



DEVELOPMENT PERMIT NO. DP000967

PAMELA S DAMON

WILLIAM DAMON

Name of Owner(s) of Land (Permittee)

3330 STEPHENSON PT 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 1, DISTRICT LOT 29, WELLINGTON DISTRICT, PLAN 13044

PID No. 004-705-670

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 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.

5. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

Section 6.3.1.2.

- *Watercourse Leave Strip*

The required leave strip of 15m from the natural boundary of the sea is varied by 5.43m, to permit one residential dwelling.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE
18TH DAY OF JANUARY, 2016.

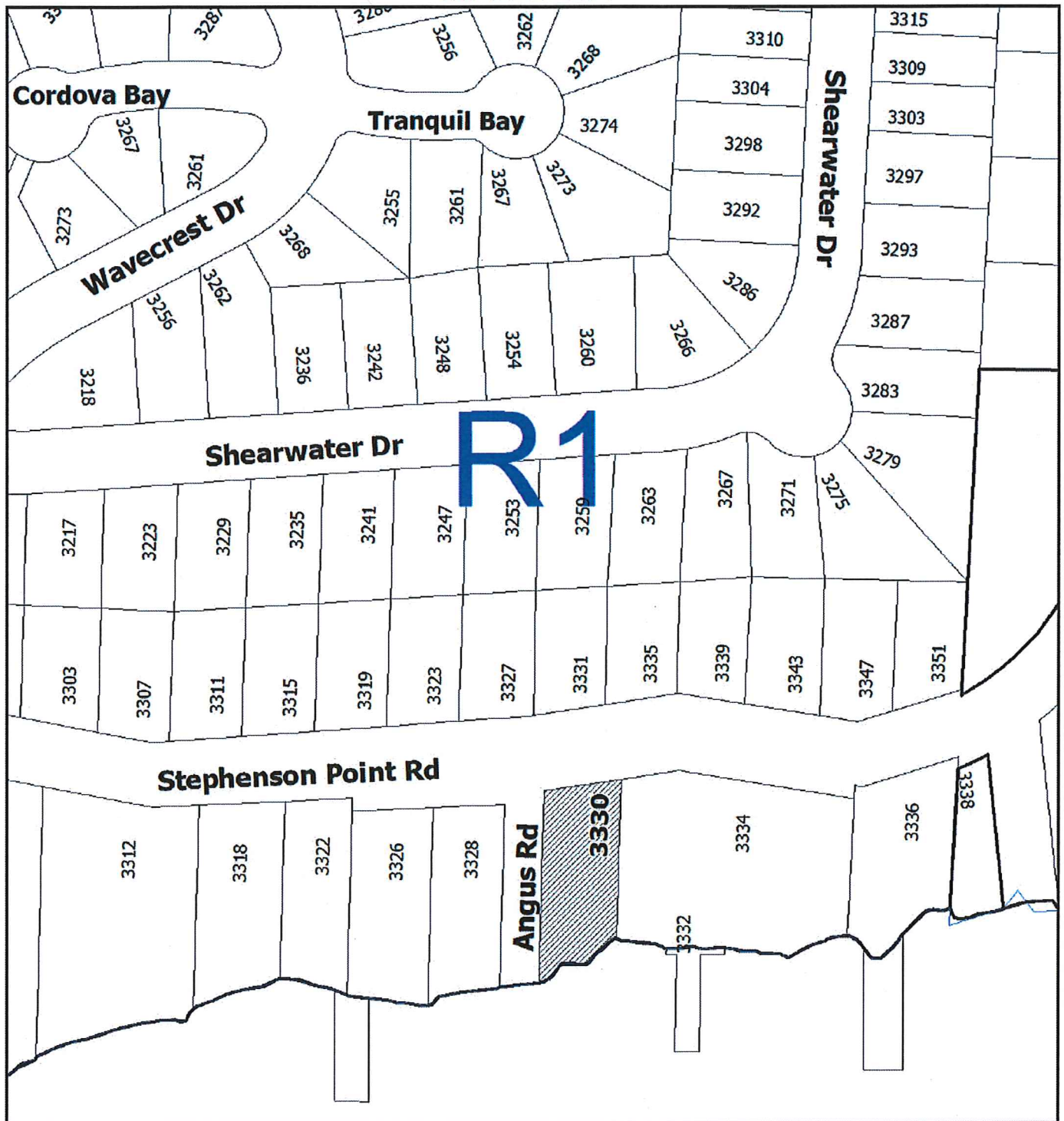
Wanda Smith
Dep. Corporate Officer

2016 Feb 02
Date

GN/in

Prospero attachment: DP000967

SCHEDULE A



DEVELOPMENT PERMIT NO. DP000967



LOCATION PLAN

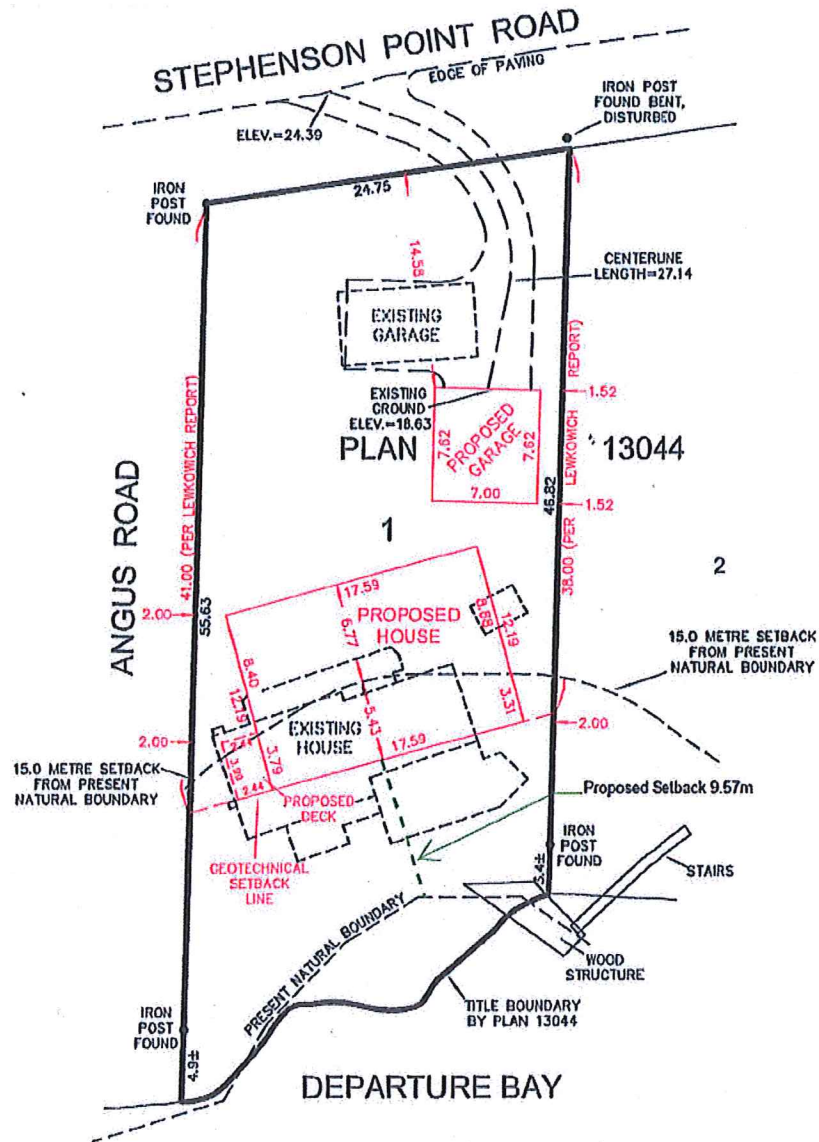
Civic:3330 Stephenson Point Road
 Lot 1, District Lot 29, Wellington District, Plan 13044



**Subject
 Property**

Schedule B

SITE PLAN





Toth and Associates Environmental Services

6821 Harwood Drive, Lantzville, B.C. V0R 2H0

Tel: (250) 390-7602 Fax: (250) 390-7603

E-mail: stoth@shaw.ca

Development Permit DP000967

3330 Stephenson Point Road

Schedule C

EXECUTIVE SUMMARY

(Qualified Environmental Professional)

November 17, 2015

Chris Lundy – Westmark Construction Ltd.

#1 - 2535 McCullough Rd,

Nanaimo, B.C. V9S 4M8

Executive Summary of compensation for intrusion into the 15 m Coastal setback as a result of proposed redevelopment of 3330 Stephenson Point Road, Nanaimo (PID# 004-705-670).

Based on the results of my environmental assessment and tree survey, the proposed redevelopment of the 0.33 acre property located at 3330 Stephenson Point Road will require an intrusion into the 15 m Coastal Development Permit Area of approximately 90 m². The proposed redevelopment includes demolition of the existing older residence and garage, and construction of a new house and garage.

The existing home intrudes 155 m² within the Coastal setback. The proposed new home footprint will intrude 90 m² within the Coastal setback. Of the 90 m², 77 m² will be within the footprint of the existing home and 13 m² will be new intrusion within the Coastal setback. The new home footprint will reduce the amount of intrusion within the Coastal setback by approximately 65 m² from existing conditions.

Demolition and redevelopment on the property will require removal of approximately 20 Non-Significant and 5 Significant Trees, with only 1 Significant Tree and 2 Non-Significant Trees located within the 15 m Coastal setback. The City of Nanaimo's Management and Protection of Trees Bylaw 2013 (No. 7126) will require planting of 25 replacement trees on the property for the 5 Significant Trees to be removed.

As compensation for the Coastal setback intrusion I recommend that an area equal to the intrusion (90 m²) be selectively re-vegetated with 25 Garry oak trees, and native and domestic shrub and herb species planted at a minimum spacing of 1 shrub / herb per square meter. Re-vegetation will increase the representation of the Coastal Bluff / Garry oak ecosystem on the property.

Please contact us if you require any additional information.

Sincerely,

Steve Toth, ASCT, R.P.Bio.

Toth and Associates Environmental Services

