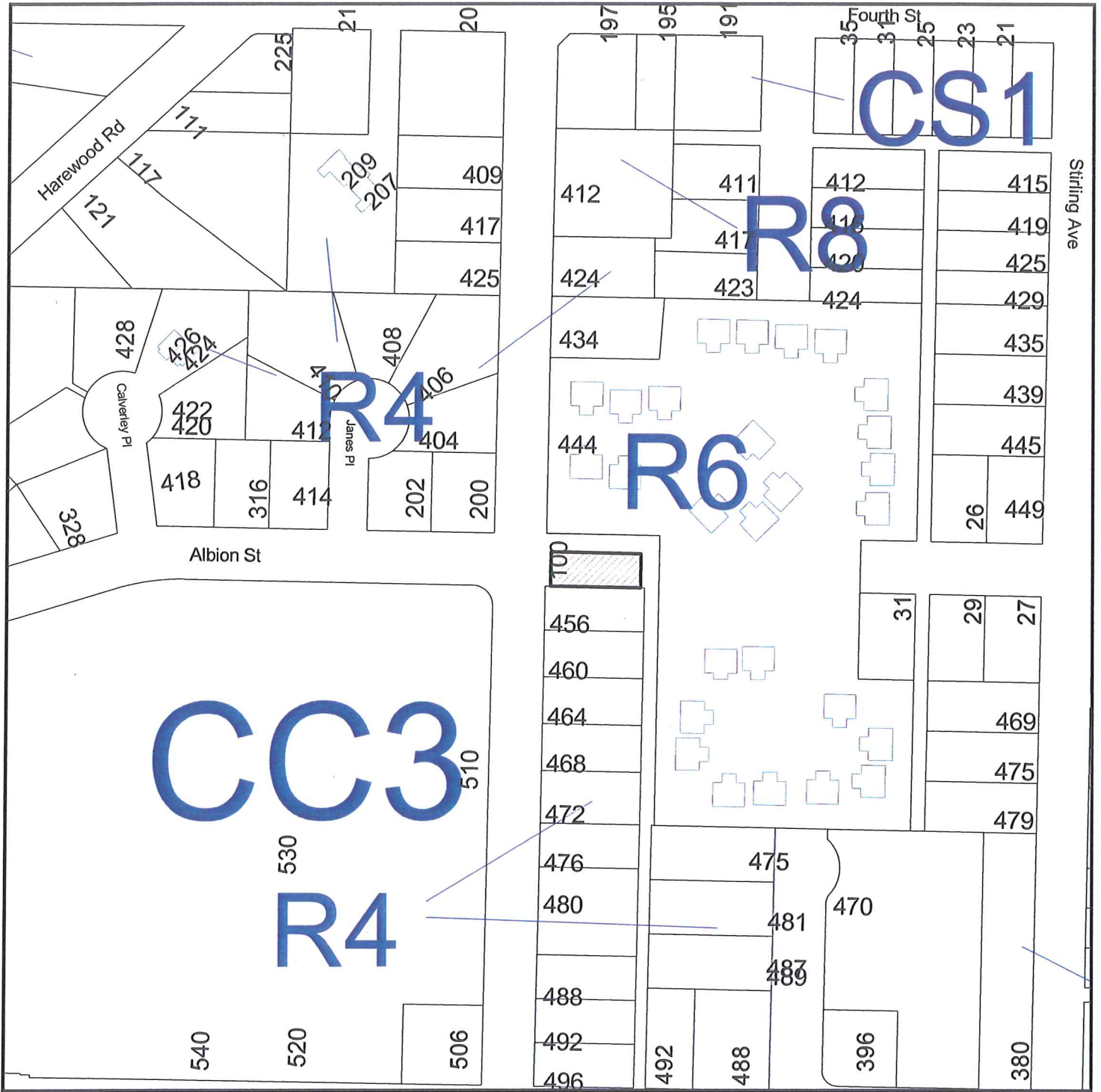
**Community Development**

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

GN/In

Prospero attachment: DP000926

Schedule A



DEVELOPMENT PERMIT NO. DP0009;

This is Schedule A referred to in the Development Permit

**LOCATION PLAN**

Civic: 100 Albion Street  
 (456 Bruce Street)  
 THAT PART OF SECTION 1  
 NANAIMO DISTRICT SHOWN AS  
 CLOSED ROAD ON PLAN EPP50671

*2015-SEP-4*  
 Date

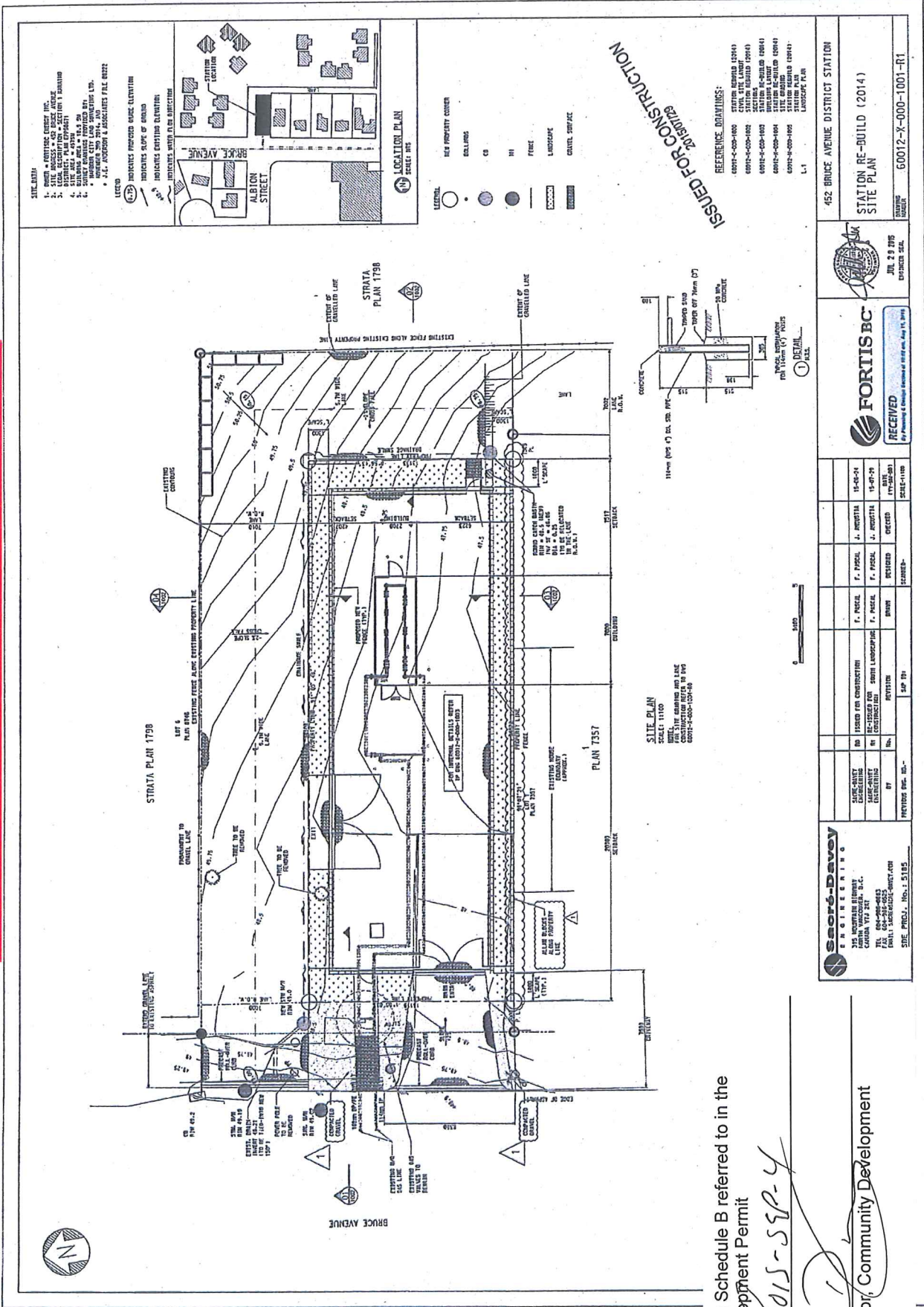
*[Signature]*  
 Director, Community Development



 Subject Property

Development Permit DP000926  
100 Albion Street

Schedule B  
SITE PLAN



ISSUED FOR CONSTRUCTION

This is Schedule B referred to in the  
Development Permit

Date 2015-5-24

Director, Community Development

<p><b>Saoré-Davey</b> ENGINEERING 315 HUNTERS BLVD CALGARY T2C 3K1 TEL: 403-242-8823 FAX: 403-242-8824 SIDE PROJ. NO. 15105</p>		<p>RECEIVED <b>FORTIS BC</b> JUL 28 2015 PROJECT SEAL</p>	
DATE SUBMITTED	NO. OF SHEETS	DATE OF PERMIT	SCALE
15-05-24	1	2015-05-24	AS SHOWN
BY	DATE	BY	DATE
J. HODGINS	2015-05-24	J. HODGINS	2015-05-24
PREVIOUS PROJ. NO.	SAP. NO.	PROJECT NO.	2240002-0
		STATION RE-BUILD (2014)	
452 BRUCE AVENUE DISTRICT STATION		STATION RE-BUILD (2014)	
		SITE PLAN	
		PROJECT NO. 60012-K-000-1001-R1	



**GROWING MEDIUM SPECIFICATIONS**

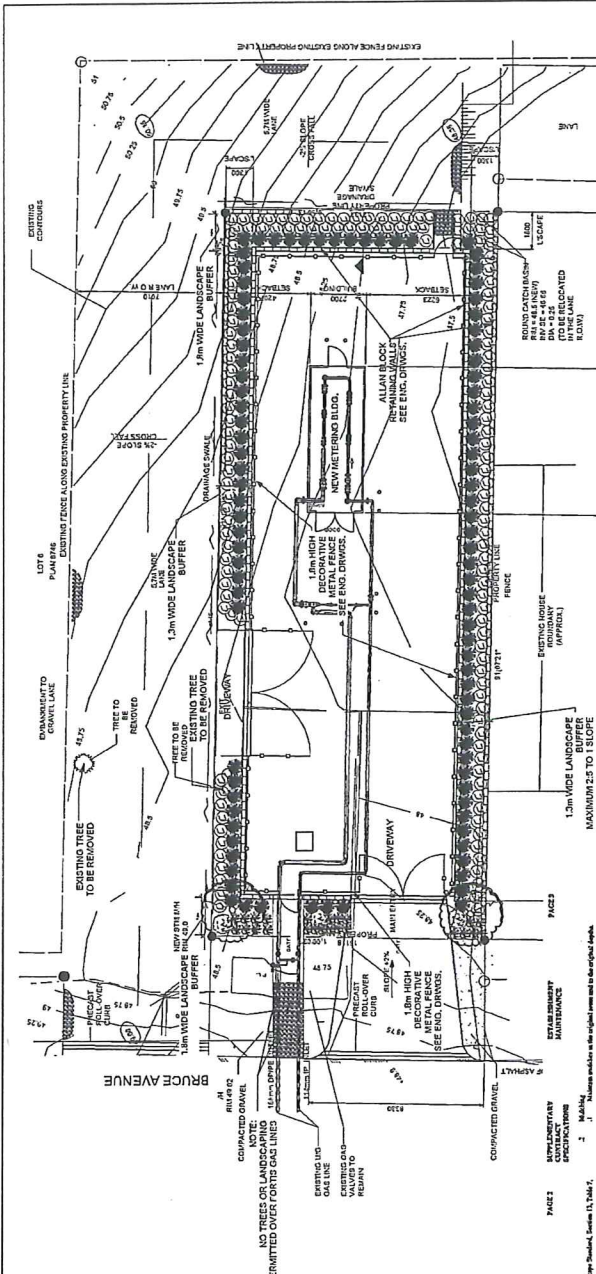
1. Growing Mediums:  
1.1. Growing Mediums shall be as specified in the following table:

Plant Species	Plant Size	Plant Age	Plant Source
1.1.1. All plants shall be supplied in a growing medium that is suitable for the plant species and size.			
1.1.2. The growing medium shall be suitable for the plant species and size.			
1.1.3. The growing medium shall be suitable for the plant species and size.			
1.1.4. The growing medium shall be suitable for the plant species and size.			
1.1.5. The growing medium shall be suitable for the plant species and size.			
1.1.6. The growing medium shall be suitable for the plant species and size.			
1.1.7. The growing medium shall be suitable for the plant species and size.			
1.1.8. The growing medium shall be suitable for the plant species and size.			
1.1.9. The growing medium shall be suitable for the plant species and size.			
1.1.10. The growing medium shall be suitable for the plant species and size.			
1.1.11. The growing medium shall be suitable for the plant species and size.			
1.1.12. The growing medium shall be suitable for the plant species and size.			
1.1.13. The growing medium shall be suitable for the plant species and size.			
1.1.14. The growing medium shall be suitable for the plant species and size.			
1.1.15. The growing medium shall be suitable for the plant species and size.			
1.1.16. The growing medium shall be suitable for the plant species and size.			
1.1.17. The growing medium shall be suitable for the plant species and size.			
1.1.18. The growing medium shall be suitable for the plant species and size.			
1.1.19. The growing medium shall be suitable for the plant species and size.			
1.1.20. The growing medium shall be suitable for the plant species and size.			

**LANDSCAPE ESTABLISHMENT MAINTENANCE SPECIFICATIONS**

Landscaper to provide establishment maintenance for 2 years from final acceptance as follows:

- 1.1. PREPARE:**
  - 1.1.1. Prepare the site for the establishment of the plants.
  - 1.1.2. Prepare the site for the establishment of the plants.
  - 1.1.3. Prepare the site for the establishment of the plants.
  - 1.1.4. Prepare the site for the establishment of the plants.
  - 1.1.5. Prepare the site for the establishment of the plants.
  - 1.1.6. Prepare the site for the establishment of the plants.
  - 1.1.7. Prepare the site for the establishment of the plants.
  - 1.1.8. Prepare the site for the establishment of the plants.
  - 1.1.9. Prepare the site for the establishment of the plants.
  - 1.1.10. Prepare the site for the establishment of the plants.
  - 1.1.11. Prepare the site for the establishment of the plants.
  - 1.1.12. Prepare the site for the establishment of the plants.
  - 1.1.13. Prepare the site for the establishment of the plants.
  - 1.1.14. Prepare the site for the establishment of the plants.
  - 1.1.15. Prepare the site for the establishment of the plants.
  - 1.1.16. Prepare the site for the establishment of the plants.
  - 1.1.17. Prepare the site for the establishment of the plants.
  - 1.1.18. Prepare the site for the establishment of the plants.
  - 1.1.19. Prepare the site for the establishment of the plants.
  - 1.1.20. Prepare the site for the establishment of the plants.
- 1.2. PLANTING:**
  - 1.2.1. Plant the plants in the site.
  - 1.2.2. Plant the plants in the site.
  - 1.2.3. Plant the plants in the site.
  - 1.2.4. Plant the plants in the site.
  - 1.2.5. Plant the plants in the site.
  - 1.2.6. Plant the plants in the site.
  - 1.2.7. Plant the plants in the site.
  - 1.2.8. Plant the plants in the site.
  - 1.2.9. Plant the plants in the site.
  - 1.2.10. Plant the plants in the site.
  - 1.2.11. Plant the plants in the site.
  - 1.2.12. Plant the plants in the site.
  - 1.2.13. Plant the plants in the site.
  - 1.2.14. Plant the plants in the site.
  - 1.2.15. Plant the plants in the site.
  - 1.2.16. Plant the plants in the site.
  - 1.2.17. Plant the plants in the site.
  - 1.2.18. Plant the plants in the site.
  - 1.2.19. Plant the plants in the site.
  - 1.2.20. Plant the plants in the site.
- 1.3. MAINTENANCE:**
  - 1.3.1. Maintain the plants in the site.
  - 1.3.2. Maintain the plants in the site.
  - 1.3.3. Maintain the plants in the site.
  - 1.3.4. Maintain the plants in the site.
  - 1.3.5. Maintain the plants in the site.
  - 1.3.6. Maintain the plants in the site.
  - 1.3.7. Maintain the plants in the site.
  - 1.3.8. Maintain the plants in the site.
  - 1.3.9. Maintain the plants in the site.
  - 1.3.10. Maintain the plants in the site.
  - 1.3.11. Maintain the plants in the site.
  - 1.3.12. Maintain the plants in the site.
  - 1.3.13. Maintain the plants in the site.
  - 1.3.14. Maintain the plants in the site.
  - 1.3.15. Maintain the plants in the site.
  - 1.3.16. Maintain the plants in the site.
  - 1.3.17. Maintain the plants in the site.
  - 1.3.18. Maintain the plants in the site.
  - 1.3.19. Maintain the plants in the site.
  - 1.3.20. Maintain the plants in the site.



**PLANT LIST**

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
[Symbol]	2	Cercocarpus banyanensis	Kulam Tree	5m cal.	
[Symbol]	3	Abutilon sp.	Strawberry Bush	#3 Cont.	
[Symbol]	05	Thalictrum sp.	HECK'S YERB	#3 Cont.	0.25m O.C.
[Symbol]	143	Chenopodium sp.	Lorifol Chiveseater	#1 Cont.	0.8m O.C.
[Symbol]	24	Hibiscus sp.	Blue Cal Grass	#1 Cont.	0.8m O.C.

**NOTES:**

1. ALL WORK & MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BC LANDSCAPE STANDARD AND IN ACCORDANCE WITH THE CITY OF NANAIMO STANDARDS, UNLESS OTHERWISE NOTED.  
 2. PROVIDE FERTILITY & PARTICLE SIZE ANALYSIS TEST FOR GROWING MEDIUM PRIOR TO STARTING WORK.  
 3. GROWING MEDIUM TO BE WEED FREE AND COMPOSTED, CONFORMING TO BCNTA STANDARD FOR LEVEL 2 SOILS.  
 4. PROVIDE TOPSOIL DEPTHS AS FOLLOWS:  
 TREES: min. 1m<sup>2</sup> TREE  
 SHRUBS & GROUNDCOVER BEDS ON-SITE: 15' DEPTH CONTINUOUS.  
 5. PROVIDE SOIL DEPTH (P) COMPOSTED BARK MULCH IN ALL PLANTING BEDS.  
 6. ALL PLANT MATERIAL TO COME FROM A CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

452 BRUCE AVENUE DISTRICT STATION  
NANAIMO  
STATION RE-BUILD (2014)  
LANDSCAPE PLAN

RECEIVED  
  
 RECEIVED  
 10/10/2014  
 SCALE: 1:100  
 L.1  
 Issued For Circulation July 2015

LANDSCAPE ESTABLISHMENT MAINTENANCE REPORTING  
 Landscaper to submit quarterly reports to landscape architect detailing status of maintenance and activities.  
 Reports shall include color photos and copies of maintenance records, including dates and maintenance activities performed.  
 Payment for landscape maintenance shall be withheld if reports are not filed or maintenance level is not satisfactory.

This is Schedule D referred to in the  
 Development Permit  
 2015-592-1  
 Date  
 Director, Community Development