



DEVELOPMENT PERMIT NO. DP000983

GUY AND JODI LE MASURIER
Name of Owner(s) of Land (Permittee)

76 PIRATES LANE
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 25, DOUGLAS ISLAND (ALSO KNOWN AS PROTECTION ISLAND),
NANAIMO DISTRICT, PLAN 14111**

PID No. 000-415-081

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 & Aquatic Setback Information

Schedule C ENVIRONMENTAL REPORT AND 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:
Location and Siting of Buildings and Structures to Watercourses – Section 6.3.1.2
 - The required watercourse setback is 15.0m from the ocean. The proposed watercourse setbacks are as follows:
 - 14.7m from the northeast corner of the proposed addition, a variance of 0.3m; and
 - 14.6m from the northwest corner of the proposed addition, a variance of 0.4m.

REVIEWED AND APPROVED ON

2016 - MARCH - 14

Date


D. Lindsay
Director

Community Development

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

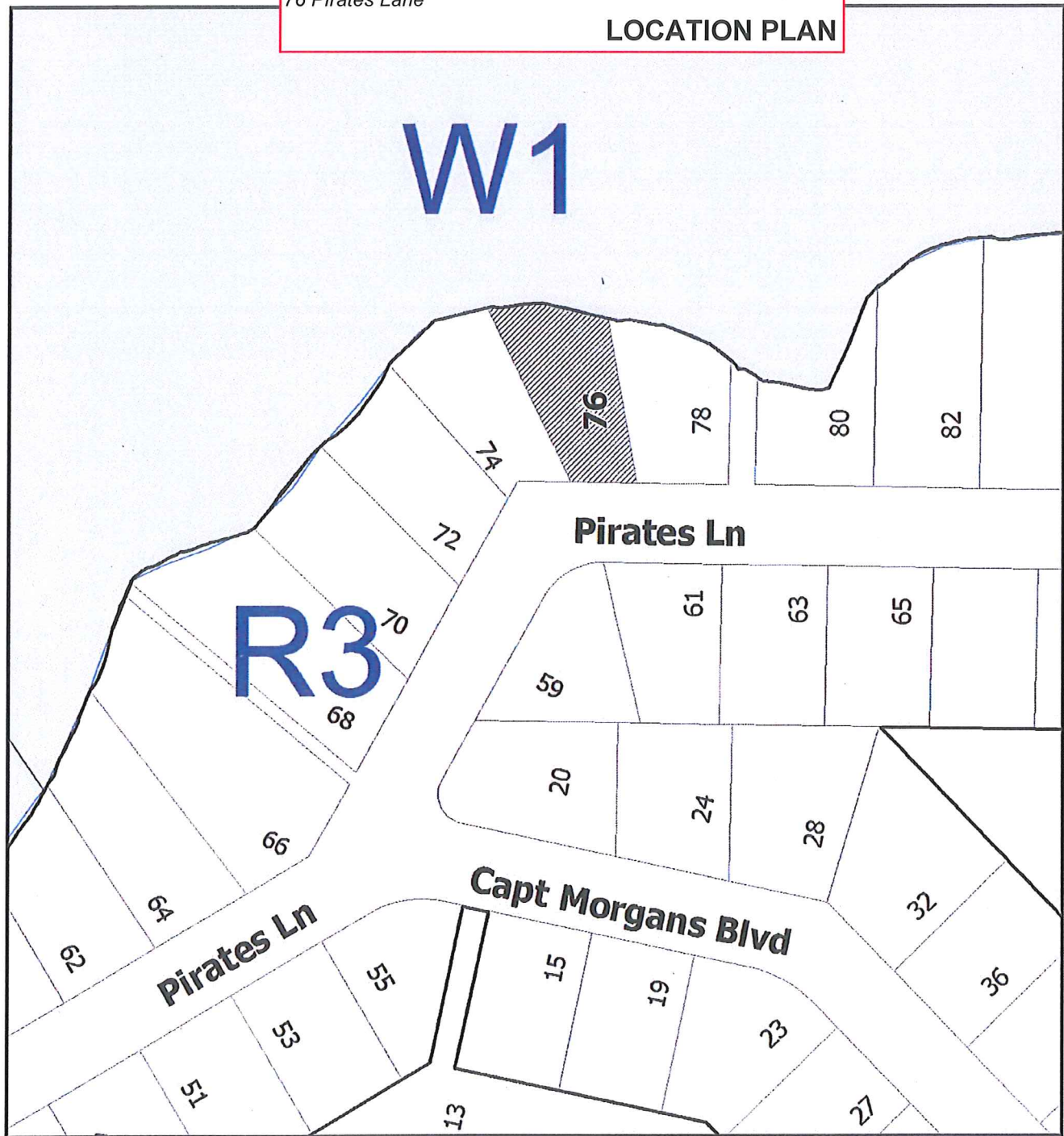
LW/sm

Prospero attachment: DP000983

Development Permit DP000983
76 Pirates Lane

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP000983

LOCATION PLAN

Civic: 76 Pirate Lane

Lot 25, Protection Island, (Also Known as Douglas Island),
Nanaimo District, Plan 14111



 **Subject
Property**

SITE PLAN & Aquatic Setback Information

SITE PLAN SHOWING PROPOSED CONSTRUCTION ON

LOT 25, PROTECTION ISLAND,

NANAIMO DISTRICT, PLAN 14111

NATURAL GRADE HAS BEEN DETERMINED
ACCORDING TO CITY ZONING BYLAWS

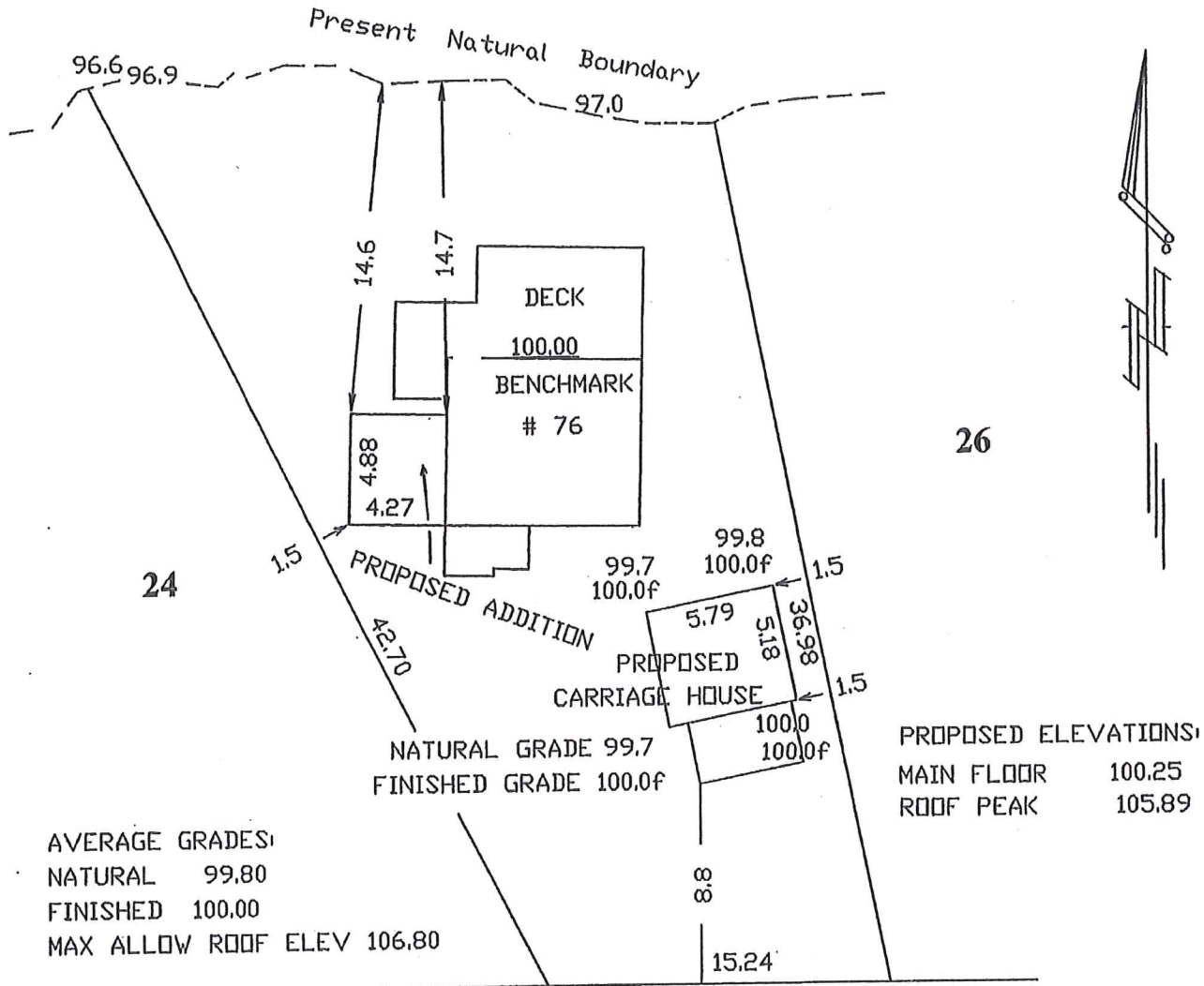
SCALE 1:300

Measurements are in metres

Elevations are based on an assumed datum

Benchmark Deck floor = 100.0

STRAIT OF GEORGIA



PIRATES LANE

T.G. Hoyt
B.C. Land Surveyor
2275 Godfrey Road
Nanaimo, B.C.
V9X 1E7
250-753-2921

NEW CONSTRUCTION LOCATIONS TO BE
PINNED PRIOR TO FOUNDATION FORMING
FB 368/59

Certified Correct

This 3rd day of February, 2016,

B. C. L. S.

DP000983

**ENVIRONMENTAL REPORT
and LANDSCAPE PLAN****AQUAPARIAN**
Environmental Consulting Ltd.

February 26, 2016

Guy Le Masurier
76 Pirates Lane,
Protection Island BC

Via Email: Guy.LeMasurier@viu.ca

RE: DEVELOPMENT PERMIT WITH VARIANCE REVISED

1.0 INTRODUCTION

Aquaparian Environmental Consulting Ltd (Aquaparian) was retained to complete an Environmental Assessment to support a small house addition located at 75 Pirates Lane, Protection Island BC. Aquaparian completed the site assessment on January 6, 2016. A site location map is included as Figure 1.

The subject parcel is 0.21 acres in size and located at the north end of Protection Island on the shoreline. The parcel is narrow and bounded on both sides by single family residential development. The owners wish to construct a 12x16' addition on the west side of the house.

As per the City of Nanaimo Zoning Bylaw 4500, there is a Development Permit Area (DPA) extending 15m perpendicularly from the natural boundary of the sea. The DPA runs roughly through the middle of the existing house and includes a very small portion of the proposed extension footprint. It is expected that the project will require a Development Permit with Variance application. A site plan has been included as Figure 2. Site photographs have been included in Appendix A.

2.0 IMPACT ASSESSMENT

The property is a small wedge shaped parcel fronting onto a vertical cut bank approximately 3m in height. The soil profile on the cut bank shows approximately 30cm soil overlying sandstone bedrock. Vegetation within the parcel is predominantly grass with mature trees along the property lines on each side of the parcel including arbutus, western red cedar, Douglas fir and grand fir. One red cedar and one arbutus are located on the top of the shoreline bank with a narrow, low shrub buffer approximately 1m wide consisting of salal, dull Oregon grape, Saskatoon berry, trailing blackberry, evergreen huckleberry, honeysuckle, and a few grand fir seedlings. The bedrock cut bank is slightly undercut with evidence of slow erosion as large boulders drop out of the bank. Soil erosion appears to be slow also with removal of shoreline

vegetation and groundwater seepage being the likely contributing factors as the soil is well above any wave action.

At the time of the assessment, foundation excavation for the proposed extension had already been complete. The soil appeared to be slightly deeper than the shoreline and comprised of quickly draining gravelly soils.

Due to the predevelopment of the site and the close proximity of the adjacent houses there is no habitat loss from the proposed extension of the house. The small extension will have no impact on the shoreline habitat DPA or soil stability.

3.0 RECOMENDATIONS

The area of the extension within the DPA is approximately 3m². To offset the impact within the DPA area and to reduce the rate of erosion on the top of bank, Aquaparian recommends installing a 1m wide strip of native shrubs along the ~15m shoreline bank between 1m to 2m from the top of bank. No soil disturbance should occur within 1m of the edge. The smallest size plants available (i.e. 4" pots) should be used to reduce soil disturbance. Vegetating the 15m² strip will require 60 plants.

- Appropriate species include:
 - Salal
 - Dull Oregon grape
 - Snowberry
 - Nootka rose
 - Sword fern
- Plantings should be installed at a density of 4/m² in clusters of similar species so infilling will occur over time;
- Plants should be installed in the early spring season and watered through at least the first two summers;
- Plants should be installed with a handful of bone meal to reduce transplant shock;
- Mulch should be applied around the plants to reduce evaporation after watering.

4.0 BOND CALCULATION

The City requires a Bond to be posted to ensure the habitat offsetting plantings are carried out. As directed, the City requires the recommended 1m strip to be completed for this project.

Based on 4x4" plants per square meter over a 15m² area, a total of 60 plants are required. Based on the wholesale price of approximately \$3 per 4" plant the plant cost is estimated to be



503 COMOX ROAD, NANAIMO, BC V9R 3J2
SARAH BONAR 250-714-8446 CHRIS ZAMORA 250-714-8864

PROTECTION ISLAND
JANUARY 18, 2015

3

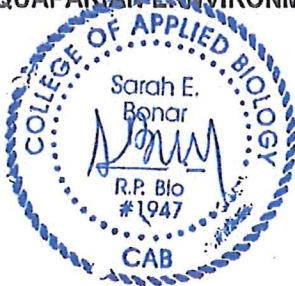
\$180 plus tax. Installation will take approximately 2 hours. With the additional cost of bone meal, mulch and a labour rate of \$20/hr, Aquaparian estimates the total cost to be **\$270.00**.

5.0 CLOSURE

Aquaparian trusts this information meets your requirements for the submission of a Development Permit with Variance for the small house extension you wish to build. If you require further information, please contact the undersigned.

Sincerely,

AQUAPARIAN ENVIRONMENTAL CONSULTING LTD.



Sarah Bonar B. Sc, R.P.Bio

\\AQUAPARIAN\Documents\Projects\Projects\N190 Protection Island\76 Pirates Lane Protection Island.docx



503 COMOX ROAD, NANAIMO, BC V9R 3J2

SARAH BONAR 250-714-8446 **CHRIS ZAMORA** 250-714-8864

FIGURE 1
SITE LOCATION MAP



503 COMOX ROAD, NANAIMO, BC V9R 3J2
SARAH BONAR 250-714-8446 CHRIS ZAMORA 250-714-8864

**76 Pirates Lane, Protection Island
Site Location Map**



FIGURE 2
SITE PLAN AND PLANTING PLAN



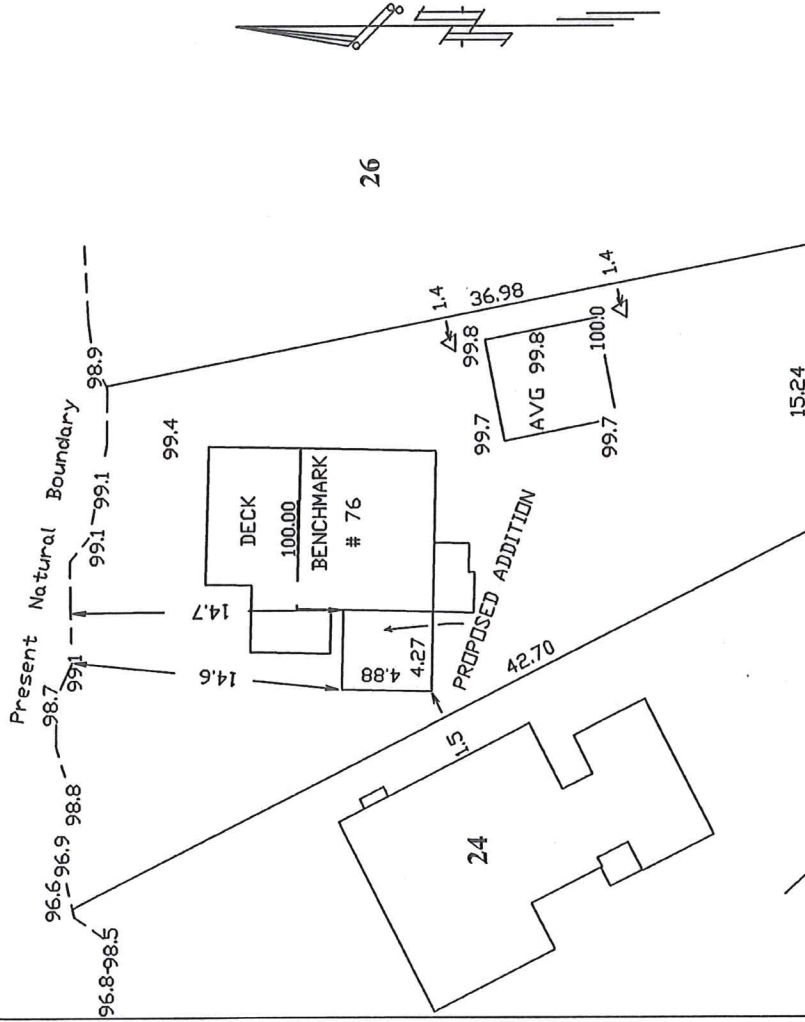
503 COMOX ROAD, NANAIMO, BC V9R 3J2
SARAH BONAR 250-714-8446 CHRIS ZAMORA 250-714-8864

NANAIMO DISTRICT, PLAN 14111

Measurements are in metres

Elevations are based on an assumed datum
Benchmark Deck floor = 100.0

STRAIT OF GEORGIA



T.G. Hoyt
B.C. Land Surveyor
2275 Godfrey Road
Nanaimo, B.C.
V9X 1E7
250-753-2921

Certified Correct

This 14th day of January, 2016,

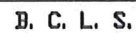
S. C. L. S.

FB 368/59

SITE PLAN SHOWING PROPOSED HOUSE ADDITION ON
LOT 25, PROTECTION ISLAND,
NANAIMO DISTRICT, PLAN 14111

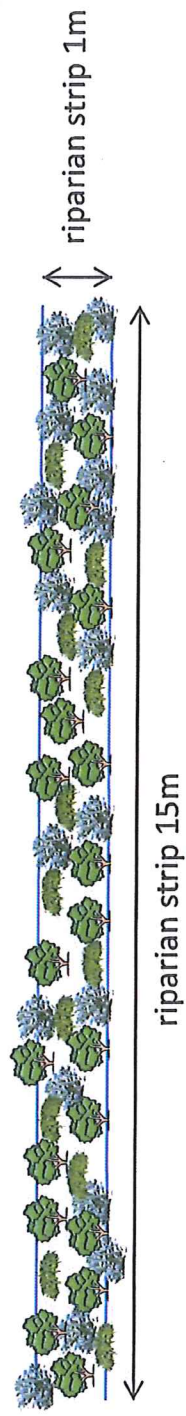
Benchmark Deck floor = 100.0

STRAIT OF GEORGIA



FB 368/59

SAMPLE PLANTING PLAN



Legend:

Nootka rose

Snowberry

Sword fern, dull

Oregon grape & salal



APPENDIX A
SITE PHOTOGRAPHS



503 COMOX ROAD, NANAIMO, BC V9R 3J2
SARAH BONAR 250-714-8446 CHRIS ZAMORA 250-714-8864

**Plan 14111, lot 25, Protection Island
House Extension
Photo Sheet 1**



Photo 1. Looking inland showing the side of the house where the extension is proposed.



Photo 2. Looking seaward showing the extension excavation area.



Photo 3. Looking across the back yard between the house and the top of the shoreline bank.

**Plan 14111, lot 25, Protection Island
House Extension
Photo Sheet 1**



Photo 4. Showing the steep shoreline to a sandstone beach.

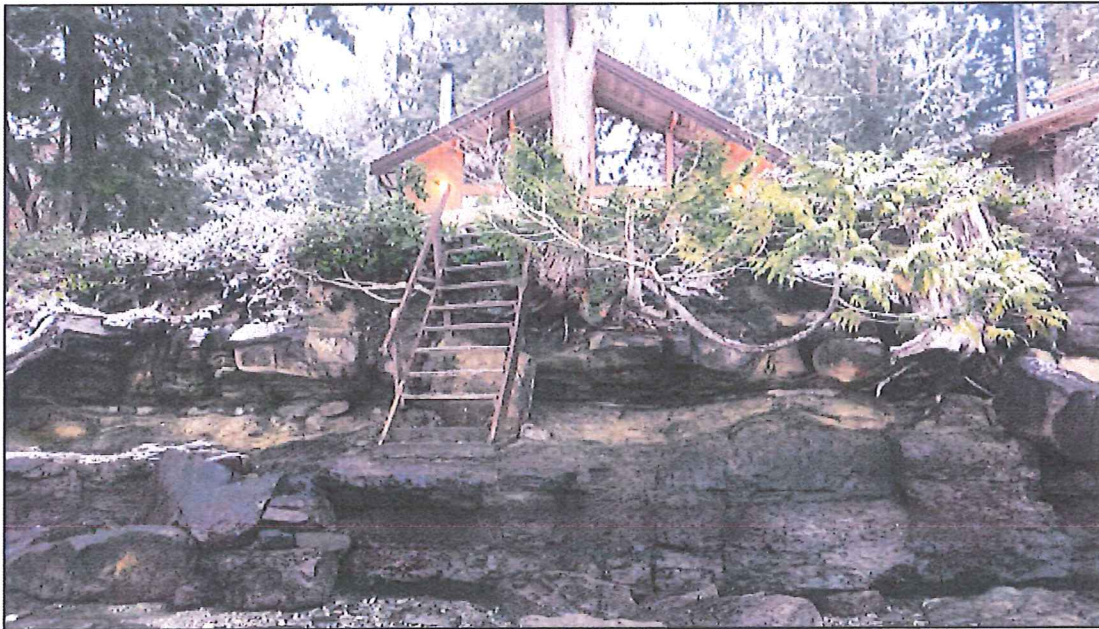
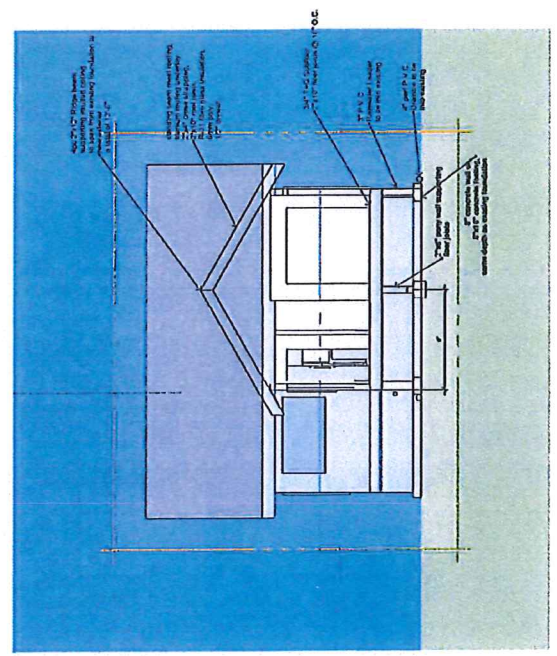
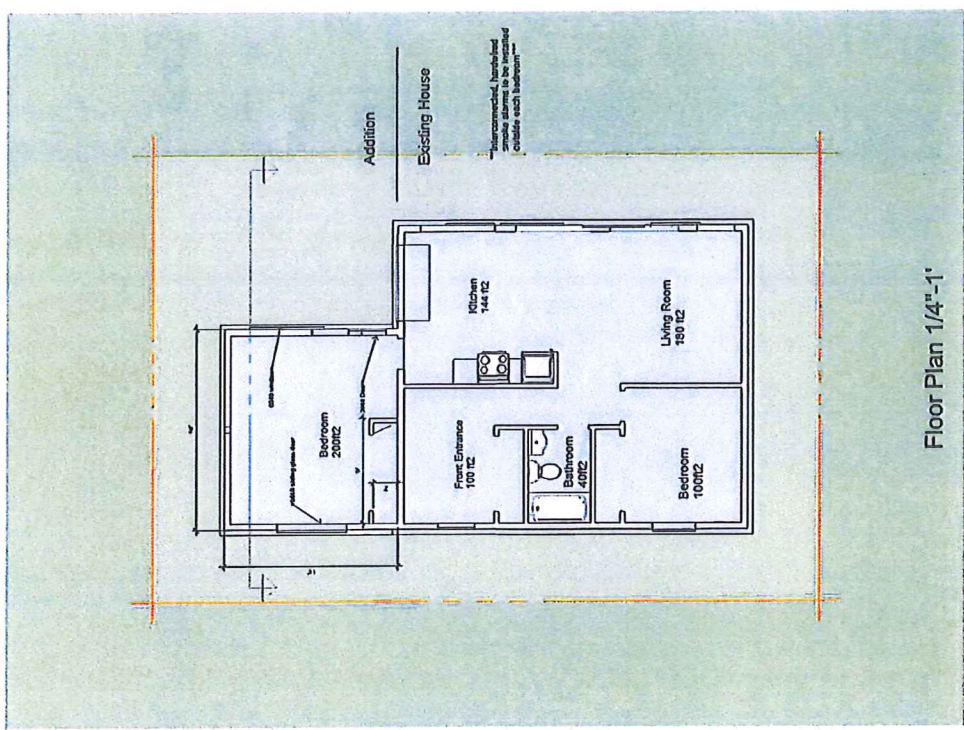
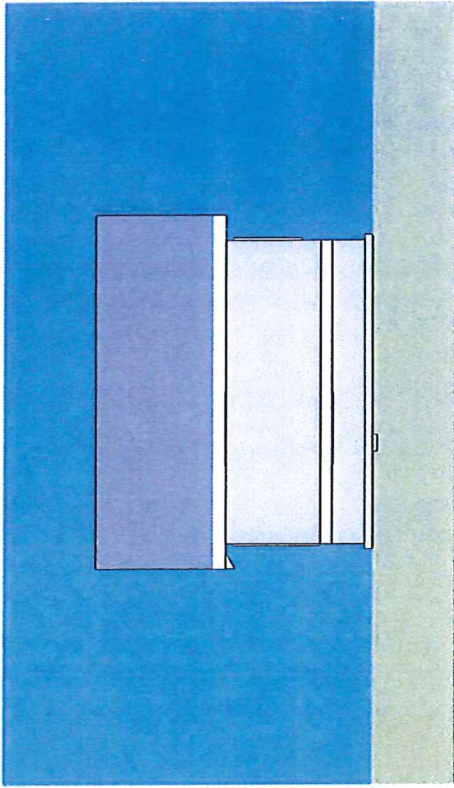


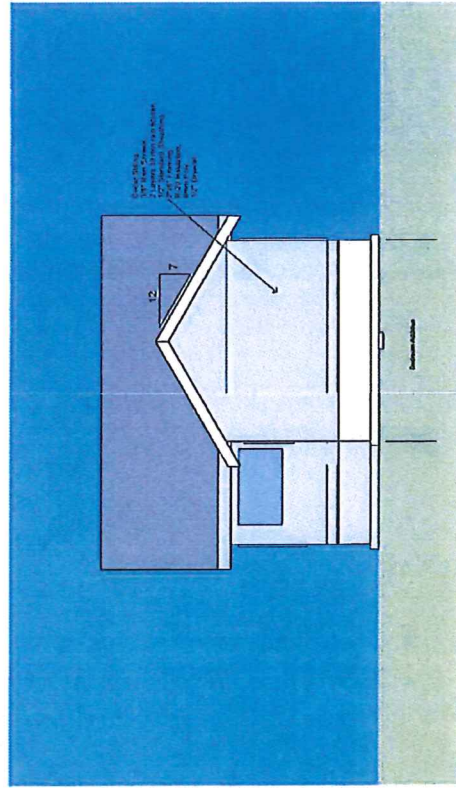
Photo 5. Looking up from the beach showing the steep shoreline.

DA783

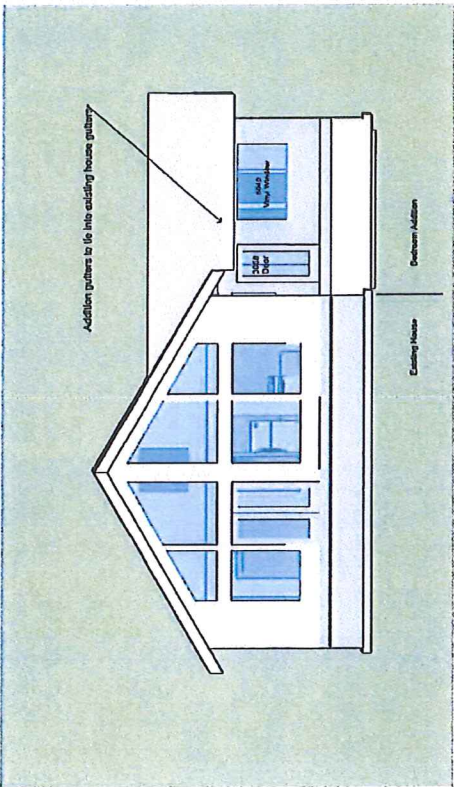




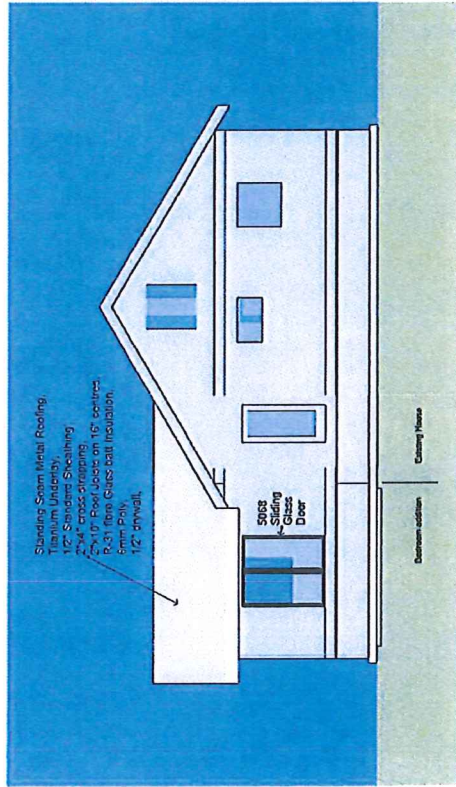
Right Side 1/4"=1'



Left Side 1/4"=1'



Front View 1/4"=1'



Rear View 1/4"=1'