



**DEVELOPMENT PERMIT NO. DP000953**

**SUNCOR CANADA (Petro Canada) and NPA**  
Name of Owner(s) of Land (Permittee)

**1606 STEWART AVENUE**  
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:

**NANAIMO PORT AUTHORITY LEASE FL208, FRONTING LOT A, PLAN 5753, POPLAR STREET & STEWART AVENUE, SECTION 1, NANAIMO DISTRICT, FOR FUEL BARGE RECEIVING TERMINAL**

**WATER LEASE**

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.

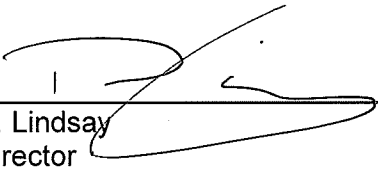
**Schedule A Location Plan**  
**Schedule B Site Plan**  
**Schedule C Warehouse Building Elevations**  
**Schedule D Dock Office Elevations**  
**Schedule E Rendering of Buildings**  
**Schedule F Piling Addition**  
**Schedule G Environment Consultant Executive Summary**

- 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

2016 - JAN - 29

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
D. Lindsay  
Director

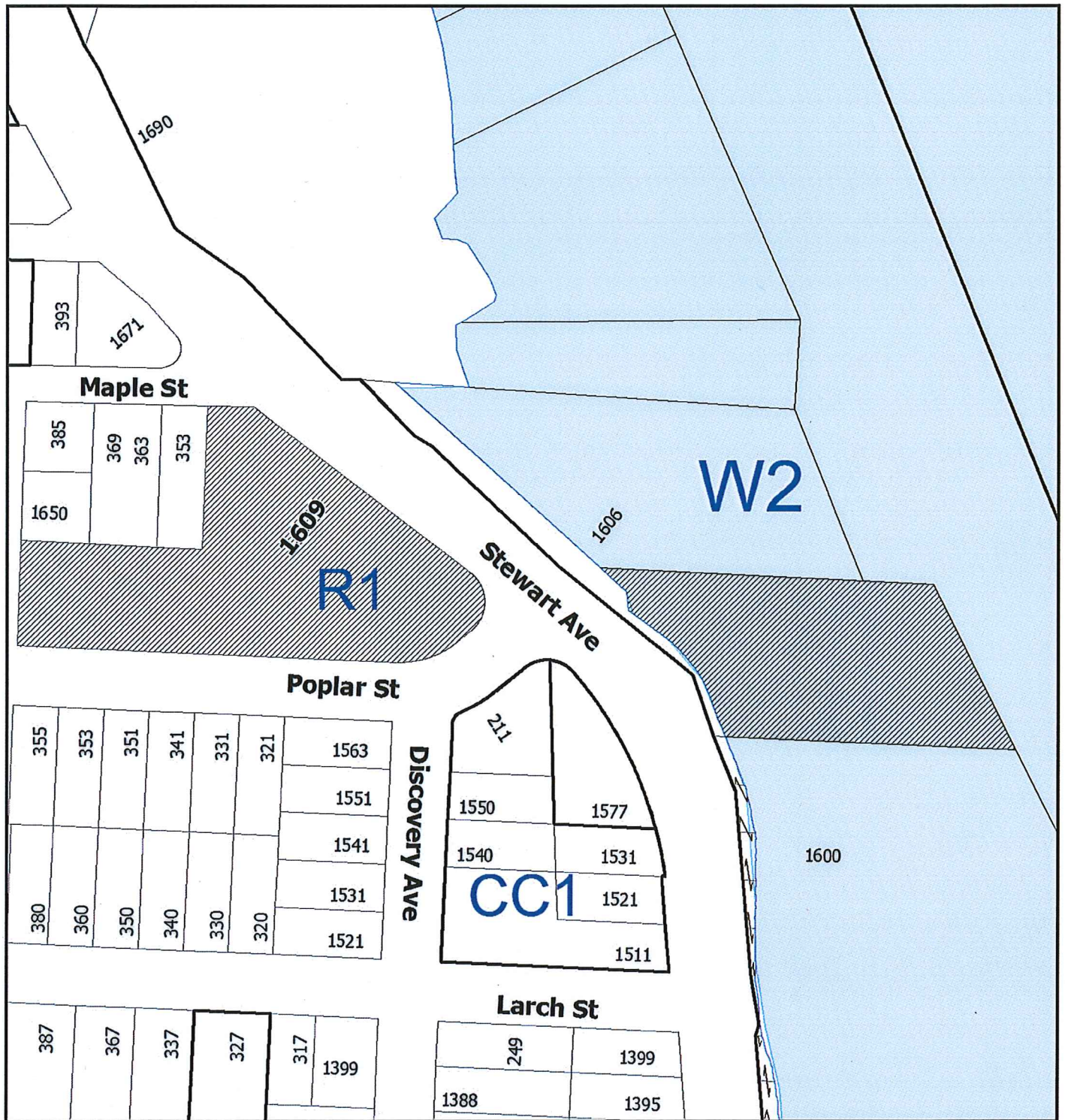
**Community Development**

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

GN/in

Prospero attachment: DP000953

SCHEDULE A



DEVELOPMENT PERMIT NO. DP000953

# LOCATION PLAN

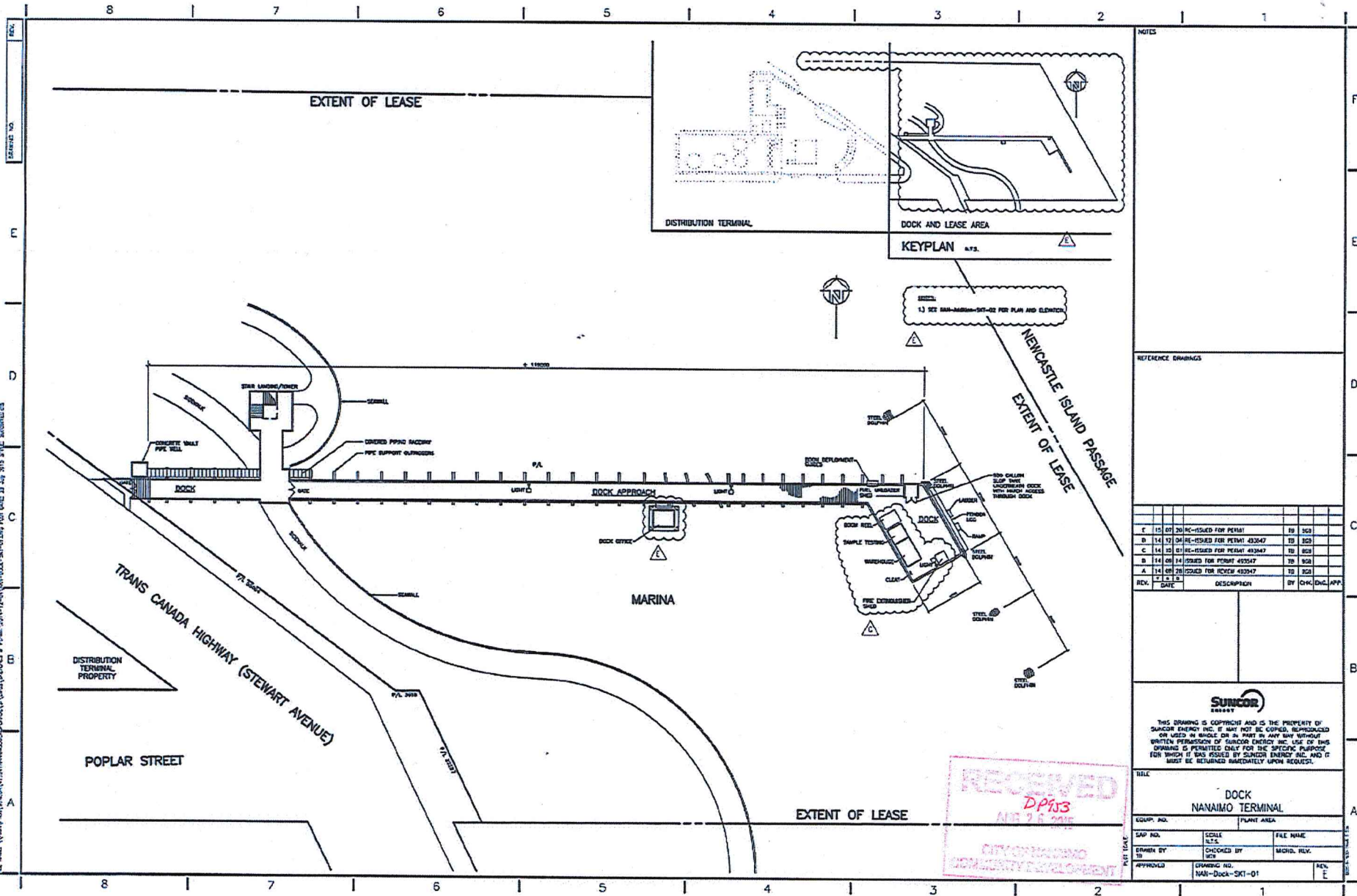
Civic: 1609 Stewart Avenue  
and Foreshore Lease 208

 **Subject Properties**



Development Permit DP000953  
1609 Stewart Avenue

Schedule B  
SITE PLAN



NOTES

1) SEE SAN-NAN-001-SKT-02 FOR PLAN AND ELEVATION

REFERENCE DRAWINGS

REV.	DATE	DESCRIPTION	BY	CHK.	APP.	
E	10	20	RE-ISSUED FOR PERM	TS	SCB	
D	14	03	24	RE-ISSUED FOR PERM 43347	TS	SCB
C	14	03	01	RE-ISSUED FOR PERM 43347	TS	SCB
B	14	08	14	ISSUED FOR PERM 43347	TS	SCB
A	14	08	28	ISSUED FOR PERM 43347	TS	SCB

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A	14	08	28	ISSUED FOR PERM 43347	TS	SCB

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TITLE: DOCK NANAIMO TERMINAL

COMP. NO.	PLANT AREA
DWG. NO.	SCALE
DRAWN BY	CHECKED BY
DATE	FILE NAME
APPROVED	DRAWING NO.
	NAN-Dock-SKT-01
	REV. E

RECEIVED  
DP#13  
AUG 26 2015  
CITY OF NANAIMO  
COMMUNITY DEVELOPMENT

**WAREHOUSE BUILDING ELEVATIONS**

PROJECT NO: 14-273

NO	REV	DATE	DESCRIPTION
1	CO	JULY 1/15	ISSUED FOR DEVELOPMENT PERMIT
2	TK	SEP 8/15	REVISION
3	TK	SEP 22/15	RE-ISSUED FOR DEVELOPMENT PERMIT



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CLIENT:  
**BIG STEEL BOX STRUCTURES**

ADDRESS:  
**DOCK WAREHOUSE NANAIMO TERMINAL**

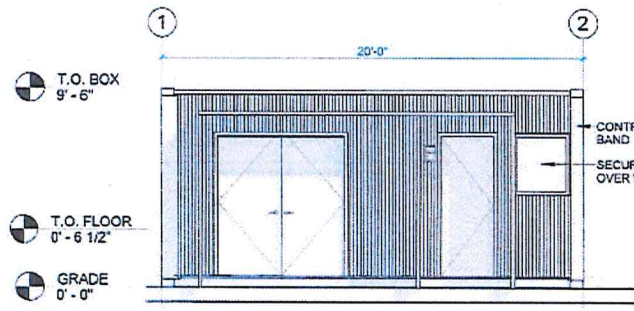
TITLE:  
**ELEVATIONS**

DRAWN BY: CO  
CHECKED BY: TK  
SCALE: AS NOTED  
DATE: SEPTEMBER 2, 2015

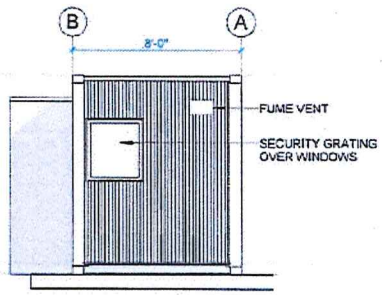
DP000953

SHEET NO: **S4.1**

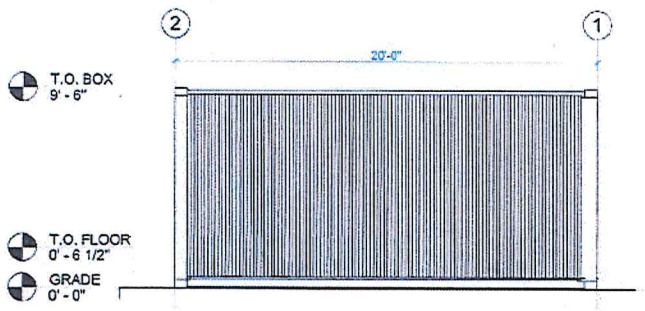
**RE-ISSUED FOR DEVELOPMENT PERMIT**



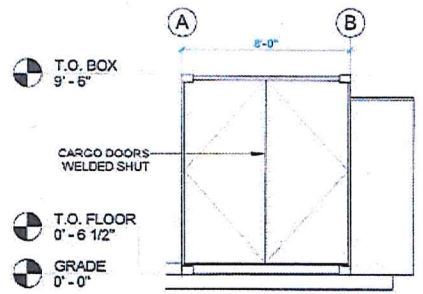
**3 FRONT ELEVATION**  
3/16" = 1'-0"



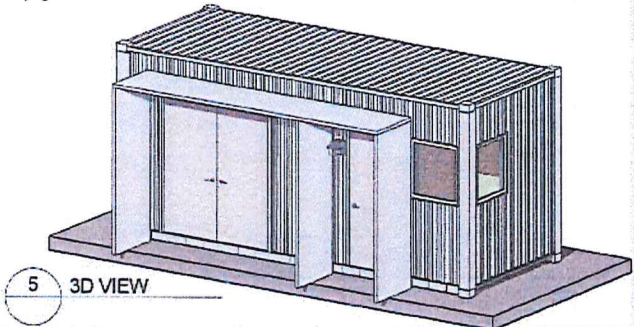
**2 RIGHT ELEVATION**  
3/16" = 1'-0"



**4 REAR ELEVATION**  
3/16" = 1'-0"



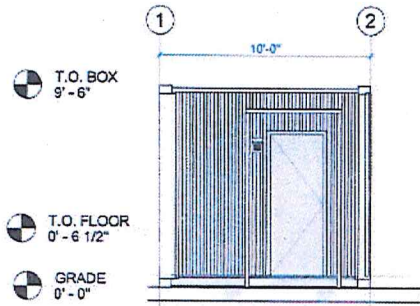
**1 LEFT ELEVATION**  
3/16" = 1'-0"



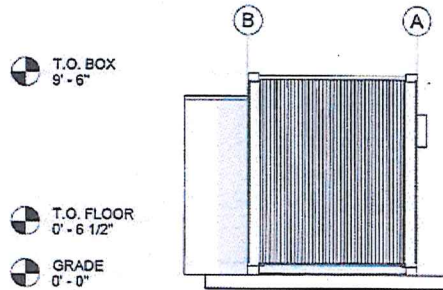
**5 3D VIEW**



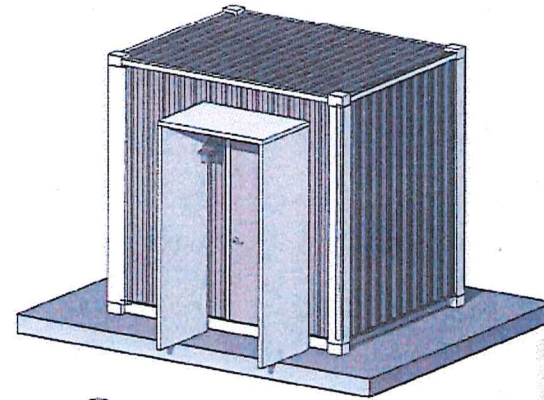
**DOCK OFFICE ELEVATIONS**



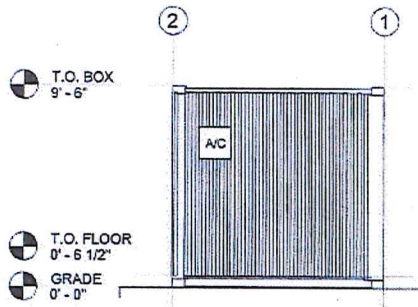
1 FRONT ELEVATION  
3/16" = 1'-0"



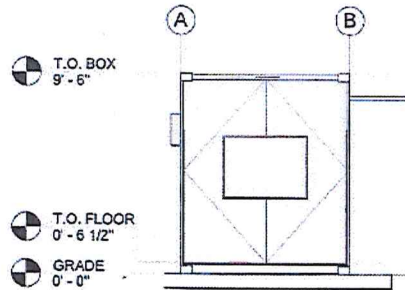
2 RIGHT ELEVATION  
3/16" = 1'-0"



5 3D VIEW



3 REAR ELEVATION  
3/16" = 1'-0"



4 LEFT ELEVATION  
3/16" = 1'-0"

PROJECT NO.  
**14-273**

NO	DRN	CHK	TO	BY	REVISIONS	
					DATE	DESCRIPTION
1	CO	BH			JULY 2015	ISSUED FOR DEVELOPMENT PERMIT
2	CO	BH			SEPT 2015	RE-ISSUED FOR DEVELOPMENT PERMIT
3	KH	TK			SEPT 2015	RE-ISSUED FOR DEVELOPMENT PERMIT

**Kerkhoff**  
Engineering Ltd.

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CLIENT:  
**BIG STEEL BOX STRUCTURES**  
ADDRESS:  
**DOCK OFFICE NANAIMO TERMINAL**

TITLE:  
**ELEVATIONS**

DRAWN BY: CO  
CHECKED BY: BH  
SCALE: AS NOTED  
DATE: SEPTEMBER 2, 2015

SHEET NO.  
**S4.1**

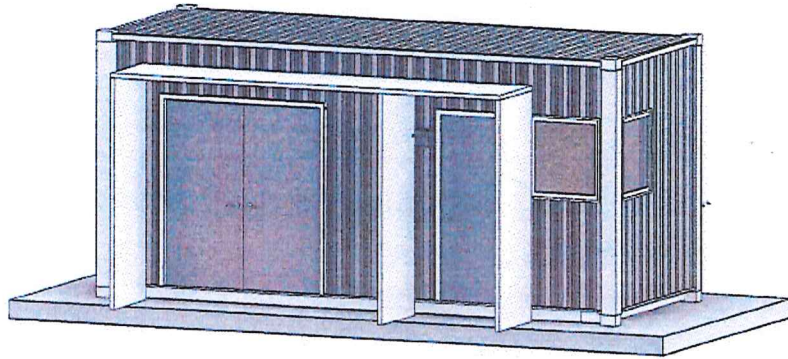
RE-ISSUED FOR DEVELOPMENT PERMIT

*DP953*

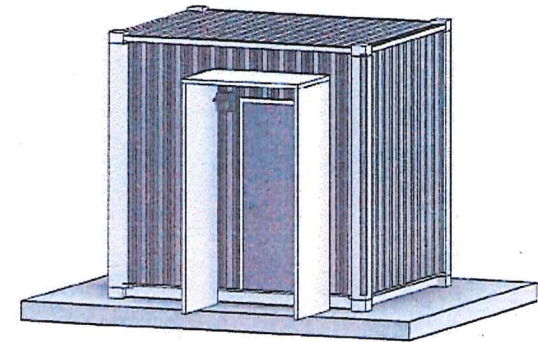
Development Permit DP000953  
1609 Stewart Avenue

Schedule E

**RENDERING OF BUILDINGS**



DOCK WAREHOUSE



DOCK OFFICE

KERKHOFF ENGINEERING LTD.

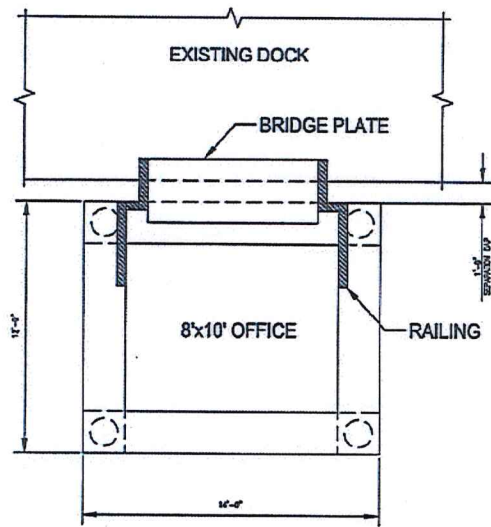
**NANAIMO TERMINAL, NANAIMO B.C.**

*DP953.*

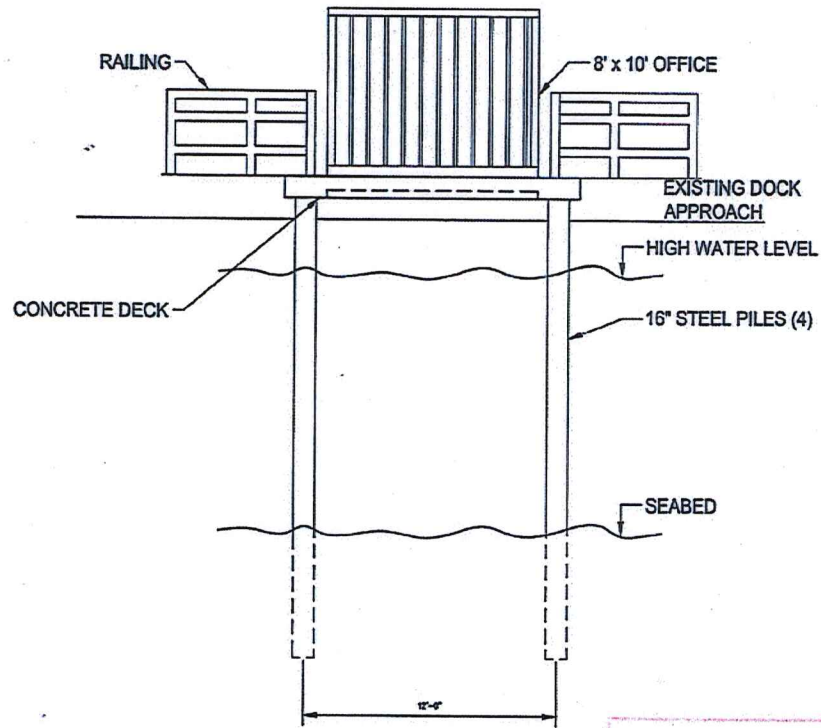
Development Permit DP000953  
1609 Stewart Avenue

Schedule F

**PILING ADDITION**



PLAN



ELEVATION: LOOKING NORTH

NOTES

REFERENCE DRAWINGS

NO.	DATE	DESCRIPTION	BY	CHK.	APP.
A	05/27/2015	ISSUED FOR PERMIT REVIEW	TS	ESD	

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**SIMCOR ENERGY**

TITLE: DOCK OFFICE DOCK ADDITION: PLAN AND ELEVATION NANAIMO TERMINAL

PREP. NO.	SCALE	FILE NAME

DRAWN BY	CHECKED BY	SCALE	NO.
TS	ESD		

APPROVED	DRAWING NO.	REV.
	15W-14500-02-02	A

RECEIVED  
DP000953  
AUG 27 2015  
CITY OF NANAIMO  
COMMUNITY DEVELOPMENT

REV. 1  
DRAWN BY  
E  
D  
C  
B  
A



**ENVIRONMENT CONSULTANT  
EXECUTIVE SUMMARY**

www.archipelago.ca



October 30, 2015

City of Nanaimo  
Development Support Services  
455 Wallace Street  
Nanaimo, B.C.  
V9R 5J6

Dear Gary Noble,

This letter is intended to serve as a summary of findings from a Habitat Assessment Report for the proposed Suncor dock repair and upgrade prepared by Archipelago Marine Research in March 2015, as well as the response by DFO to that report.

Suncor is proposing a dock addition that will extend southward from the approach to their existing dock for the purpose of holding an 8 x 10 ft (2.4 x 3.1 m) office building. In September 2014, Archipelago conducted a survey within the project area in Newcastle Island Passage that consisted of an intertidal survey on foot, and a drop camera survey from a boat, to document the biophysical characteristics of the area for subsequent assessment of potential impacts from the proposed project.

The underlying seabed within the small project footprint (30 m<sup>2</sup>) was characterized by pebble with sand and shell, filamentous green and red algae, as well as some unidentified bivalves. Other features observed within the vicinity of the project footprint included Pacific oysters in low abundance, and a riprap shoreline with rockweed and barnacles. No sensitive habitat features (e.g., eelgrass beds, bladed kelps) were observed on the seabed within the project footprint. Given that the area of potential impact is small, the anticipated construction time is short, and the potential impacts from construction can be mitigated for the most part, it was anticipated that the impacts to the Intertidal and shallow subtidal environments will be minimal. The potential impacts of the project, and best management practices to mitigate these impacts, are summarized in the table at the end of this letter.

In March 2015, DFO provided a response to the habitat assessment report stating that the proposed project could proceed without a *Fisheries Act* authorization given that serious harm to fish can be avoided by following standard measures. In order to comply with the Act, DFO recommended that Suncor follow the guidance tools which can be found at the following website (<http://www.dfo-mpo.gc.ca/pnw-ppe/measures-mesures/index-eng.html>). DFO stated that it is the responsibility of Suncor to meet the other requirements of federal, provincial and municipal agencies. They also stated that if the project plans were to change, or if some information was omitted in the proposal such that the proposal

meets the criteria for a site specific review, Suncor should complete and submit the request for review available at the website: <http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html>.

Please contact the undersigned if you have any questions.

Sincerely,



Sharon Jeffery, MSc.

**Archipelago Marine Research Ltd.**  
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Email: [amr@archipelago.ca](mailto:amr@archipelago.ca)  
Internet: [www.archipelago.ca](http://www.archipelago.ca)