



**DEVELOPMENT PERMIT NO. DP000990**

**CATHERINE MAUREEN POWER**  
Name of Owner(s) of Land (Permittee)

**510 WOODHAVEN DRIVE**  
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:

**STRATA LOT 175, SECTION 5, WELLINGTON DISTRICT, STRATA PLAN 830, (PHASE 3), TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

**PID No. 000-273-341**

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 Plans**  
**Schedule C Environmental Summary**  
**Schedule D Building Elevations**

- 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:
  - a) *Section 6.3.1.5 Siting of Buildings (Watercourse Leave Strip)* – to reduce the watercourse setback measured from the lake edge from 15m to 9.8m.
  - b) *Section 7.5.1 Siting of Buildings* – to reduce the front yard setback from 4.5m to 1.06m for the single residential dwelling.
  - c) *Section 7.5.3 Siting of Buildings* – to reduce the front yard setback from 6m to 0.33m for the garage.
  - d) *Section 7.6.1 Size of Buildings* – to increase the lot coverage from 40% to 45%.
  - e) *Section 7.6.1 Size of Buildings* – to increase the perimeter wall height from 7.32m to 12.56m on the south, east and west elevations.

#### CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plans prepared by Raymond de Beeld Architect Inc. dated 2017-SEP-14 as shown on Schedule B.
2. The subject property shall be developed generally in accordance with the Environmental Summary report prepared by Toth and Associates Environmental Services, dated 2017-OCT-01 as shown on Schedule C.
3. The development is in general accordance with the Building Elevations prepared by Raymond de Beeld Architect Inc. dated 2017-SEP-14 as shown on Schedule D.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 16TH DAY OF OCTOBER, 2017.

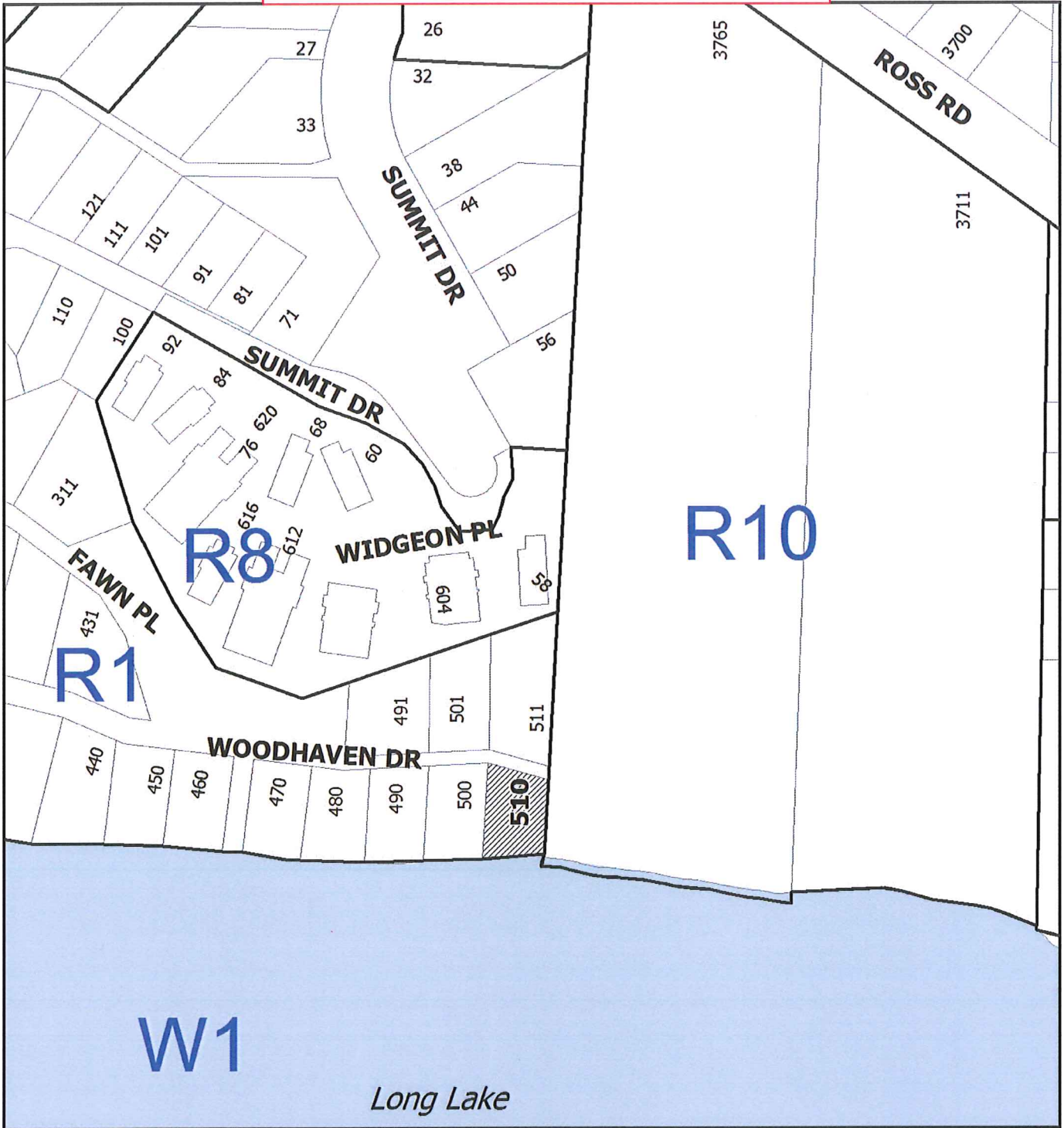
  
\_\_\_\_\_  
Corporate Officer

  
\_\_\_\_\_  
Date

GN/ln

Prospero attachment: DP000990

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP000990

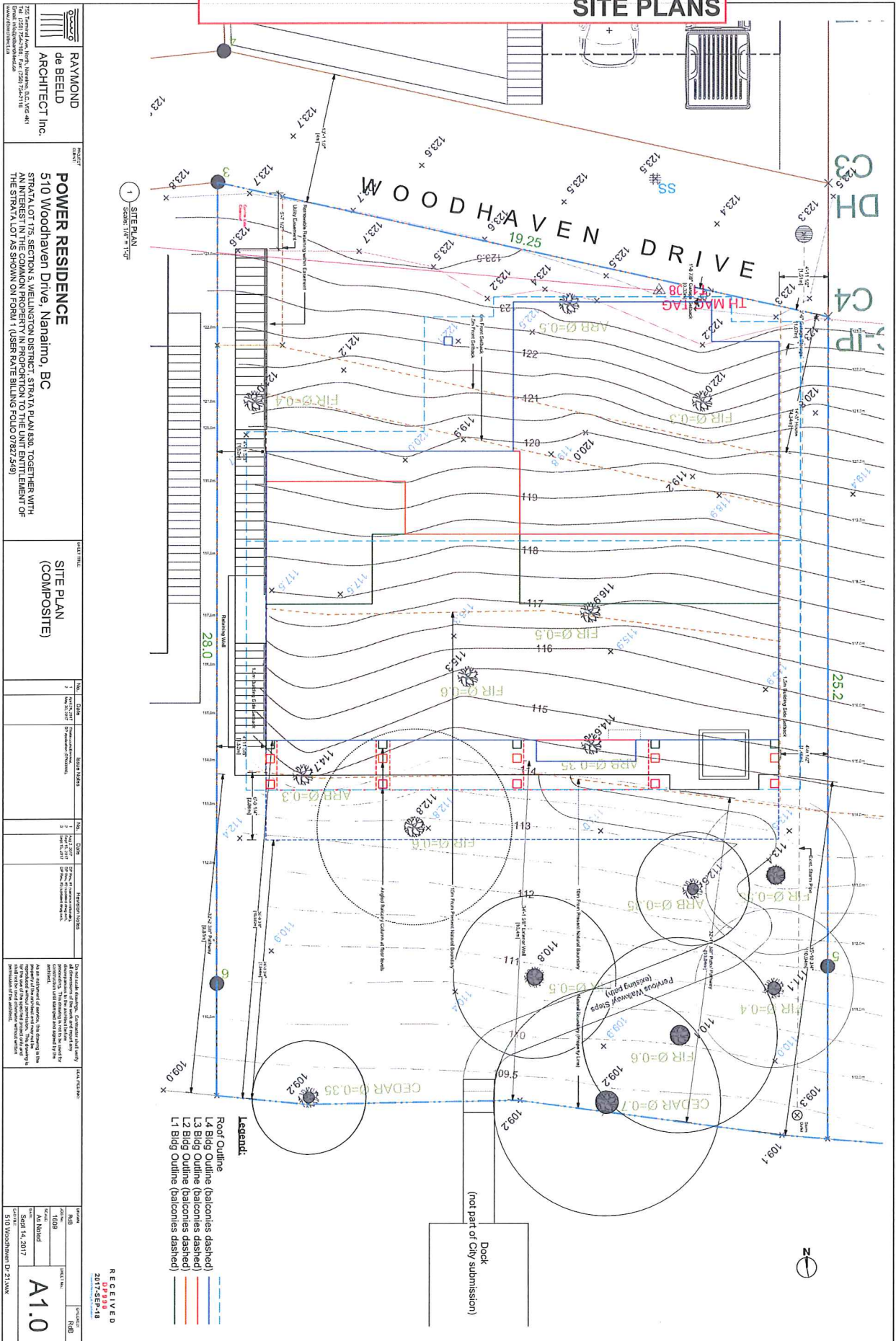
LOCATION PLAN



Civic: 510 Woodhaven Drive  
Strata Lot 175, Section 5, Wellington District,  
Strata Lot 830, (Phase 3), together with an interest  
in the common property in proportion to the unit  
entitlement of the Strata Lot as shown on Form 1

 **Subject Property**

SITE PLANS



RAYMOND de BEELD ARCHITECT INC.  
1775 Terminal Ave, North Vancouver, B.C. V8L 4M1  
Tel: 779-2222  
Fax: 779-2222

**POWER RESIDENCE**  
510 Woodhaven Drive, Nanaimo, BC  
STRATA LOT 173, SECTION 5, WELLINGTON DISTRICT, STRATA PLAN 830, TOGETHER WITH THE STRATA LOTS AS SHOWN ON FORM 1 (USER RATE BILLING FOLIO 0787249)

**SITE PLAN (COMPOSITE)**

NO.	DATE	DESCRIPTION
1	2017-05-18	Prepared for Development Permit
2	2017-05-18	Revised for City Submission
3	2017-05-18	Final for City Submission

As the author of this plan, I warrant that the information contained herein is true and correct to the best of my knowledge and belief. I warrant that the information contained herein is true and correct to the best of my knowledge and belief. I warrant that the information contained herein is true and correct to the best of my knowledge and belief.

DATE: 2017-05-18  
DRAWN BY: ASHLEY  
CHECKED BY: RRB  
SCALE: AS SHOWN  
PROJECT: 510 Woodhaven Drive  
**A1.0**

- Legend:**
- Roof Outline
  - L4 Bigg Outline (balconies dashed)
  - L3 Bigg Outline (balconies dashed)
  - L2 Bigg Outline (balconies dashed)
  - L1 Bigg Outline (balconies dashed)

RECEIVED  
2017-SEP-18

Dock  
(not part of City submission)





**ENVIRONMENTAL SUMMARY**  
**Toth and Associates Environmental Services**

6821 Harwood Drive, Lantzville, B.C. V0R 2H0  
Tel: (250) 390-7602  
E-mail: stoth@shaw.ca

October 1, 2017

**Catherine Power**

5690 Vanderneuk Road  
Nanaimo B.C. V9T 5H4

**Re: Summary of results for the Environmental Surveys conducted on 510 Woodhaven Drive, Nanaimo (PID 000-273-341).**

Toth and Associates Environmental Services conducted a detailed *Riparian Areas Regulation* (RAR) assessment (#3966) of 510 Woodhaven Drive on the north side of Long Lake on March 14, 2016 and a tree survey on April 27, 2017. The development proposal includes construction of a single family residence on the property. The subject property is very small at approximately 5,306 square feet (493 m<sup>2</sup>), or roughly 26 m deep by 19 m wide. Average slope on the property is 52% grade.

The development plan proposes a reduction in the watercourse setback from 15 m to 9.8 m at the building's closest point to Long Lake in the southwest corner of the property, with a minor area of intrusion into the 9.8 m setback for a 4<sup>th</sup> floor cantilevered balcony (22 m<sup>2</sup>). City Staff have reviewed the proposal and indicated that a 9.8 m aquatic setback could be supported as long as there are no ground level intrusions into the 9.8 m setback. The upper storey balcony will be located approximately 8.84 m above ground level on a southerly aspect and therefore will not impede growth of shrub, herb and low growing tree species beneath the balcony. The total area of ground floor intrusion into the City's 15 m watercourse setback proposed by the development plan is 100 m<sup>2</sup> of which 20 m<sup>2</sup> will be pervious patio.

The tree survey and Tree Management Plan indicated that development of the property will require removal of 24 trees, of which 18 are <30 cm diameter. No Significant Trees will be removed and only one tree will be removed from within the proposed 9.8 m setback. The City's Management and Protection of Trees Bylaw 2013 (No. 7126) requires 28 trees to be replaced for the 24 trees to be removed. As there is insufficient space on the subject property for replacement of all the trees, cash-in-lieu for trees not replaced will be paid to the City.

City staff requested a compensation plan for the encroachment created by the watercourse setback variance. Currently there is little in the way of shrub or herbaceous vegetation on the property due to the shading created by trees within the watercourse setback. I have provided a landscape plan (Figure 1) that requires the planting of 125 native plants (1 plant / 0.75 m<sup>2</sup>) within the 9.8 m watercourse setback including 74 herbs, 45 shrubs and 6 trees (Table 1). Native plant species appropriate for the site are indicated in Table 1.

It is our understanding that the landowner will undertake the re-vegetation.

A single pervious soft surface pathway will provide access to water. The trail has been aligned to avoid damage or removal of existing trees and vegetation (Figure 1).

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DP990  
2017-OCT-02  
City Planning & Subdivision

*Summary of proposed watercourse setback intrusion on 510 Woodhaven Drive, Nanaimo*

A fence will be installed along the 9.8 m setback boundary prior to the start of construction to prevent intrusion within the setback area.

It is our professional opinion that the proposed construction of a home on the property involving a 100 m<sup>2</sup> intrusion inside the 15 m Streamside Protection Enhancement Area (SPEA) setback associated with the Zones of Sensitivity for Large Woody Debris and Bank Stability, and Litter Fall and Insect Drop will not have a significant impact on the riparian function of Long Lake.

Please contact us if you require any additional information.

Sincerely,  
Steve Toth, AScT, R.P.Bio.



**Toth and Associates Environmental Services**

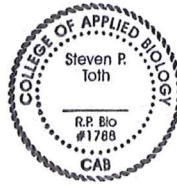


Table 1. Recommended native plant species for restoration of the watercourse setback on 510 Woodhaven Drive

Species	Common Name	Size	\$/each	Quantity	\$ Cost	Sun	Moisture
<b>Trees</b>							
<i>Taxus brevifolia</i>	Western Yew	5 gal	\$28.00	2	\$56.00	Low	Low
<i>Conus nuttallii</i>	Pacific Dogwood	5 gal	\$28.00	2	\$56.00	Mod	Mod
<i>Malus fusca</i>	Pacific Crab Apple	5 gal	\$18.00	2	\$36.00	Mod	High
<b>Shrubs</b>							
<i>Amelanchier alnifolia</i>	Saskatoon	2 gal	\$8.50	6	\$51.00	High	Low
<i>Mahonia nervosa</i>	Dull Oregon Grape	2 gal	\$5.50	12	\$66.00	Mod	Low
<i>Vaccinium ovatum</i>	Evergreen Huckleberry	2 gal	\$6.00	5	\$30.00	Mod	Mod
<i>Holodiscus discolor</i>	Ocean Spray	2 gal	\$8.50	5	\$42.50	High	Low
<i>Ribes sanguineum</i>	Red Flowering Currant	2 gal	\$9.50	5	\$47.50	Mod	Mod
<i>Symphoricarpos albus</i>	Snowberry	2 gal	\$8.50	6	\$51.00	Mod	Mod
<i>Vaccinium parvifolium</i>	Red Huckleberry	1 gal	\$6.00	3	\$18.00	Mod	Mod
<i>Lonicera ciliosa</i>	Western Trumpet Honeysuckle	1 gal	\$6.00	3	\$18.00	Mod	Low
<b>Herbs</b>							
<i>Polystichum munitum</i>	Sword Fern	1 gal	\$4.75	25	\$118.75	Mod	Mod
<i>Asarum caudatum</i>	Wild Ginger	1 gal	\$2.75	5	\$13.75	Mod	Low
<i>Aster douglasii</i>	Douglas' Aster	1 gal	\$2.75	5	\$13.75	High	Mod
<i>Dicentra formosa</i>	Bleeding Heart	1 gal	\$2.25	5	\$11.25	Mod	Mod
<i>Digitalis purpurea</i>	Common Foxglove	1 gal	\$2.25	5	\$11.25	High	Mod
<i>Disporum hookeri</i>	Hooker's Fairybells	1 gal	\$2.75	5	\$13.75	Mod	Mod
<i>Heuchera micrantha</i>	Small-flowered Alumroot	1 gal	\$2.25	5	\$11.25	Low	Mod
<i>Linnaea borealis</i>	Twinflower	1 gal	\$2.25	5	\$11.25	Low	Low

*Environmental Summary for 510 Woodhaven Drive, Nanaimo*

<i>Satuieja douglasii</i>	Yerba Buena	1 gal	\$2.75	5	\$13.75	Mod	Low
<i>Tellima grandiflora</i>	Fringecup	1 gal	\$2.25	5	\$11.25	Low	Mod
<i>Tiarella trifoliata</i>	Foamflower	1 gal	\$2.25	5	\$11.25	Low	Mod
<b>Total:</b>				<b>125</b>	<b>\$713.25</b>		

Note: Costs are based on wholesale prices indicated on the Streamside Native Plant's website (<http://streamsidenativeplants.com/>)

Table 2. Map symbols used on landscape plan


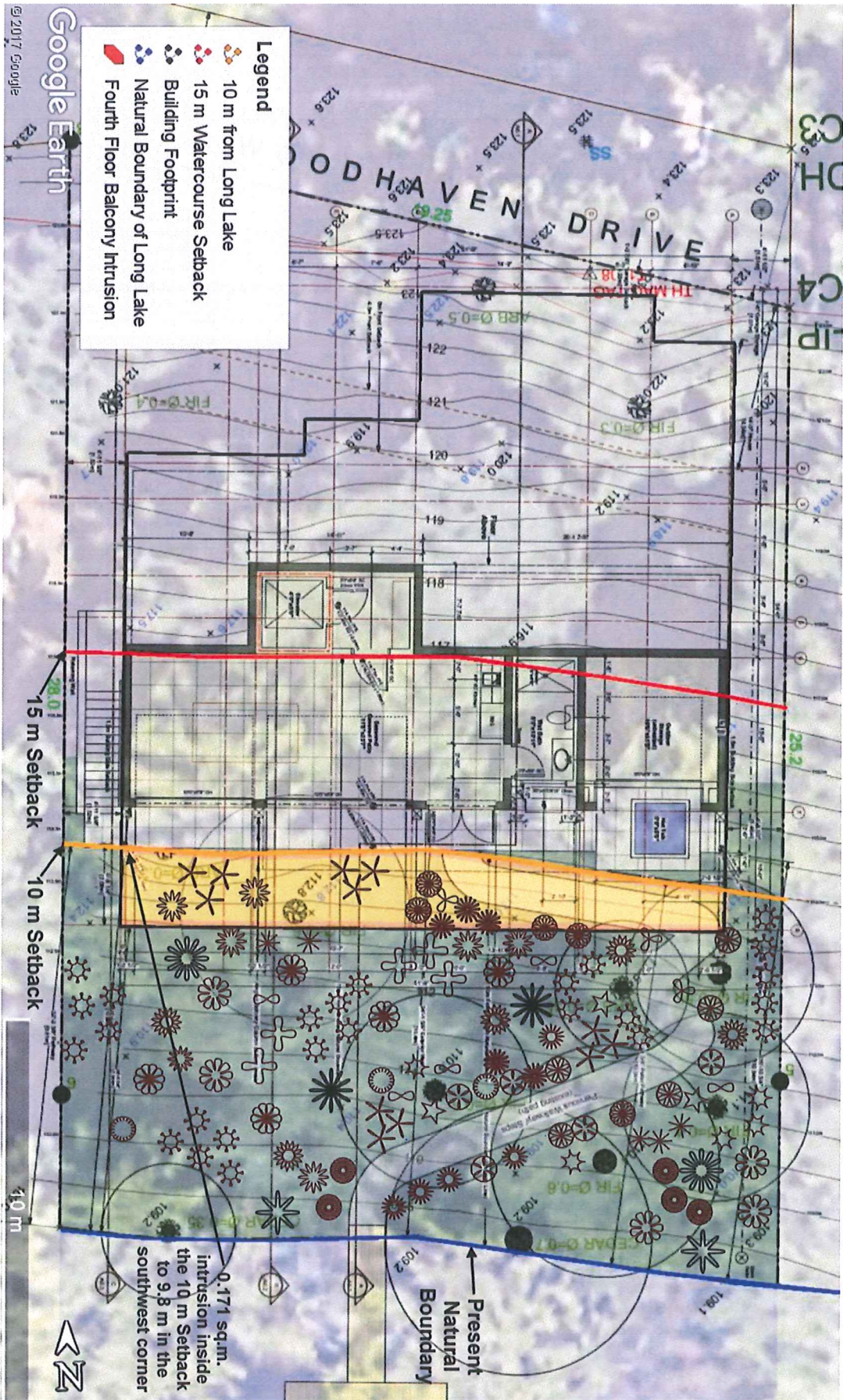
Species	Common Name	Quantity	Symbol
<i>Taxus brevifolia</i>	Western Yew	2	
<i>Conus nuttallii</i>	Pacific Dogwood	2	
<i>Malus fusca</i>	Pacific Crab Apple	2	
<i>Amelanchier alnifolia</i>	Saskatoon	6	
<i>Mahonia nervosa</i>	Dull Oregon Grape	12	
<i>Vaccinium ovatum</i>	Evergreen Huckleberry	5	
<i>Holodiscus discolor</i>	Ocean Spray	5	
<i>Ribes sanguineum</i>	Red Flowering Currant	5	
<i>Symphoricarpos albus</i>	Snowberry	6	
<i>Vaccinium parvifolium</i>	Red Huckleberry	3	
<i>Lonicera ciliosa</i>	Western Trumpet Honeysuckle	3	
<i>Polystichum munitum</i>	Sword Fern	25	
<i>Asarum caudatum</i>	Wild Ginger	5	
<i>Aster douglasii</i>	Douglas' Aster	5	
<i>Dicentra formosa</i>	Bleeding Heart	5	
<i>Digitalis purpurea</i>	Common Foxglove	5	
<i>Disporum hookeri</i>	Hooker's Fairybells	5	
<i>Heuchera micrantha</i>	Small-flowered Alumroot	5	
<i>Linnaea borealis</i>	Twinflower	5	
<i>Satuieja douglasii</i>	Yerba Buena	5	
<i>Tellima grandiflora</i>	Fringecup	5	
<i>Tiarella trifoliata</i>	Foamflower	5	



FIGURE 1. LANDSCAPE PLAN

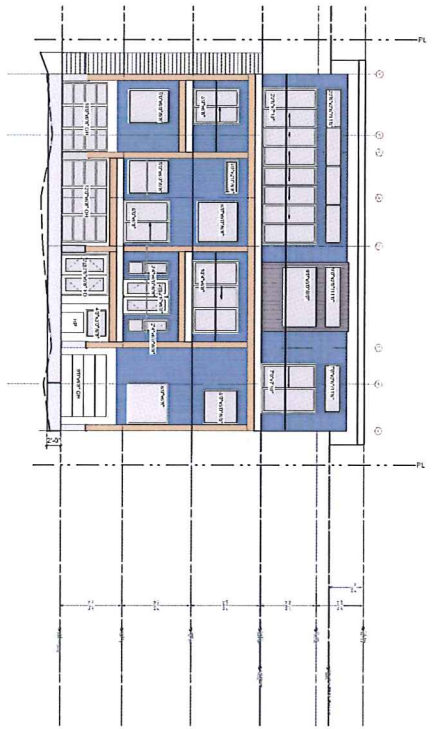
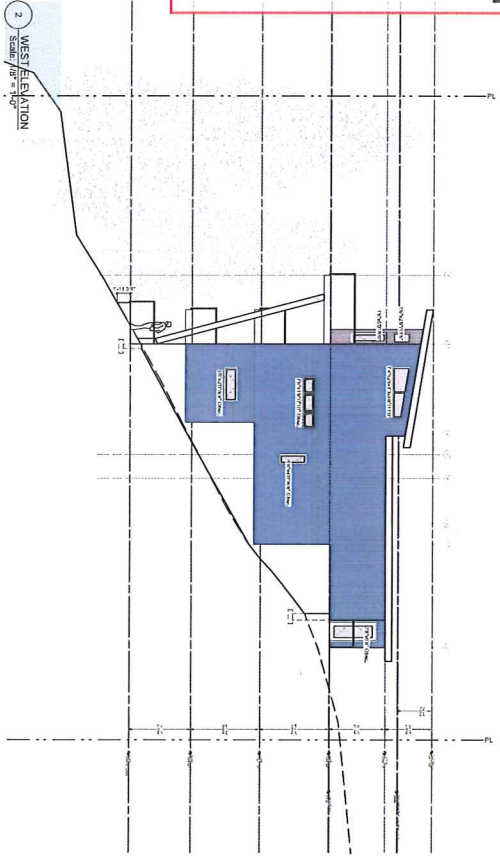
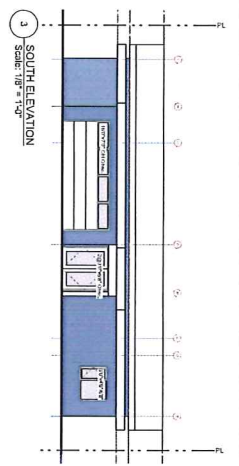
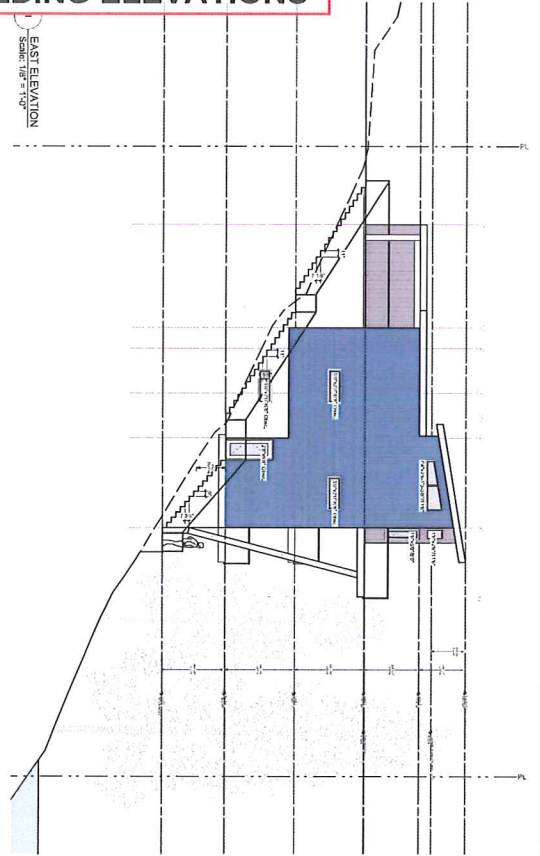
Figure 1. Landscape plan



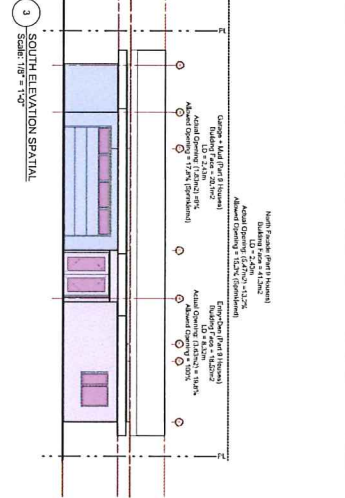
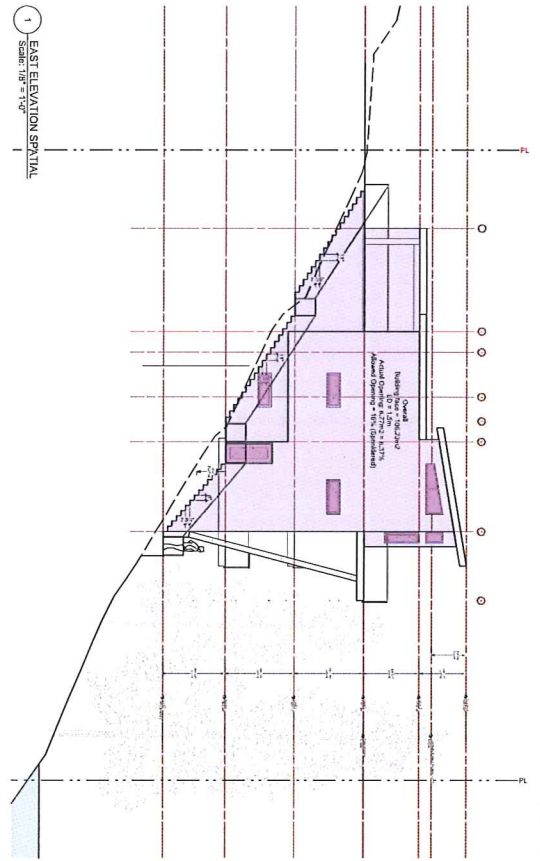
Summary of proposed watercourse setback intrusion on 510 Woodhaven Drive, Nanaimo

Development Permit DP000990 Schedule D  
510 Woodhaven Drive

BUILDING ELEVATIONS



<b>RAYMOND de BEELD ARCHITECT INC.</b> 725 Terminal Ave, West, Nanaimo, B.C. V9C 4K1 Phone: 250-754-1118 Fax: 250-754-1119 Email: info@raymonddebeeld.com		<b>CLIENT</b> <b>POWER RESIDENCE</b> 510 Woodhaven Drive, Nanaimo, BC STRATA LOT 7/3, SECTION 5, WELLINGTON DISTRICT, STRATA PLAN 830. TOGETHER WITH THE STRATA LOT 4 AS SHOWN ON FORM 1 (USER RATE BILLING FOLIO 07927 2491)		<b>DATE TITLE</b> ELEVATIONS		<b>NO.</b> <b>DATE</b> 1 10/15/16 Initial Design 2 07/14/17 Final Design		<b>REVISIONS</b> 1 07/14/17 Final Design 2 07/14/17 Final Design		Special License Required. Architectural and Engineering drawings, specifications, and related documents are the property of Raymond de Beeld Architect Inc. and shall remain the property of Raymond de Beeld Architect Inc. No drawings or specifications are to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Raymond de Beeld Architect Inc.		Drawn: AS Inland Date: Sept 14, 2017 510 Woodhaven Dr 21.dwg		RECEIVED 2017-SEP-18 A6.1	
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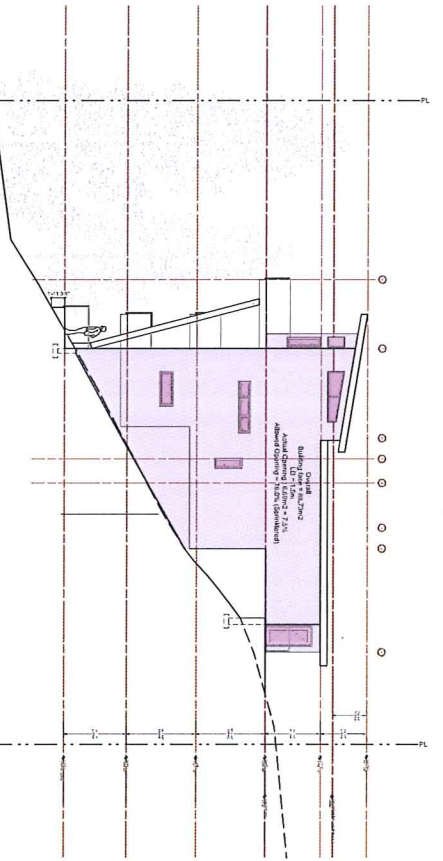


**SPATIAL ELEVATION CALCULATION**

Date: Apr 14, 2017  
 Address: 510 Woodhaven Drive  
 By: [Redacted]  
 Project: [Redacted]

Build Volume: 1500 m<sup>3</sup>  
 Calculations: [Redacted]  
 Area: [Redacted]

Overall	Classification	Level	Area	Height	Volume	Ratio
1	Overall	1	1500	1.0	1500	1.0
2	Overall	2	1500	1.0	1500	1.0
3	Overall	3	1500	1.0	1500	1.0
4	Overall	4	1500	1.0	1500	1.0
5	Overall	5	1500	1.0	1500	1.0
6	Overall	6	1500	1.0	1500	1.0
7	Overall	7	1500	1.0	1500	1.0
8	Overall	8	1500	1.0	1500	1.0
9	Overall	9	1500	1.0	1500	1.0
10	Overall	10	1500	1.0	1500	1.0
11	Overall	11	1500	1.0	1500	1.0
12	Overall	12	1500	1.0	1500	1.0
13	Overall	13	1500	1.0	1500	1.0
14	Overall	14	1500	1.0	1500	1.0
15	Overall	15	1500	1.0	1500	1.0
16	Overall	16	1500	1.0	1500	1.0
17	Overall	17	1500	1.0	1500	1.0
18	Overall	18	1500	1.0	1500	1.0
19	Overall	19	1500	1.0	1500	1.0
20	Overall	20	1500	1.0	1500	1.0
21	Overall	21	1500	1.0	1500	1.0
22	Overall	22	1500	1.0	1500	1.0
23	Overall	23	1500	1.0	1500	1.0
24	Overall	24	1500	1.0	1500	1.0
25	Overall	25	1500	1.0	1500	1.0
26	Overall	26	1500	1.0	1500	1.0
27	Overall	27	1500	1.0	1500	1.0
28	Overall	28	1500	1.0	1500	1.0
29	Overall	29	1500	1.0	1500	1.0
30	Overall	30	1500	1.0	1500	1.0
31	Overall	31	1500	1.0	1500	1.0
32	Overall	32	1500	1.0	1500	1.0
33	Overall	33	1500	1.0	1500	1.0
34	Overall	34	1500	1.0	1500	1.0
35	Overall	35	1500	1.0	1500	1.0
36	Overall	36	1500	1.0	1500	1.0
37	Overall	37	1500	1.0	1500	1.0
38	Overall	38	1500	1.0	1500	1.0
39	Overall	39	1500	1.0	1500	1.0
40	Overall	40	1500	1.0	1500	1.0
41	Overall	41	1500	1.0	1500	1.0
42	Overall	42	1500	1.0	1500	1.0
43	Overall	43	1500	1.0	1500	1.0
44	Overall	44	1500	1.0	1500	1.0
45	Overall	45	1500	1.0	1500	1.0
46	Overall	46	1500	1.0	1500	1.0
47	Overall	47	1500	1.0	1500	1.0
48	Overall	48	1500	1.0	1500	1.0
49	Overall	49	1500	1.0	1500	1.0
50	Overall	50	1500	1.0	1500	1.0



**RAYMOND de BEELD ARCHITECT INC.**  
 215 Terminal Ave, West, Vancouver, B.C. V6C 4A7  
 Tel: 604.681.1111  
 Fax: 604.681.1112  
 Email: info@raymonddebeeld.com  
 Website: www.raymonddebeeld.com

**PROJECT**  
**POWER RESIDENCE**  
 510 Woodhaven Drive, Nanaimo, BC  
 STRATA PROJECT SECTION 5, WELLSINGTON DISTRICT, STRATA PLAN 830 TOGETHER WITH STRATA PLAN 831, STRATA PLAN 832 AND STRATA PLAN 833. THE STRATA LOT AS SHOWN ON FORM 1 (USER RATE BILLING FOLIO 07827549)

**SHEET TITLE**  
**SPATIAL ELEVATIONS**

NO.	DATE	BY	REVISION
1	Apr 14, 2017	Raymond de Beeld	Initial Design
2	Apr 14, 2017	Raymond de Beeld	Final Design
3	Apr 14, 2017	Raymond de Beeld	Final Design

**NOTES**  
 1. The drawings shall be in accordance with the British Columbia Building Code 2012.

**RECEIVED**  
 07/19/17  
 2017-SSR-118

**DATE**  
 Apr 14, 2017

**SCALE**  
 As Shown

**PROJECT**  
 510 Woodhaven Dr, Nanaimo, BC