



DEVELOPMENT PERMIT NO. DP000961

WESTERN FOREST PRODUCTS INC

Name of Owner(s) of Land (Permittee)

500 DUKE POINT HIGHWAY

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 23, SECTIONS 8 AND 9, DISTRICT LOTS 370 AND 429, NANAIMO DISTRICT, PLAN 37924

PID No. 001-038-095

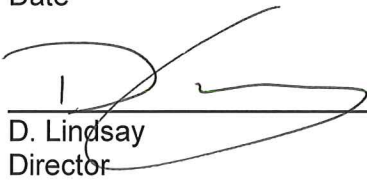
3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

Schedule A Location Plan
Schedule B Site Plan
Schedule C Office Building, Elevations
Schedule D Dry Shed, Plan & Schedules
Schedule E Package Outfeed Area, Plan & Elevation
Schedule F Maintenance Shop, Elevation & Floor Plan
Schedule G Archaeological Report
Schedule H Fence Details

- 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 - FEB - 25
Date

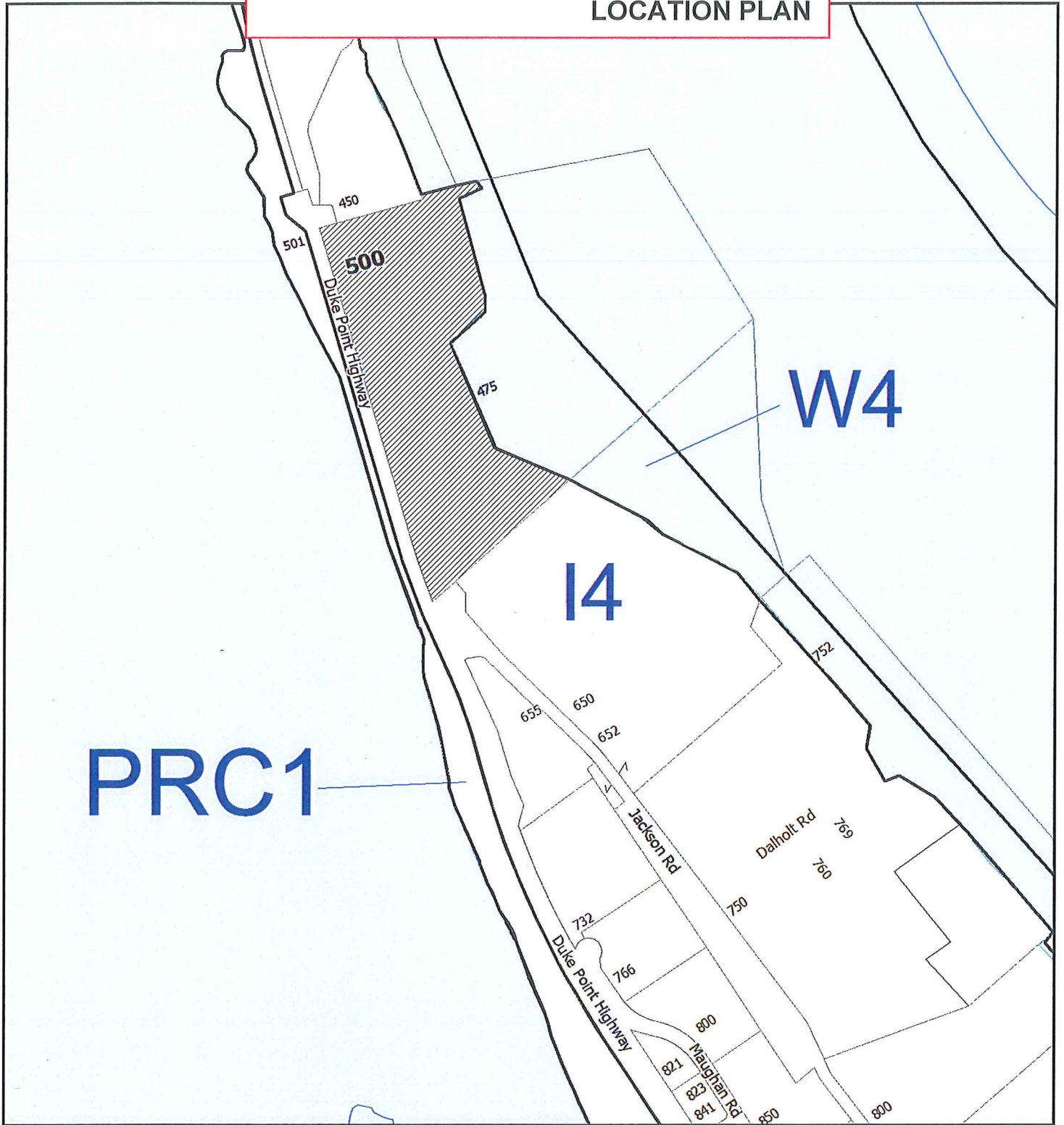

D. Lindsay
Director

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

GN/in

Prospero attachment: DP000961

LOCATION PLAN



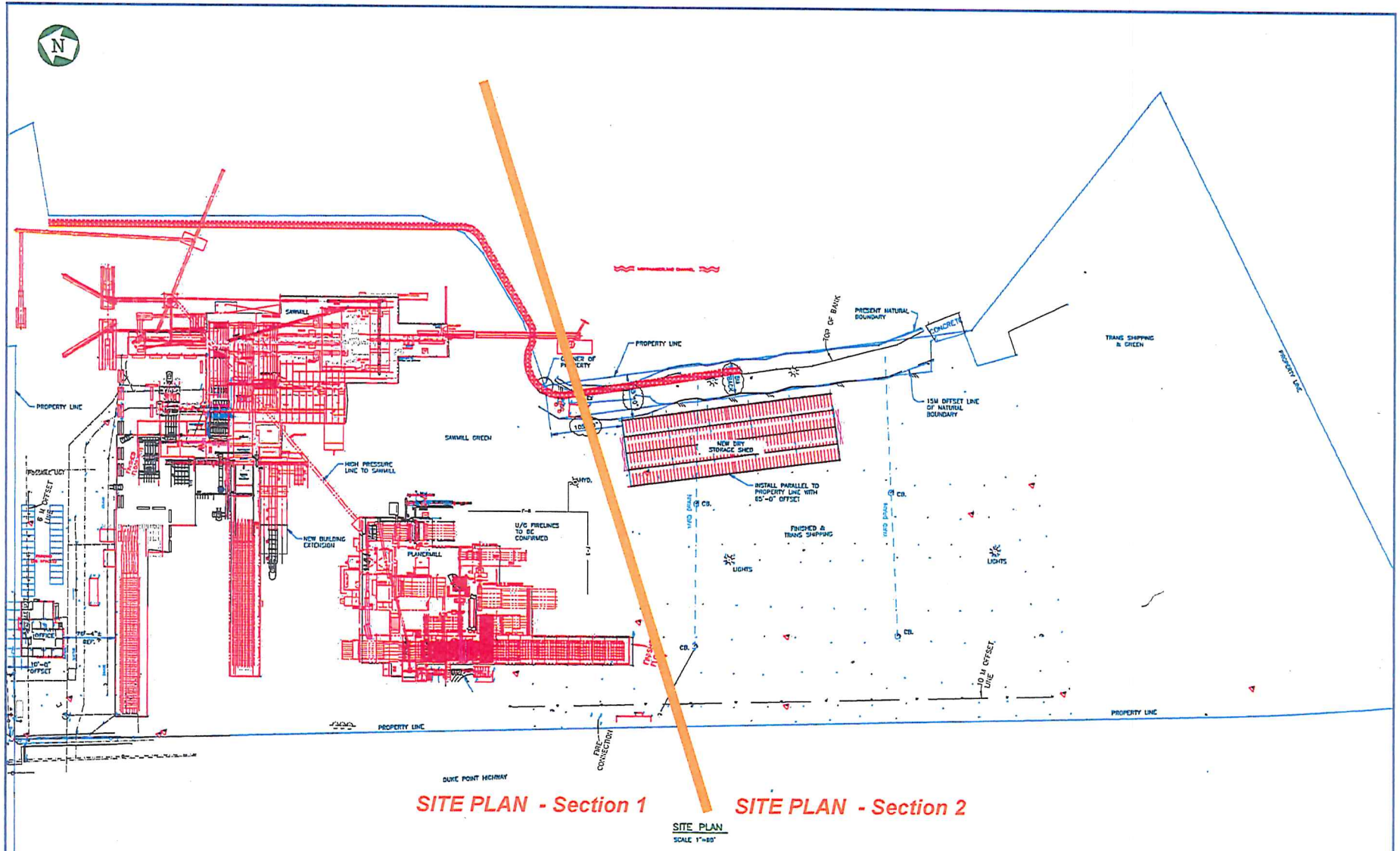
DEVELOPMENT PERMIT NO. DP000961

LOCATION PLAN

Civic: 500 Duke Point Highway
Lot 23, Sections 8 and 9, and District Lots 370 and 429,
Nanaimo District, Plan 37924



 **Subject Property**



SITE PLAN - Section 1

SITE PLAN - Section 2

SITE PLAN
 SCALE 1"=80'

| REV. | BY | DATE | DESCRIPTION | REV. | BY | DATE | DESCRIPTION | NO. | ISSUING NO. | REFERENCE |
|------|----|----------|---|------|----|-----------|---------------------------------|-----|-------------|-----------|
| D | KW | 25/11/15 | GENERAL REVISION | | | | | | | |
| C | KW | 19/11/15 | DRY SHED RELOCATED - FOR REVIEW | C | BD | 22/JAN/16 | SURVEY INFO ADDED | | | |
| B | KW | 17/11/15 | OFFICE/DRY SHED RELOCATED/FUTURE WALK SHOWING | F | CW | 14/12/15 | DRY SHED RELOCATED - FOR REVIEW | | | |
| A | KW | 27/10/15 | ISSUED FOR REVIEW | E | KW | 27/11/15 | DRY SHED RELOCATED - FOR REVIEW | | | |

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 ENGINEERING LTD.

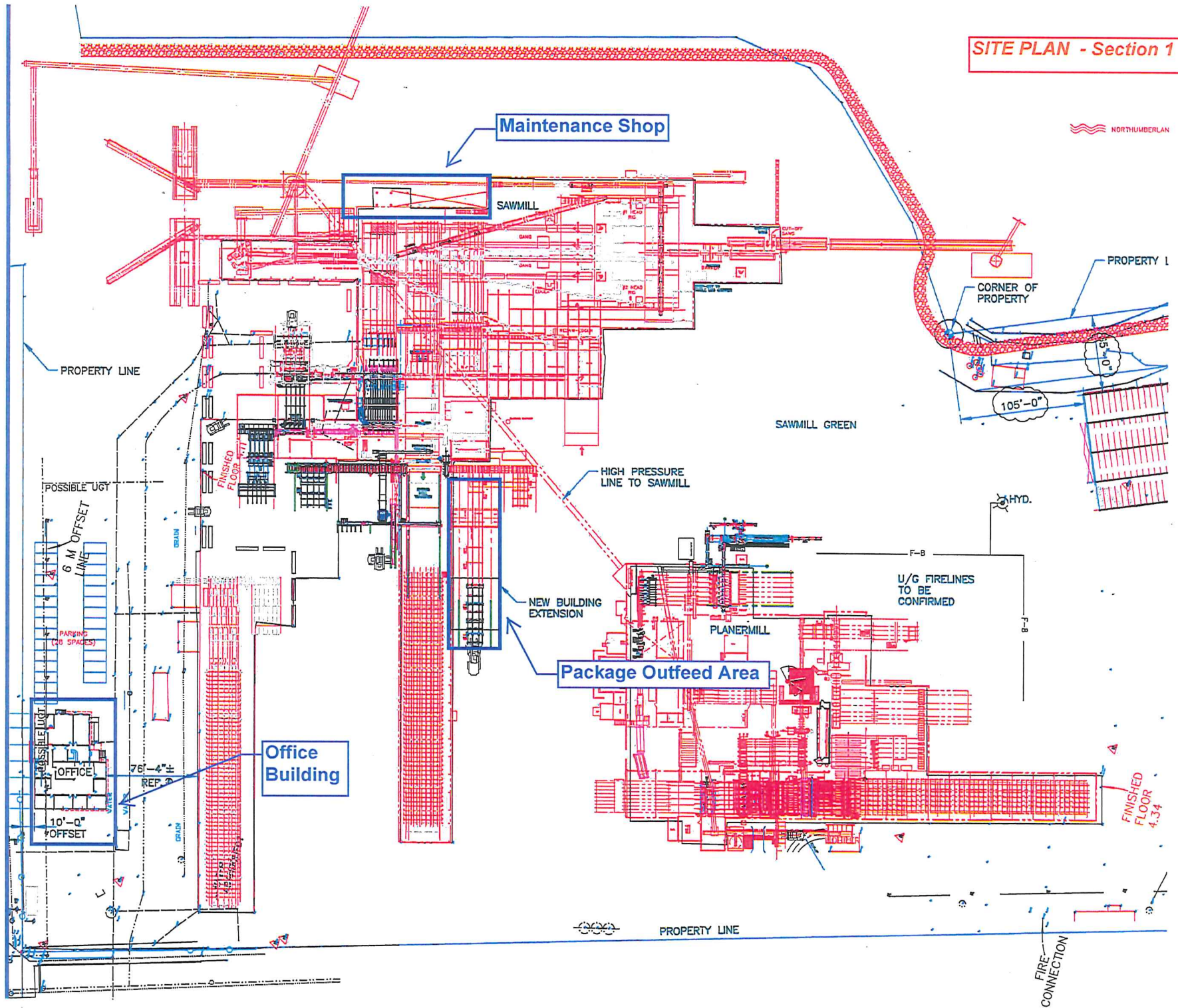
WESTERN FOREST PRODUCTS LTD.
 DUKE POINT DIVISION, NANAIMO, B.C.
 SAWMILL, PLANERMILL, & OFFICE
 NEW OFFICE
 SITE PLAN

| | | | | | |
|------|----|------|----|------|----|
| DATE | BY | DATE | BY | DATE | BY |
| 15 | 10 | 05 | 05 | 15 | 05 |
| 15 | 10 | 05 | 05 | 15 | 05 |
| 15 | 10 | 05 | 05 | 15 | 05 |

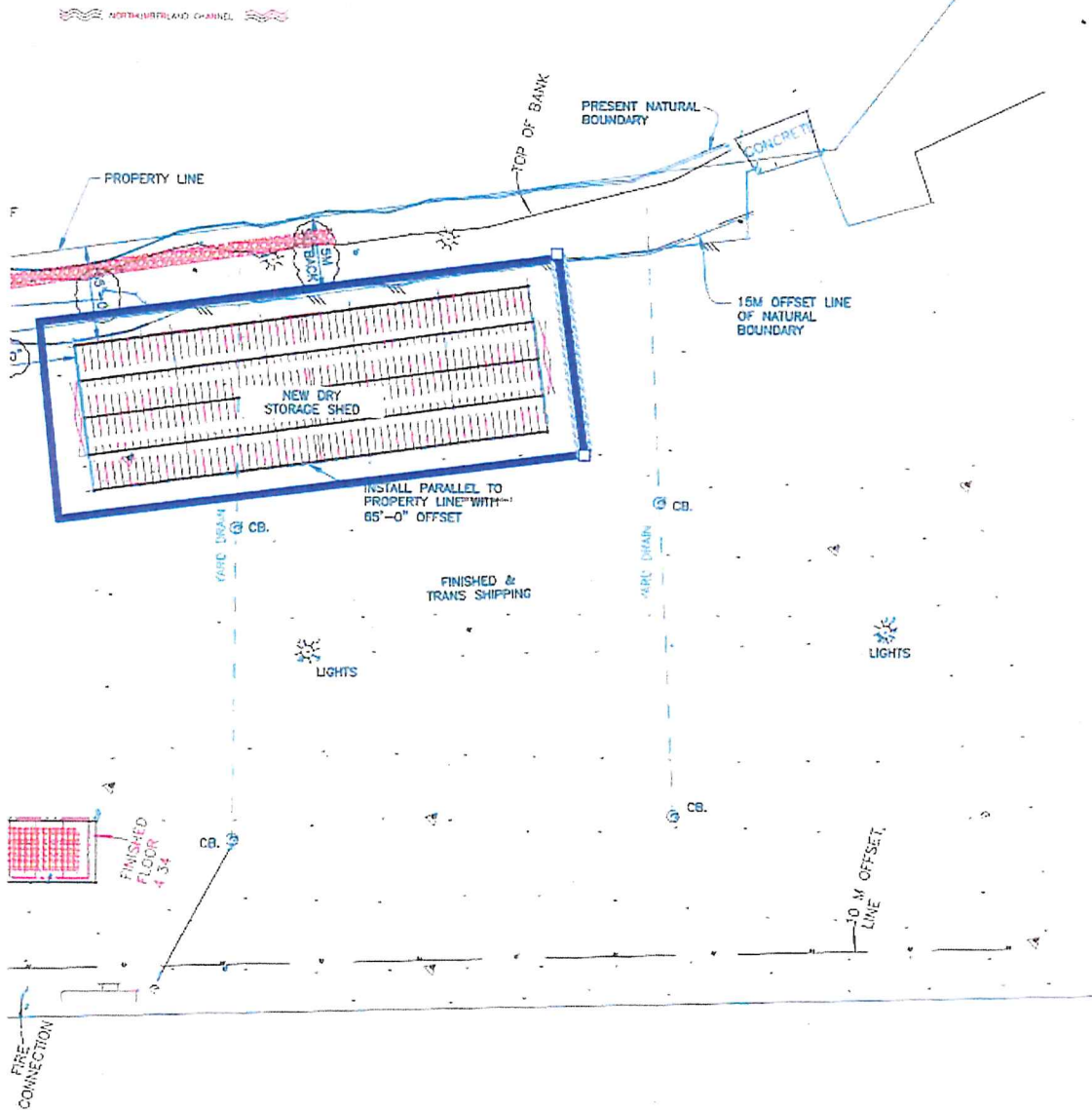
5042-00-1001

SITE PLAN - Section 1

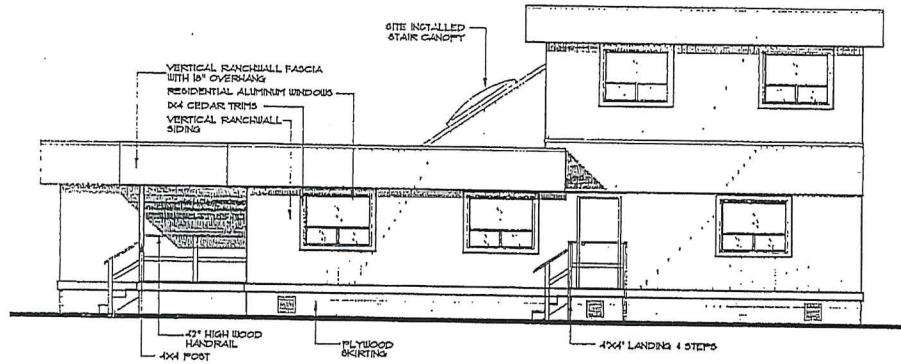
NORTHUMBERLAN



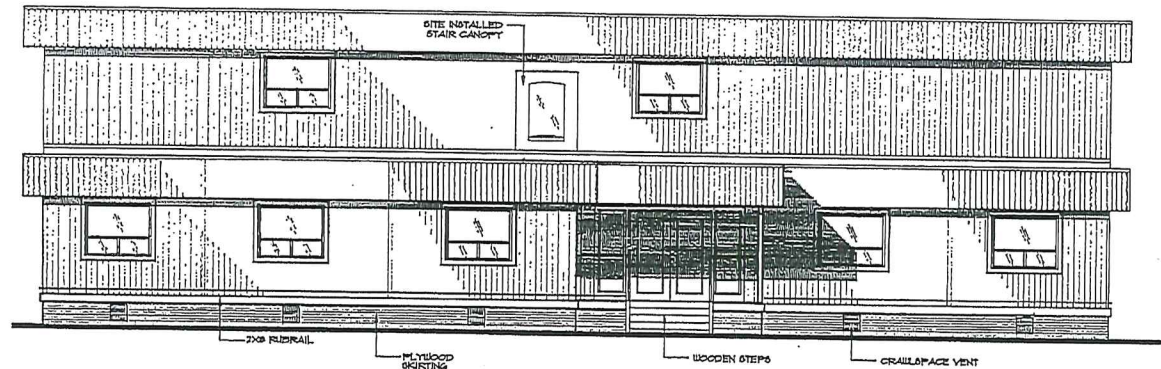
SITE PLAN - Section 2



OFFICE BUILDING, Elevations



NORTH-WEST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH-EAST ELEVATION
SCALE: 1/4" = 1'-0"

AVG 24 1993
M. RAYLAY
ARCHITECT
COLUMBIA
ENGINEERS

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| DATE | REVISIONS | DATE |
|--------------------|------------------------|-----------|
| JULY 19/93 | | |
| SCALE 1/4" = 1'-0" | A SENT FOR APPROVAL | JUL 16/93 |
| DRAWN BY CAB | B ISSUE FOR PROD. | JUL 21/93 |
| CHECKED | C REVISE PER 2 ND. PLN | AUG 10/93 |
| P | D REISSUE FOR PROD. | |
| J J930712 | | |
| CAD REF. J9312EL | | |

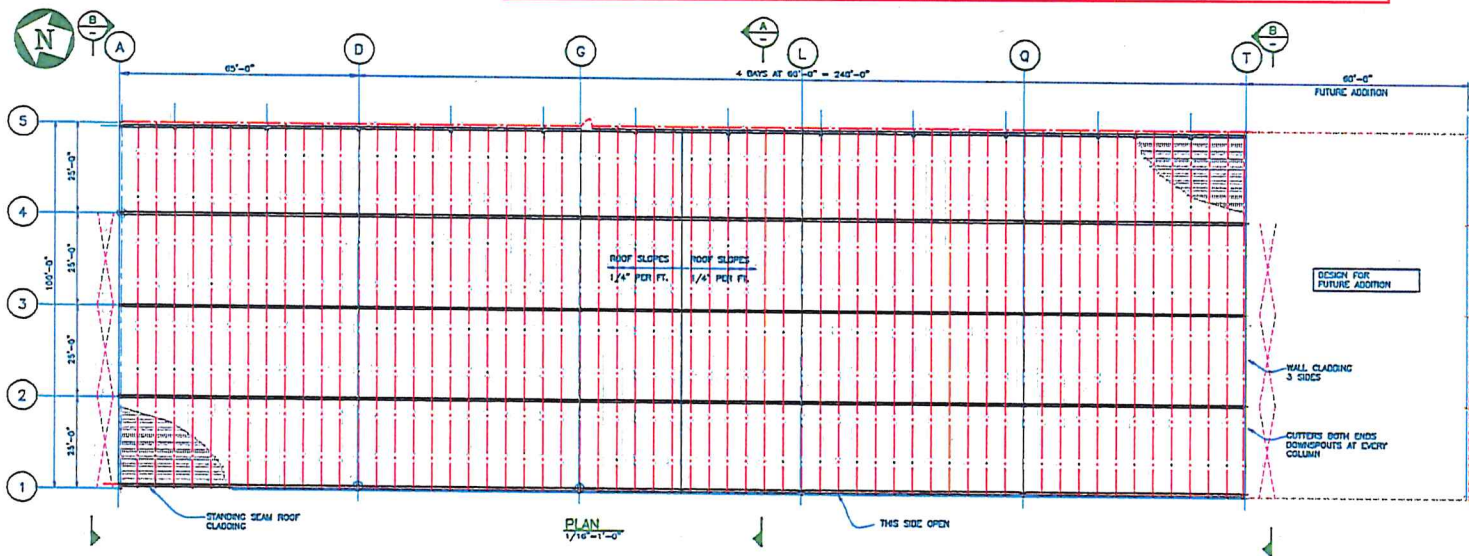
PROJECT TITLE
MAYO FOREST PRODUCTS
OFFICE COMPLEX
DRAWING TITLE
ELEVATIONS

SHT. NO.
11
OF

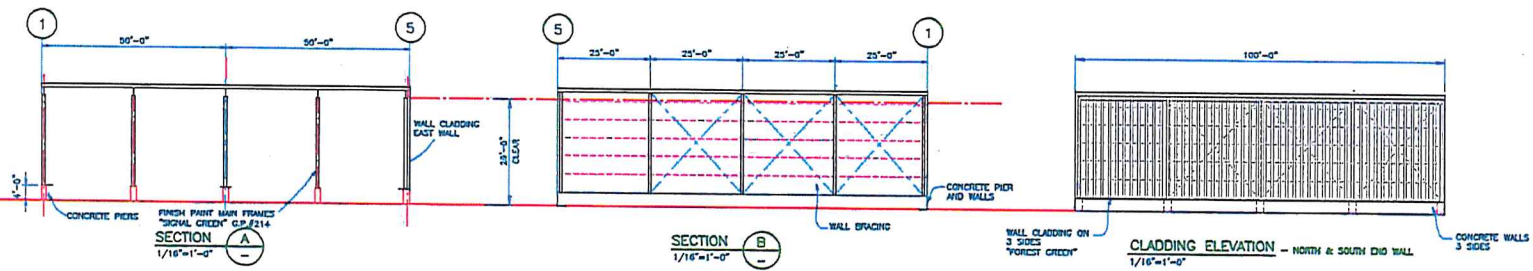
britco

factory built portable and modular buildings
9267 - 194 St. Surrey, B.C. V4N 4G1 888-2000

DRY SHED, Plan & Sections



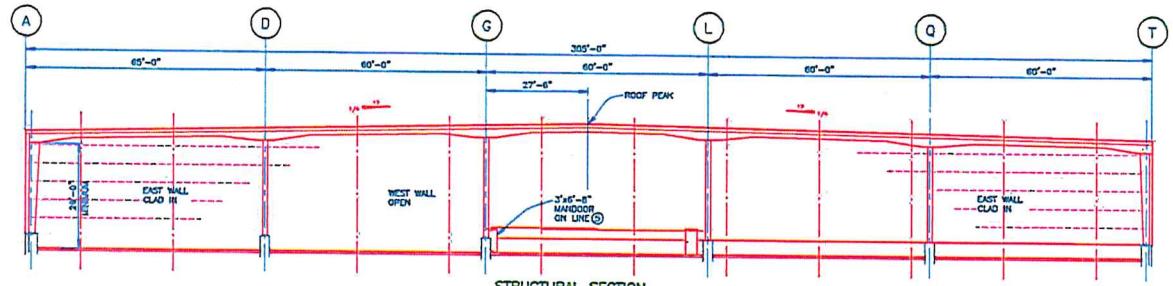
PLAN
1/16"=1'-0"



SECTION A
1/16"=1'-0"

SECTION B
1/16"=1'-0"

CLADDING ELEVATION - NORTH & SOUTH END WALL
1/16"=1'-0"



STRUCTURAL SECTION
1/16"=1'-0"

5043-09-1100-DRY SHED PLAN
1/20/2016 11:11 PM
R005

| REV. | BY | AP. | DATE | DESCRIPTION | NO. | DRAWING NO. | REFERENCE |
|------|-----|-----|----------|--|-----|-------------|-----------|
| D | KWF | DR | 21/01/16 | UPDATED, REFERENCES ADDED | | | |
| C | KWF | DR | 14/12/15 | DETAIL ADDED - FOR REVIEW | | | |
| B | KWF | DR | 20/10/15 | CLADDING ELEVATION ADDED-FOR INFORMATION | | | |
| A | KWF | DR | 27/07/15 | ISSUED FOR TENDER | | | |

NOTICE
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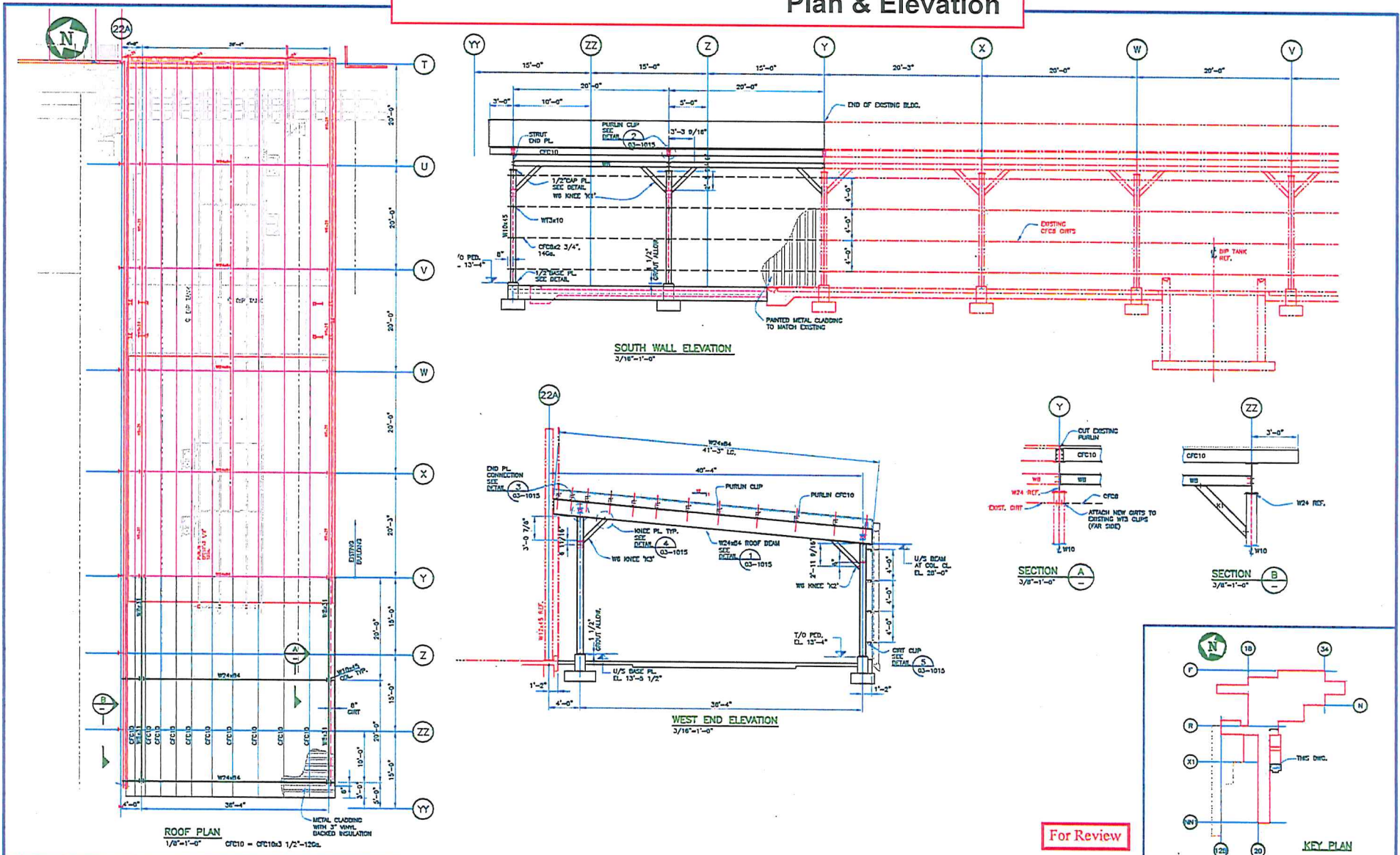
STOLBERG
ENGINEERING LTD.

WESTERN FOREST PRODUCTS LTD.
DUKE POINT, B.C.
KILNS AND DRY SHED

| BY | CH | DATE | SCALE |
|-----|-----|----------|-------------|
| KWF | CYR | 21 07 15 | As Per Plan |
| CHK | | | |
| APP | | | |

DRY SHED PLAN & SECTIONS
5043-09-1100 D

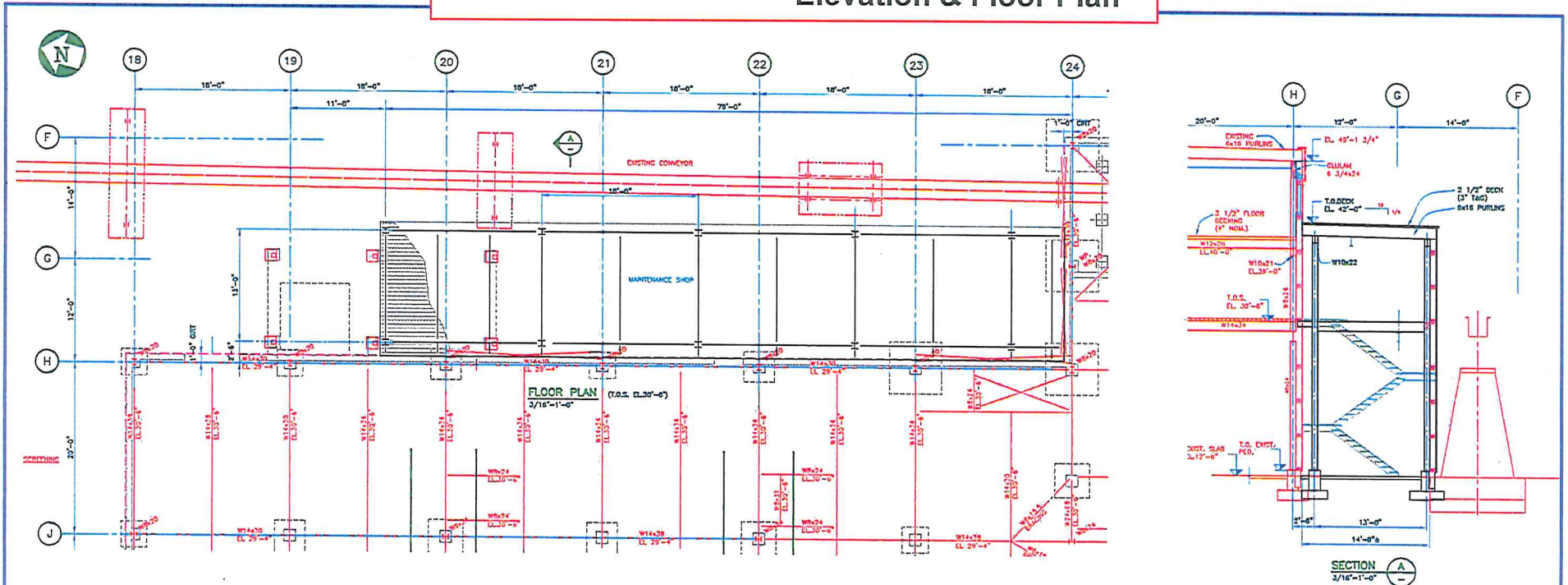
**PACKAGE OUTFEED AREA,
Plan & Elevation**



For Review

| | | | | | | |
|---|-----------------------|--|---|--|---|----------------------------------|
| <p>NOTICE This drawing, specification and related parts are the property of the Designer and shall remain the property of the Designer. The Contractor shall be responsible for obtaining all necessary permits and for obtaining all necessary approvals from the appropriate authorities. The Designer shall not be responsible for any errors or omissions in this drawing or for any consequences arising therefrom.</p> | | | <p>STOLBERG ENGINEERING LTD.</p> | <p>WESTERN FOREST PRODUCTS LTD. DUKE POINT, B.C. SAWMILL PACKAGE OUTFEED BUILDING PLAN & ELEVATION</p> | <p>DATE: 08/15/15 BY: Cyt CHK: 18 APP: 08 REV: 15</p> | <p>SCALE: As Shown</p> |
| <p>REV. BY: AP, DR</p> | <p>DATE: 08/09/15</p> | | | | <p>DESCRIPTION: ISSUED FOR REVIEW</p> | <p>NO. DRAWING NO. REFERENCE</p> |

MAINTENANCE SHOP, Elevation & Floor Plan



| REV. | BY | CHK. | DATE | DESCRIPTION | REV. BY | CHK. | DATE | DESCRIPTION | NOL. | DRAWING NO. | REFERENCE |
|------|----|------|----------|-------------------|---------|------|------|-------------|------|-------------|-----------|
| A | WJ | DR | 06/11/15 | ISSUED FOR REVIEW | | | | | | | |

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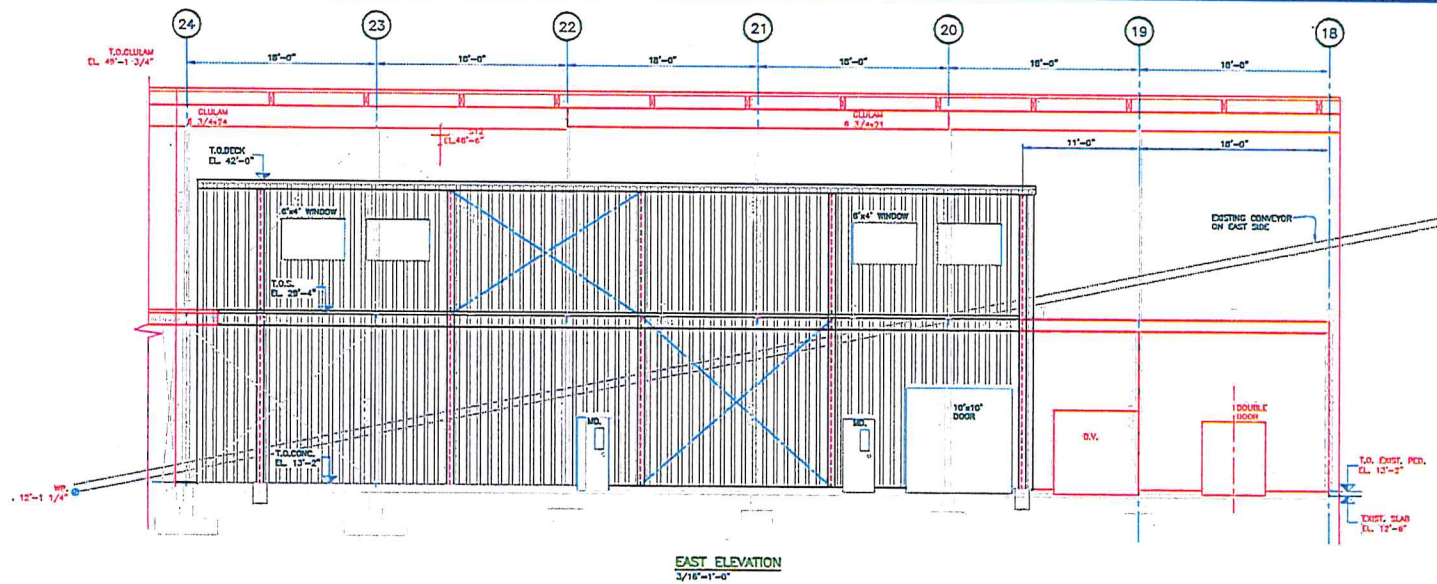


STOLBERG
 ENGINEERING LTD.

WESTERN FOREST PRODUCTS LTD.
 DUKE POINT, B.C.
 SAWMILL
 STRUCTURAL - MAINTENANCE SHOP
 STEEL FLOOR PLAN

| NO. | REV. | DATE | BY | CHK. | DESCRIPTION |
|-----|------|------|----|------|-------------|
| 1 | | | | | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 5 | | | | | |

5037-03-1060 A



EAST ELEVATION
3/16-1-0

| | | | | | | | | | | <p>NOTICE</p> <p>THIS DRAWING, CONTRACT AND SPECIFICATIONS ARE THE PROPERTY OF WESTERN FOREST PRODUCTS LTD. AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF WESTERN FOREST PRODUCTS LTD.</p> | | | | <p>STOLBERG ENGINEERING LTD.</p> | | <p>WESTERN FOREST PRODUCTS LTD. DUKE POINT, B.C. SAWMILL STRUCTURAL - MAINTENANCE SHOP ELEVATION</p> | | <table border="1"> <tr> <th>REV.</th> <th>BY</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>AK</td> <td>09/11/15</td> <td>ISSUED FOR INFORMATION</td> </tr> </table> | | REV. | BY | DATE | DESCRIPTION | 1 | AK | 09/11/15 | ISSUED FOR INFORMATION | <table border="1"> <tr> <th>NO.</th> <th>DRAWING NO.</th> <th>REFERENCE</th> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table> | | NO. | DRAWING NO. | REFERENCE | | | | <table border="1"> <tr> <th>REV.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </table> | | REV. | DATE | BY | DESCRIPTION | | | | | <p>5037-03-1061 A</p> | |
|------|-------------|-----------|------------------------|--|--|--|--|--|--|--|--|--|--|---|--|--|--|---|--|------|----|------|-------------|---|----|----------|------------------------|--|--|-----|-------------|-----------|--|--|--|--|--|------|------|----|-------------|--|--|--|--|-----------------------|--|
| REV. | BY | DATE | DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | AK | 09/11/15 | ISSUED FOR INFORMATION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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October 28, 2015

Western Forest Products Inc.
510-700 West Georgia Street
Vancouver, BC
V7Y 1A1

Attn: Roy McCaig, General Manager, Capital Projects

Re: Archaeological Overview Assessment of WFP Duke Point Facility

This letter presents the results and recommendations of an archaeological overview assessment (AOA) conducted by Baseline Archaeological Services Ltd. (Baseline) of the Western Forest Products Inc. (WFP) industrial facility on Duke Point, Nanaimo, BC. The development includes: upgrades to the antisapstain dip tanks and construction of new dry sheds, maintenance shop and office complex.

The work reported herein consists of an AOA and PFR as defined in the *British Columbia Archaeological Impact Assessment Guidelines* (1998). This report is concerned with identifying any known archaeological sites in conflict with the development area and making management recommendations on how to proceed in the event of archaeological materials being in conflict with proposed ground disturbing activities. It is also concerned with determining the potential for any unrecorded archaeological sites. This report does not address any First Nations traditional use activities and sites. As such, this report does not comprehensively document all First Nations interest in the land. The study was conducted without prejudice to First Nations treaty negotiations, aboriginal rights, or aboriginal title.

Archaeological sites are defined as locations which contain physical evidence of past human activity, such as artifacts or features. Archaeological remains which predate, or are likely to predate, 1846 are automatically protected from any form of alteration, excavation, damage or desecration in British Columbia under the *Heritage Conservation Act (HCA)*. Other sites protected under the *HCA* include aboriginal rock art sites with historical or archaeological value, burial places and heritage wrecks.

The AOA was initiated with a background file search of the Remote Access to Archaeological Data (RAAD) website. There are two archaeological sites recorded on the property: DgRx-5 and DgRx-10. Both sites were originally recorded in 1973 and 1975 as shell midden sites with additional archaeological excavations being conducted in DgRx-5 in 1979. DgRx-5 is located within the development footprint of the dry sheds and DgRx-10 is located to the south within the currently undeveloped portion of the property.

During a 1994 archaeological impact assessment for the Duke Point Ferry Terminal Highway Access (Millennia Research – Permit 1994-0144), numerous surrounding sites were revisited.

DP961

This included DgRx-5, which could not be relocated and was assumed to be completely destroyed by the development of the industrial property. DgRx-10 was not noted as being sought during this assessment.

A 2006 note by the BC Archaeology Branch on the DgRx-5 site inventory form confirms the 1994 assessment of being completely destroyed and the site has been assigned 'legacy' status. Legacy sites remain on the provincial data base but are no longer protected under the *HCA* and a permit is not required for development activities within the site boundary.

Additionally, the Lewkowich Engineering Associates Ltd. geotechnical assessment was reviewed during this AOA. Bore holes 15-04 and 15-05 were in the immediate vicinity of DgRx-5 and both bore logs indicate that the subsurface composition includes a sandy fill matrix to bedrock. The descriptions and photos do not indicate the presence of any archaeological shell midden material. The results of bore holes 15-01 to 15-03 had similar results.

Based on the results of the AOA, no further archaeological work is recommended for the developed (paved and built) portion of the property.

To note, DgRx-10 remains a protected archaeological site under the *HCA* and any land altering activities within the recorded site boundary must be conducted under a Section 12, Site Alteration Permit (SAP). Due to the significant disturbance to this area in general, an archaeological impact assessment would likely not be required by the Archaeology Branch prior to issuing a SAP.

Developers and operators should be made aware of the potential of undiscovered archaeological remains in any surveyed or unsurveyed areas. Archaeological resources are protected under the *Heritage Conservation Act* and if archaeological remains are encountered, all development activities in the vicinity of the archaeological remains must be halted so as not to threaten these remains, and the immediate notification of BC Archaeology Branch, Ministry of Forests, Lands and Natural Resource Operations must occur.

Please feel free to contact me if you have any questions or concerns.

Sincerely,



Chris Engisch, B.A., RPCA
Archaeologist

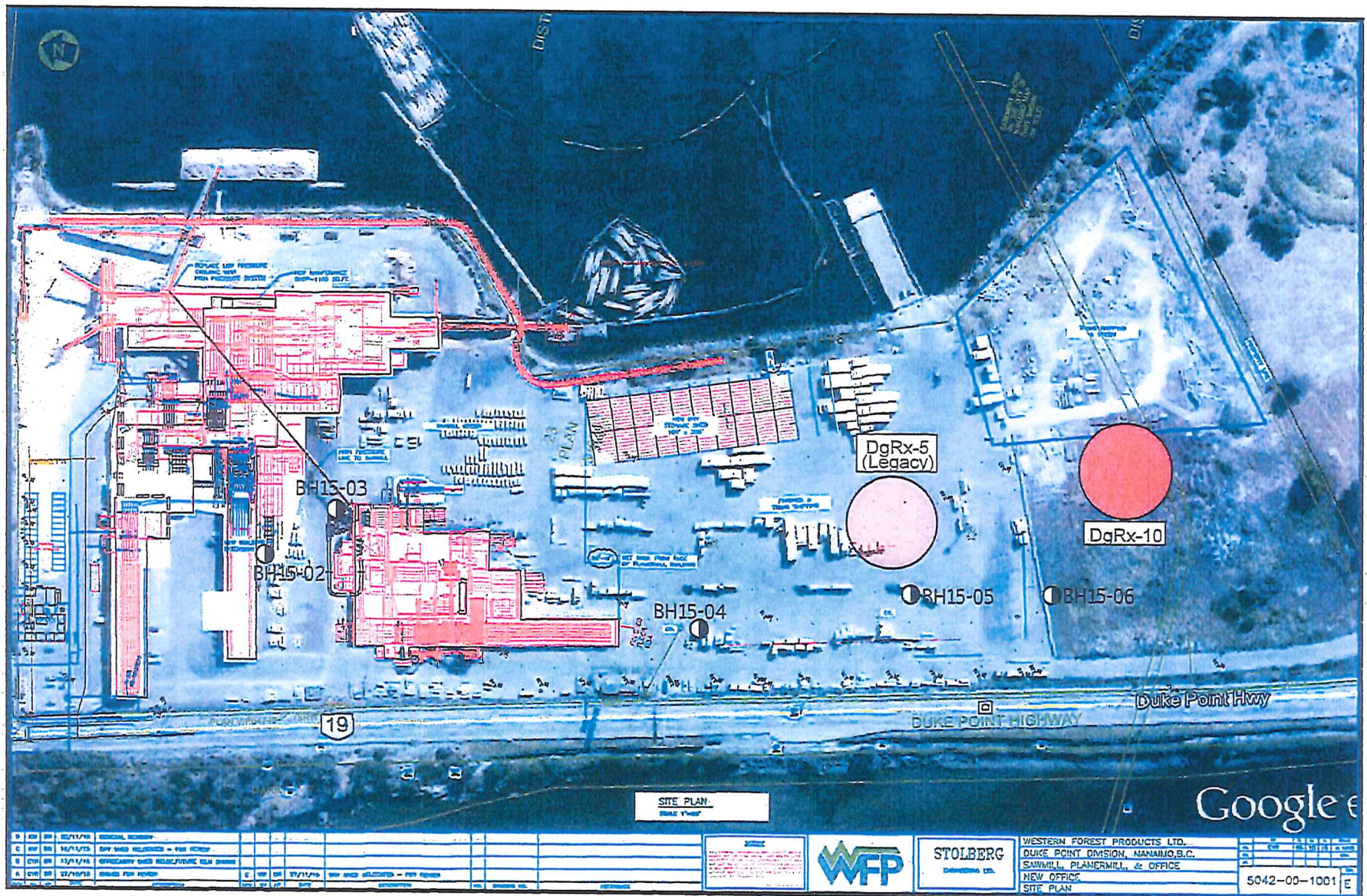


Figure 1. Location of Archaeological Sites

Mid-Island Fence Products

2565 McCullough Rd.

Nanaimo, B.C. V9S 4M9

Telephone (250) 741-1450 Fax (250) 741-8450

E-mail; midislandfence@shaw.ca

As per site visit, the specifications and cost of said fencing project would be as follows.

Existing Specifications:-

- 1 5/8 commercial pipe toprail
- 1 7/8 commercial pipe line posts
- 2 7/8 commercial pipe terminal posts
- 6' high, 2"X9 gauge galvanized chain link
- (3) strands of barbed wire on top of fence
- 9 gauge galvanized tension wire at bottom of fence
- All posts set into concrete

Scope of Work -**(Fence Repairs)**

- Straighten (6) leaning fence posts
- Replace (5) damaged 1 7/8 line posts
- Replace (1) damaged broken 2 7/8 terminal posts
- Replace approx. 50'-60' of damaged chain link fence mesh
- Replace approx. 30-40' of damaged 1 5/8 toprail
- Replace approx. 380' worth of missing fence ties
- Replace any damaged or missing fence fittings
- Replace or repair any damaged barbed wire

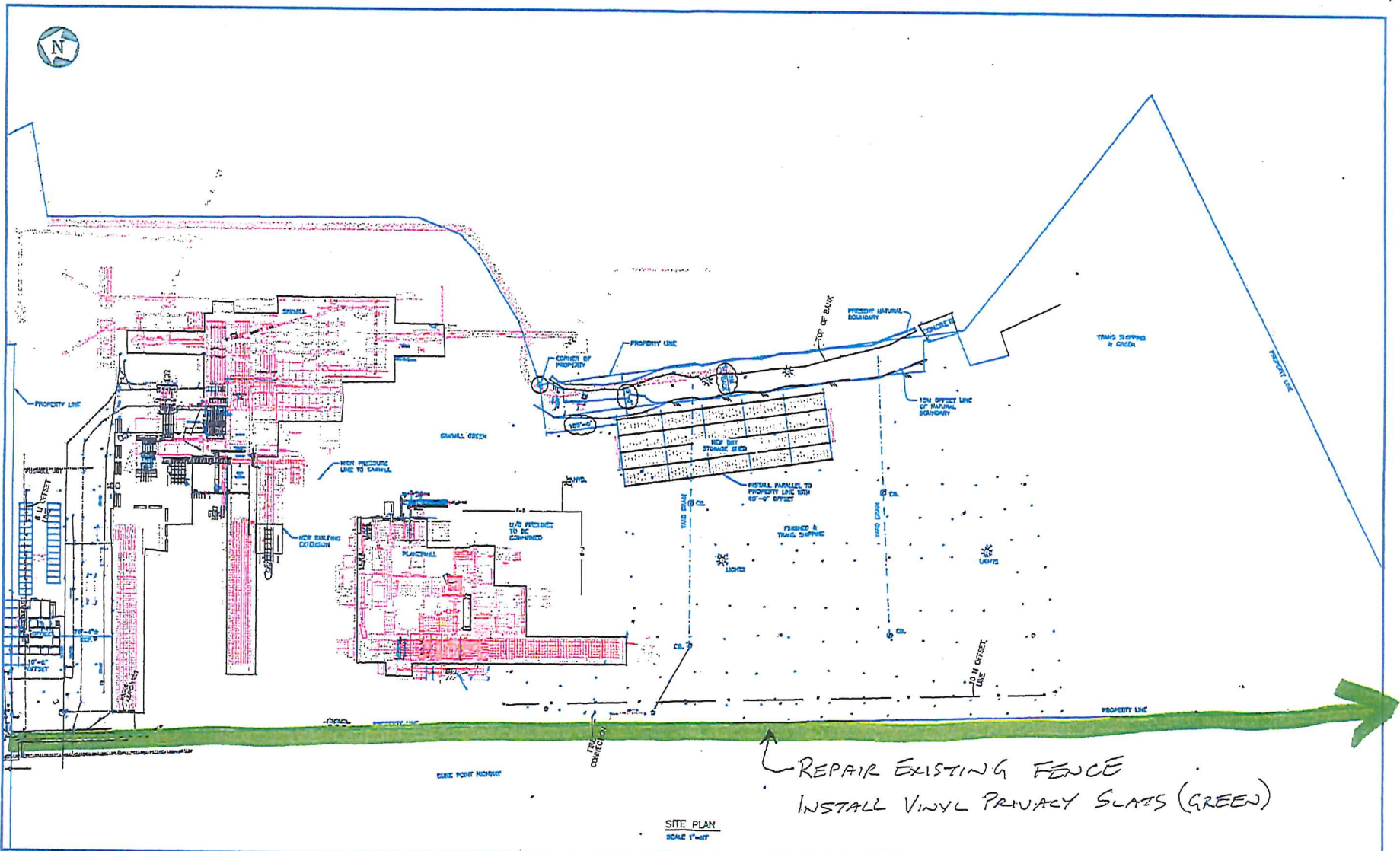
(Privacy Slats)

- Supply and install approx. 2116' of new "PDS" style privacy slats (in chosen colour)
- Slats to be install in existing 6' high chain link fence along Duke Point Hwy.

**Please refer to the attached file to view an example of our "PDS" privacy slats*

Cost -

- A) The cost of the fence repairs after installation would be \$3,989.00 plus G.S.T.



| | | | | | | | | | | | | | | | | | | | | |
|-----|-----|----------|---|-------------|------|----------|---------------------------------|------|-------------|-----|-------------|-----------|--|--|--|--|--|--|--|--|
| D | REV | 25/11/15 | GENERAL REVISION | | | | | | | | | | | | | | | | | |
| C | REV | 16/11/15 | DRY SHED RELOCATED - FOR REVIEW | C | DR | 23/AM/16 | SURVEY INFO. ADDED | | | | | | | | | | | | | |
| B | REV | 17/11/15 | OPPERATORY SHED RELOC/FUTURE HULL SHOWN | F | CTR | 14/12/15 | DRY SHED RELOCATED - FOR REVIEW | | | | | | | | | | | | | |
| A | CTR | 25/10/15 | ISSUED FOR REVIEW | E | TRV | 17/11/15 | DRY SHED RELOCATED - FOR REVIEW | | | | | | | | | | | | | |
| REV | BY | AP. | DATE | DESCRIPTION | REV. | BY | AP. | DATE | DESCRIPTION | NO. | ISSUING NO. | REVISIONS | | | | | | | | |



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ENGINEERING LTD.

WESTERN FOREST PRODUCTS LTD.
DUKE POINT DIVISION, NANAIMO, B.C.
SANMILL, PLANERMILL, & OFFICE
NEW OFFICE
SITE PLAN

5042-00-1001 G