



DEVELOPMENT PERMIT NO. DP000997

REGIONAL DISTRICT OF NANAIMO

Name of Owner(s) of Land (Permittee)

4600 HAMMOND BAY 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 A, DISTRICT LOT 41, WELLINGTON DISTRICT, PLAN EPP49694

PID No. 029-550-238

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 and Project Data

Schedule C Building Elevations

Schedule D Preliminary Landscape Plan

Schedule E Landscape Concept Plan

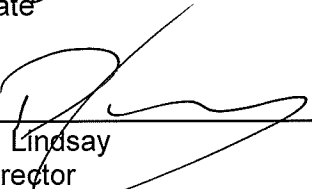
- a) If the applicant does not substantially commence the development permitted by this permit within two years of the date of this permit, the permit shall lapse.
4. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by AECOM, received 2016-APR-20, as shown on Schedule B.
2. The development is in general compliance with the Building Elevations prepared by AECOM, received 2016-APR-20, as shown on Schedule C.
3. The subject property is in general compliance within the Preliminary Landscape Plan and Trailway design details prepared by Herold Engineering, received 2017-SEP-06, as shown on Schedule D.
4. The subject property is in general compliance with the Landscape Concept Plan, Improved Entry prepared by LADR Landscape Architects Inc., dated 2016-FEB-18, as shown on Schedule E.

REVIEWED AND APPROVED ON

2017 - OCT - 4
Date


D. Lindsay
Director

Community Development

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

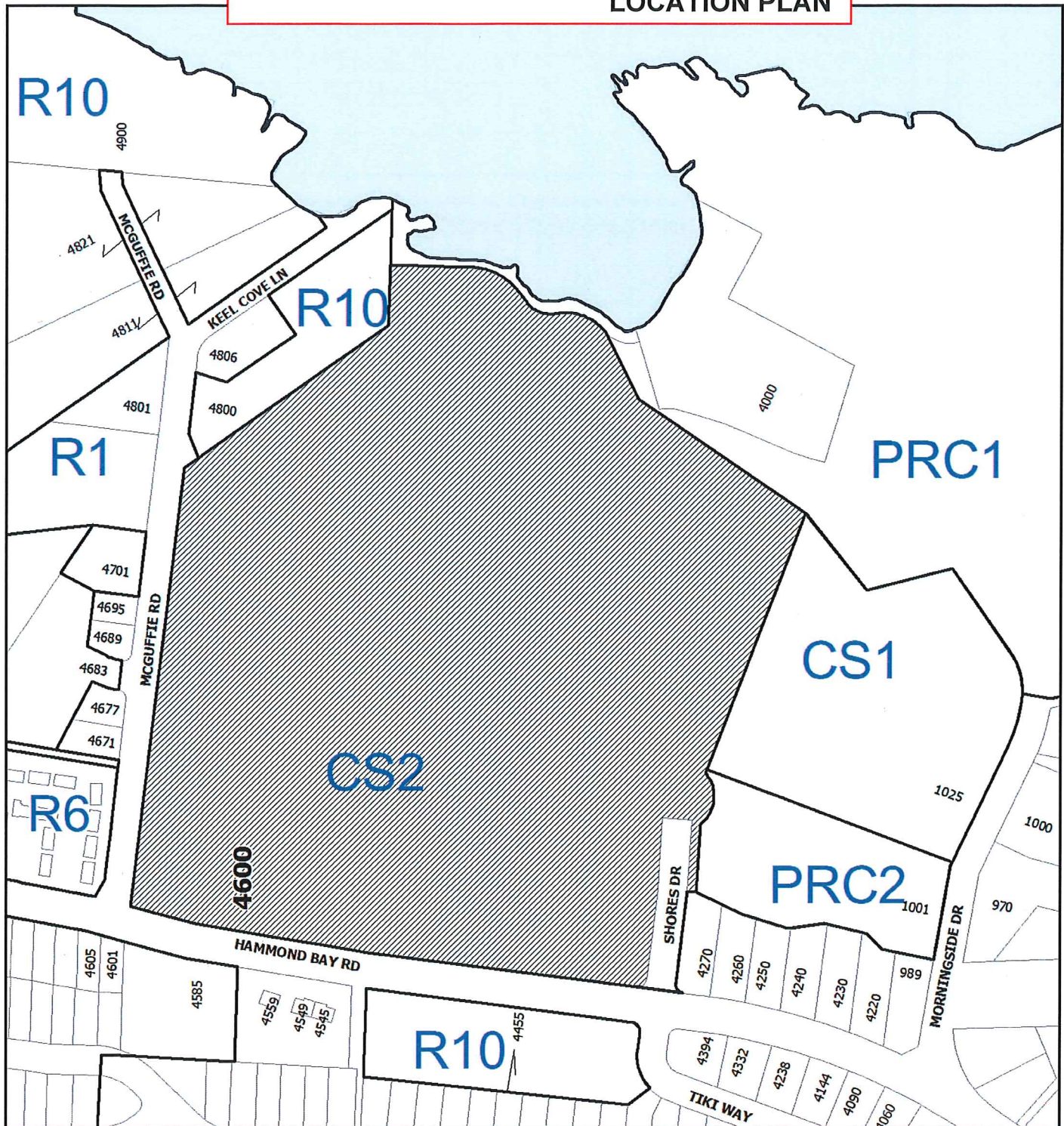
GN/In

Prospero attachment: DP000997

Development Permit DP00997
4600 Hammond Bay Road

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP000997

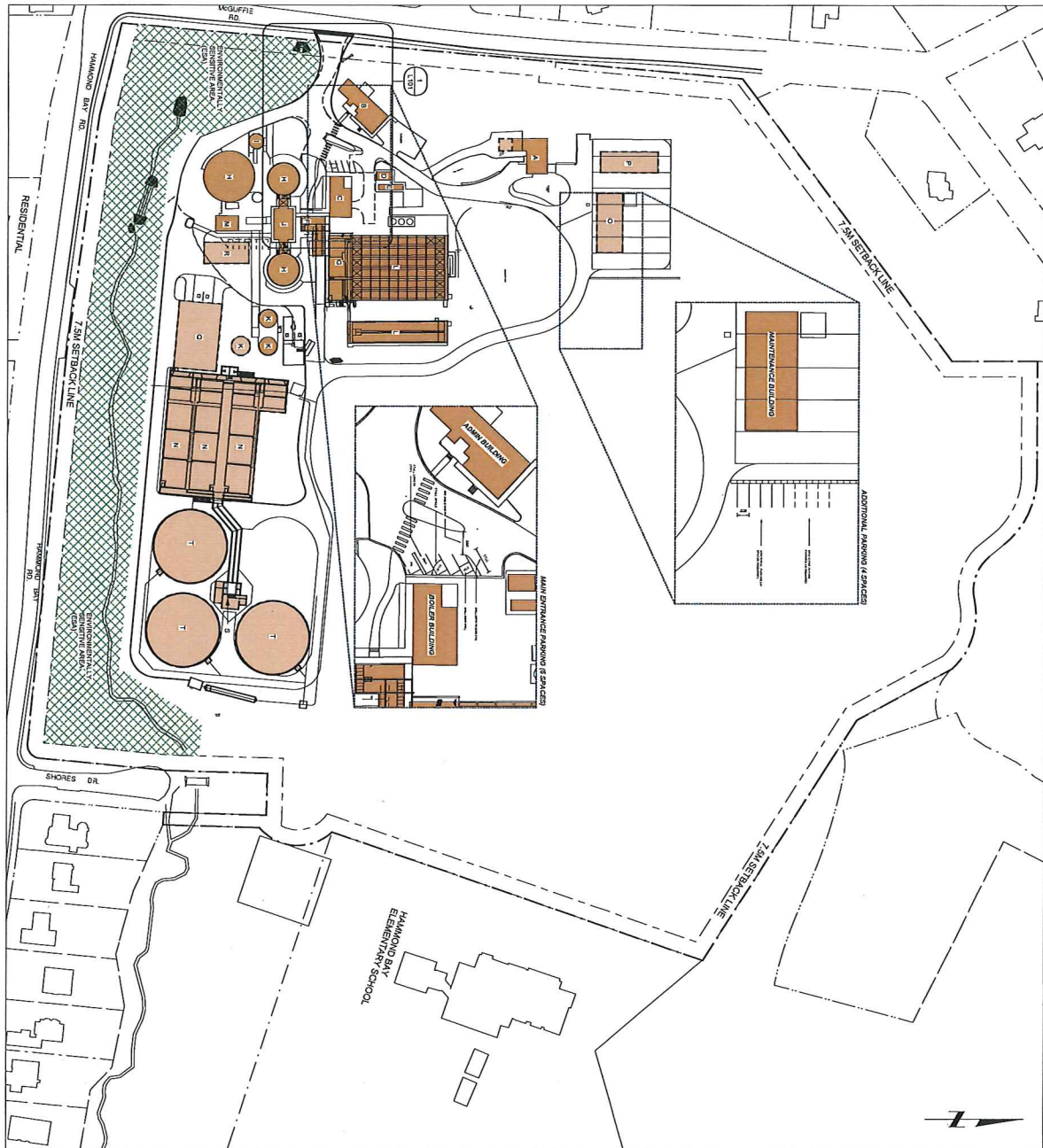
LOCATION PLAN

Civic: 4600 Hammond Bay Road
Lot A, District Lot 41, Wellington District,
Plan EPP49694



 **Subject
Property**

SITE PLAN and PROJECT DATA

Overall Site Plan
Scale: 1:1000

Client Address	4600 Hammond Bay Rd.
Land Area (m ²)	156,734m ²
Zoning	CS2
Site Coverage (%)	7.7%
Total Floor Area (Gross)	12,730m ²
FSR	0.08
Reduced Parking*	1 space/200m ² GFA
Max Building Height	8m
Open Space Location	NA
Amenity Area	NA
Building Setback	7.5m

*Parking calculations include buildings that directly contribute to occupant load, and therefore do not take into account GFA of unoccupied buildings (tanks, chimneys, etc.)

Building Area (contributing to occupant load):	500m ²
New Spaces Required:	2
Existing Spaces Being Removed:	7
Total New Parking Spaces Required:	9
Total New Parking Spaces Provided:	9

BUILDING	EXISTING	PROPOSED
A. Devolting	189.5	37
B. Boiler Building	508	-
C. Elmer Control	53	-
D. Control	31	-
E. Gravity Storage/Assessors	217	-
F. Aerated Grit Tanks	504	-
G. Digester (1-3)	870	-
H. Digester (1-3)	300	-
I. Operations Building (2 levels)	112	63
J. Gravity Thickener	407	-
K. Slurry Sedimentation Tanks	60	-
L. Slurry Sedimentation Tanks	2950	-
M. Biosolids (1-3)	500	-
N. Maintenance	1520	-
O. Thickening/Assessors	220	-
P. Screening	165	-
Q. RAS Pump Station	3000	-
R. Secondary Clarifiers (1-3)	-	4232
S. Total Area (m ² existing)	8417	-
T. Total Area (m ² proposed)	-	12177.5
U. Total Area (m ² combined)	-	12177.5

RECEIVED
By Planning & Design Section at 10:21 am, Apr 20, 2016

PROJECT SHEET DATE: MAY 17
PROJECT NO.: 2016-042
FILENAME: A100

REGIONAL DISTRICT OF NANAIMO
GREATER NANAIMO POLLUTION CONTROL CENTRE
SECONDARY TREATMENT UPGRADE
ARCHITECTURAL
SITE PLAN
OVERALL

PREPARED BY:
AECOM

4th FLOOR
3207 PRODUCTION WAY
BURNABY, BC V5A 4M4
604-444-6100

PREPARED BY:
CD

500 West Georgia
Vancouver, BC V6C 2Z8
604-681-1011

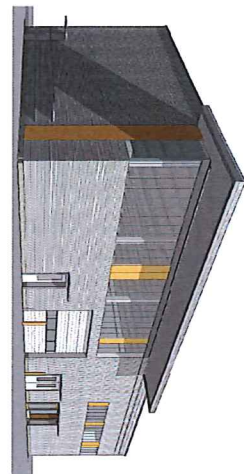
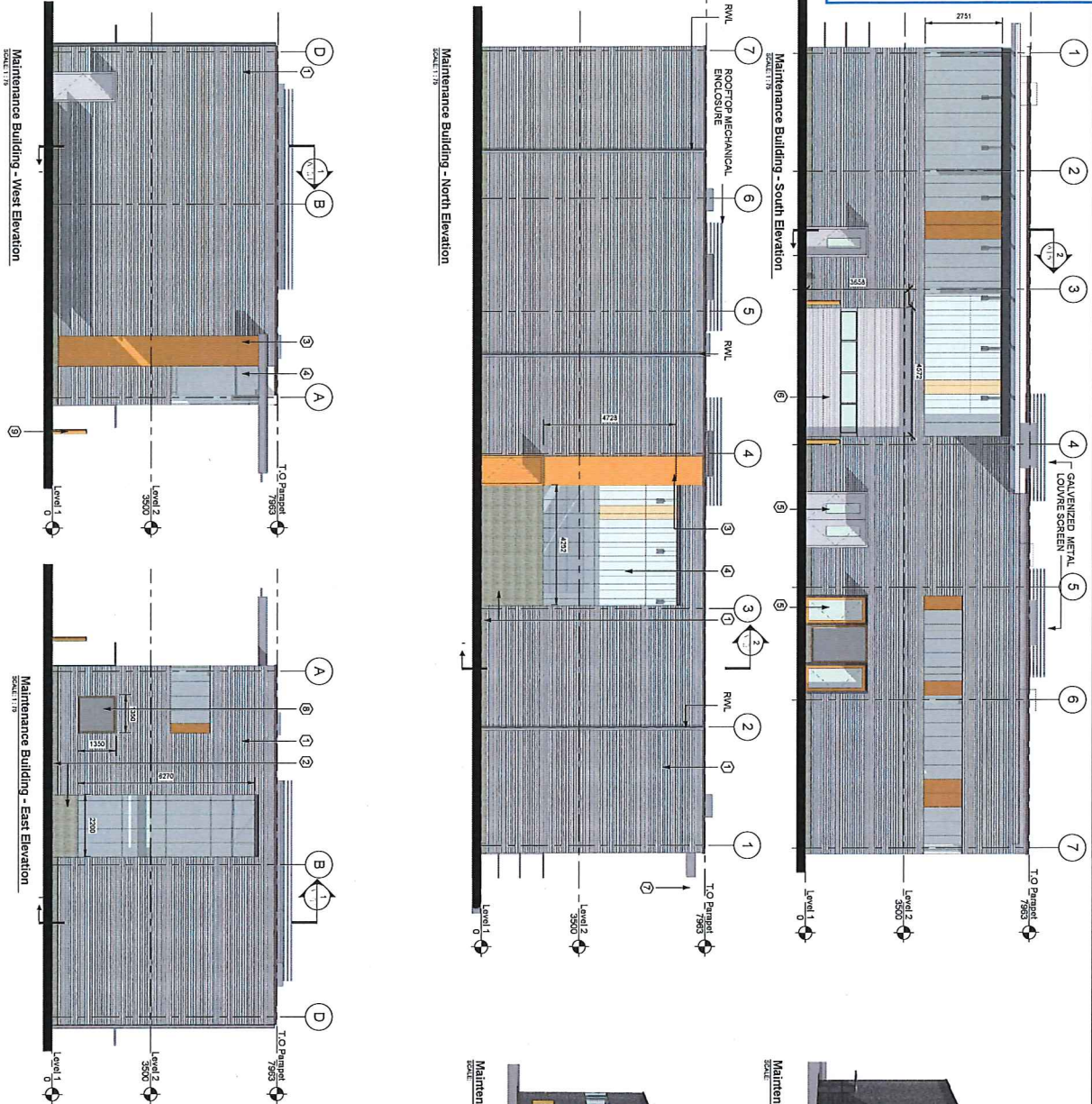
REGIONAL
DISTRICT
OF NANAIMO

PREPARED FOR:

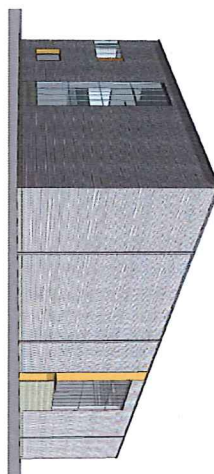
REV	DESCRIPTION	DATE	BY	CHK	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2016-04-20	NA	CD	2016-04-20
2	ISSUED FOR DEVELOPMENT PERMIT	2016-04-20	NA	CD	2016-04-20

BUILDING ELEVATIONS

MAINTENANCE BUILDING



Maintenance Building - Front Perspective
SCALE 1/16



Maintenance Building - Rear Perspective
SCALE 1/16

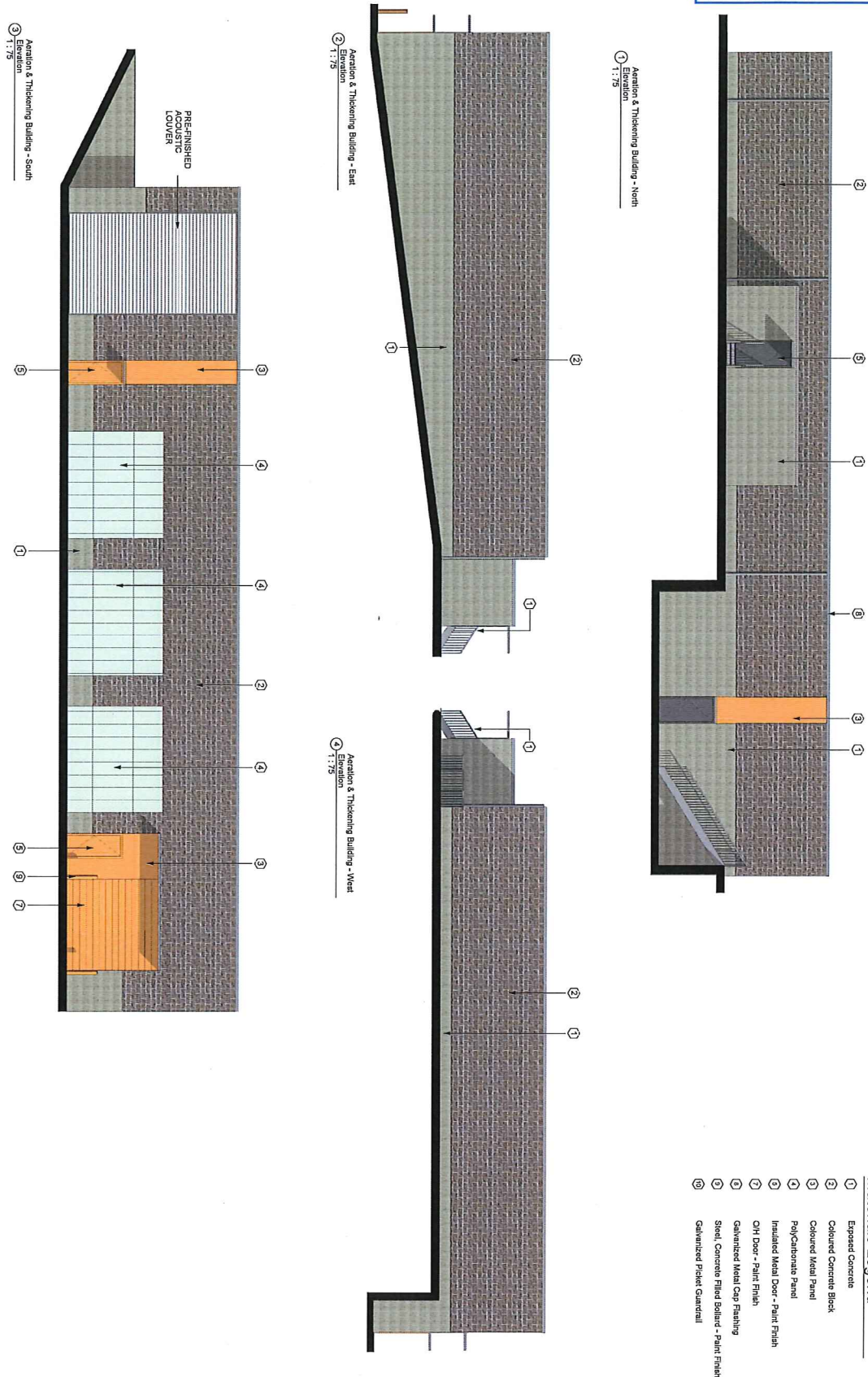
Materials Legend

- 1 Pre-Finished Corrugated Metal
- 2 CIP Concrete
- 3 Coloured Panel
- 4 PolyCarbonate Panel
- 5 Insulated Metal Door - Paint Finish
- 6 O/H Door - Glazed
- 7 Pre-Finished Metal Fascia
- 8 Glazing
- 9 Steel Concrete Filled Beams
- 10 Paint Finish (TYP)

RECEIVED
By Planning & Design Services at 10:22 am - Apr 20, 2016

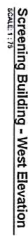
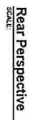
APPROVED FOR: REGIONAL DISTRICT OF NANAIMO	PREPARED BY: AECOM	4th FLOOR 2323 FIDELITY DRIVE NANAIMO, B.C. V9T 2Z8 250-444-6400	DESIGN BY: FOR	500 1500 West Georgia NANAIMO, B.C. V9T 2Z8 250-444-6400	DATE: 2015-04-16	REV 1	DESCRIPTION BUILDING ELEVATIONS	DATE (MM/DD)
REGIONAL DISTRICT OF NANAIMO GREATER NANAIMO POLLUTION CONTROL CENTRE SECONDARY TREATMENT UPGRADE		PROJECT NO. 2015-042		PROJECT START DATE (MM/DD)		PROJECT END DATE (MM/DD)		DATE (MM/DD)
ARCHITECTURAL BUILDING ELEVATIONS		PROJECT NO. 2015-042		PROJECT START DATE (MM/DD)		PROJECT END DATE (MM/DD)		DATE (MM/DD)
DRAWING NO. A153		PROJECT NO. 2015-042		PROJECT START DATE (MM/DD)		PROJECT END DATE (MM/DD)		DATE (MM/DD)

AERATION AND THICKENING BUILDING



RECEIVED
By Planning & Design Section at 10:23 am, Apr 25, 2019

PROJECT NAME: GREATER NANAIMO POLLUTION CONTROL CENTRE SECONDARY TREATMENT UPGRADE PROJECT NO.: 2019-002 FILE NAME: A703	REGIONAL DISTRICT OF NANAIMO GREATER NANAIMO POLLUTION CONTROL CENTRE SECONDARY TREATMENT UPGRADE ARCHITECTURAL AERATION & THICKENING BUILDING ELEVATIONS	PREPARED BY: AECOM 4th FLOOR 3283 PACIFICATION WAY, BURNABY, B.C. V5A 4V6 604-444-6420	PREPARED FOR: REGIONAL DISTRICT OF NANAIMO 1335 WALKER AVENUE NANAIMO, B.C. V9S 2Z8 604-687-1591	<table border="1"> <thead> <tr> <th>REV</th><th>DESCRIPTION</th><th>DATE</th><th>BY</th><th>CHK</th></tr> </thead> <tbody> <tr> <td>1</td><td>ISSUED FOR DEVELOPMENT PERMIT</td><td>2019-04-25</td><td>AM</td><td>AM</td></tr> <tr> <td>2</td><td>ISSUED FOR DEVELOPMENT PERMIT</td><td>2019-04-25</td><td>AM</td><td>AM</td></tr> </tbody> </table>	REV	DESCRIPTION	DATE	BY	CHK	1	ISSUED FOR DEVELOPMENT PERMIT	2019-04-25	AM	AM	2	ISSUED FOR DEVELOPMENT PERMIT	2019-04-25	AM	AM
REV	DESCRIPTION	DATE	BY	CHK															
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2	ISSUED FOR DEVELOPMENT PERMIT	2019-04-25	AM	AM															

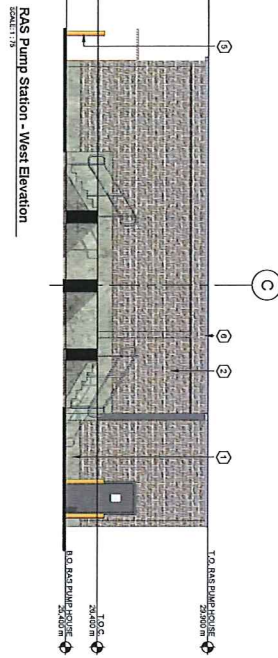
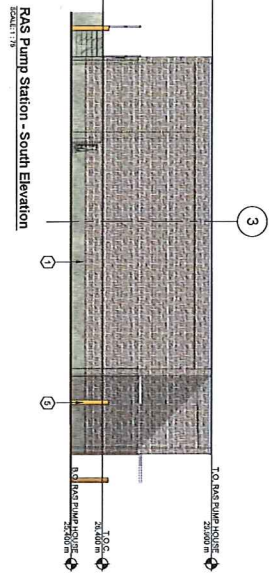
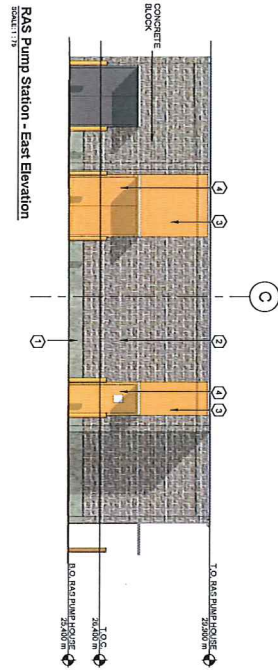
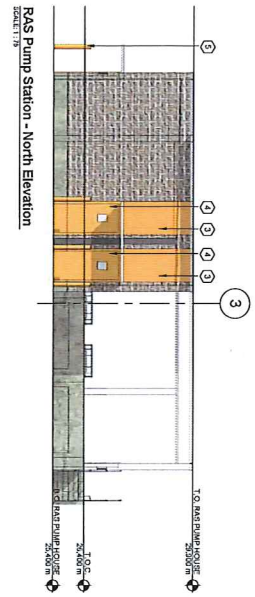


- ## Material



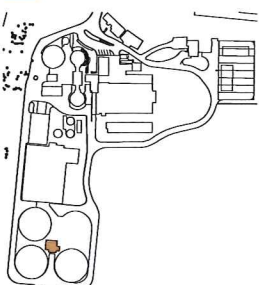
PROJECT SHEET DATA (M/T)	REGIONAL DISTRICT OF NANAIMO GREATER NANAIMO POLLUTION CONTROL CENTRE SECONDARY TREATMENT UPGRADE	PREPARED BY: AECOM CDR CEI	PREPARED FOR:  REGIONAL DISTRICT OF NANAIMO	DRAWN BY:	30 mm				VERIFY SCALE IF PLAN SHEET IS REDUCED					
				DES BY:										
ARCHITECTURAL SCREENING BUILDING ELEVATIONS		4th FLOOR 1302 PRODUCTION WAY, NANAIMO, B.C., V9A 4A4 604-444-6425	100 West Georgia, NANAIMO, B.C., V9B 2Z8 604-437-1158	CHK BY:										
				1	ISSUED FOR DEVELOPMENT PERMIT	MM	DR	20-10-13						
				2	ISSUED FOR DEVELOPMENT PERMIT	MM	DR	20-10-14						
				REV	DESCRIPTION	DATE	CHK	DATE (MM/DD)						

SCREENING BUILDING



Material

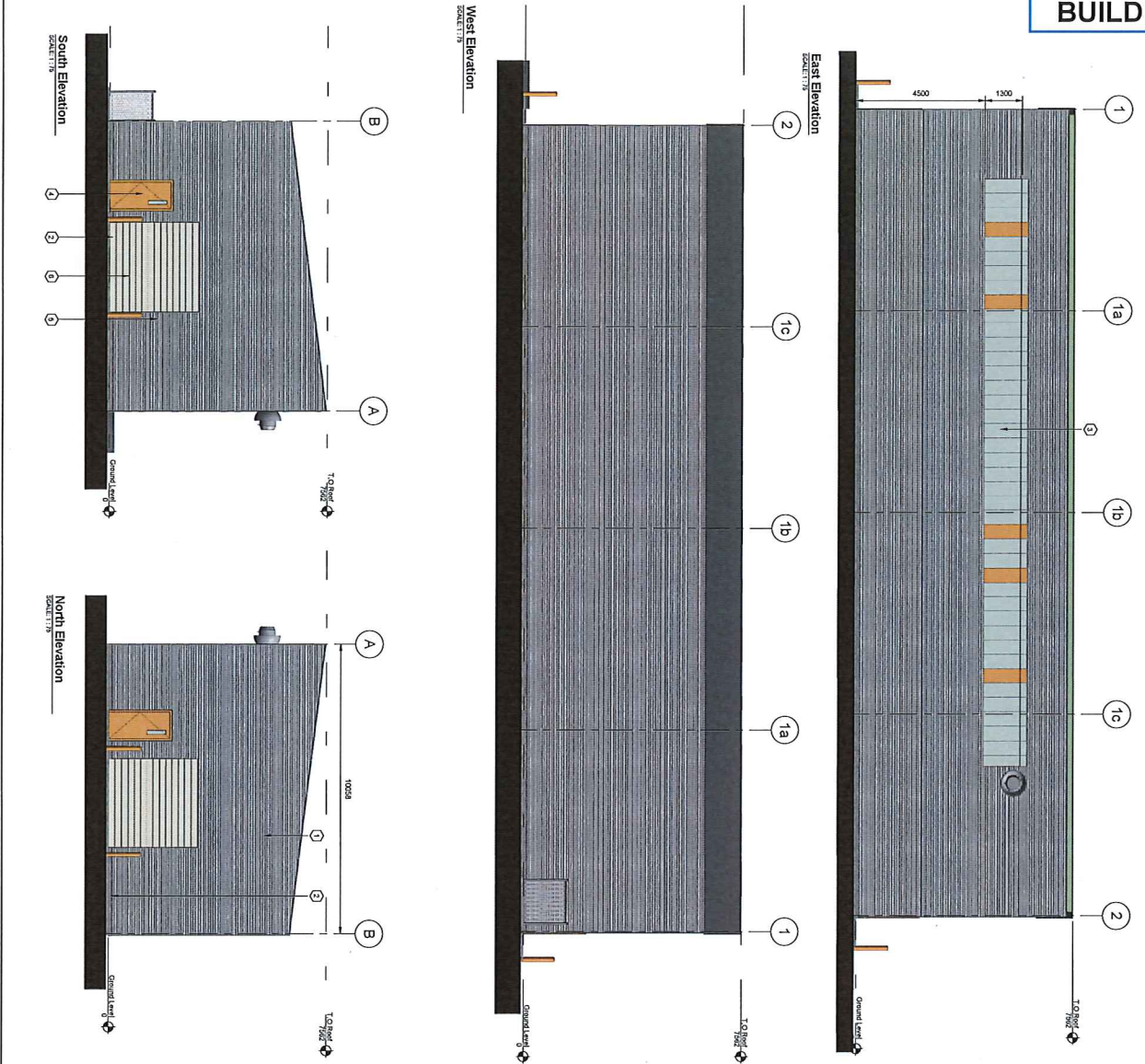
- 1 Exposed Concrete
- 2 Coloured Concrete Block
- 3 Coloured Metal Panel
- 4 Insulated Metal Door - Paint Finish
- 5 Steel, Concrete Filled Beams - Paint Finish (TYP)
- 6 Galvanized Metal Cap Flashing



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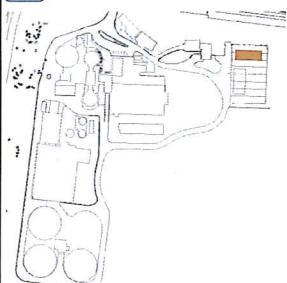
DRAWING NO. AS02	PROJECT NO. 6048727	PROJECT START DATE (M/Y) APR. 2015	REGIONAL DISTRICT OF NANAIMO GREATER NANAIMO POLLUTION CONTROL CENTRE SECONDARY TREATMENT UPGRADE ARCHITECTURAL RAS PUMP STATION ELEVATIONS	PREPARED BY: AECOM CDR CEI 4th FLOOR, 2132 FREDERICK WAY, SUNSHINE, B.C. V6A 4M4 (604) 444-6400	PREPARED FOR: REGIONAL DISTRICT OF NANAIMO 500 1500 Wainwright Ave., Nanaimo, B.C. V9S 2Z6 (250) 251-1019	30 mm				VERIFY SCALE IF PLAN SHEET IS REDUCED			
						DESIGNED BY:	CHECKED BY:	APPROVED BY:	REV	DESCRIPTION	DATE	CHK	DATE (Y/M/D)
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1	2	3											

STORAGE BUILDING



Materials Legend

- 1 Pre-Finished Corrugated Metal
- 2 Exposed Concrete
- 3 Polycarbonate Panels
- 4 Insulated Metal Door - Paint Finish
- 5 O/H Door - Paint Finish
- 6 Steel Concrete Filled Bollard - Paint Finish (TYP)

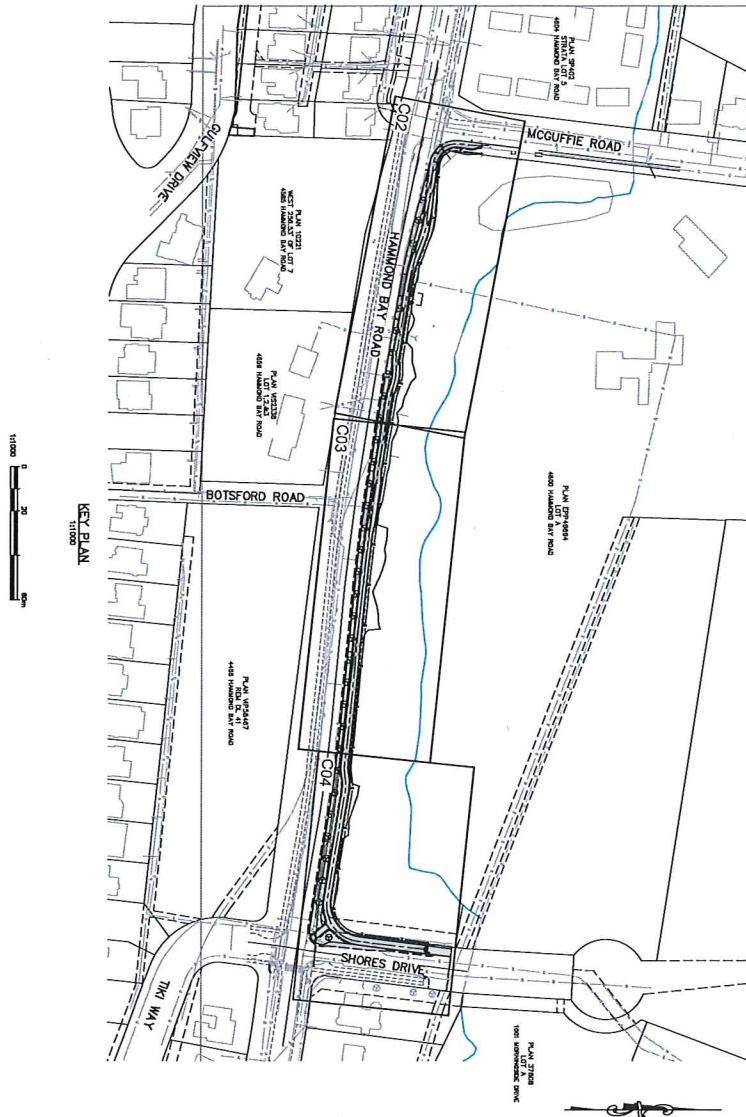


RECEIVED
By Planning & Design Section at 10:23 am, Apr 29, 2016

REGIONAL DISTRICT OF NANAIMO GREATER NANAIMO POLLUTION CONTROL CENTRE SECONDARY TREATMENT UPGRADE		PREPARED BY: AECOM 4th FLOOR 1017 PRODUCTION WAY SCARSBY, B.C. V0A 4M4 604-444-6509		PREPARED FOR: REGIONAL DISTRICT OF NANAIMO 503 10th West Street Nanaimo, B.C. V9C 2T6 604-481-1100		DES BY: CHK BY: APP BY: REV		30 mm VERIFY SCALE IF PLAN SHEET IS REDUCED	
ARCHITECTURAL STORAGE BUILDING ELEVATIONS		PROJECT NO.: 604-2016-02 DRAWING NO.: A801		PROJECT START DATE: 11/1/15 PROJECT END DATE: 11/1/16		DESIGNED BY: [] CHECKED BY: [] APPROVED BY: [] REVISED BY: []		DATE: 20/04/16 DATE: 20/04/16 DATE: 20/04/16 DATE: 20/04/16	

PRELIMINARY LANDSCAPE PLAN

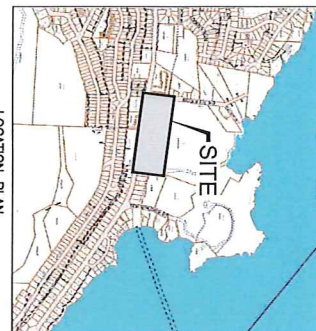
TRAILWAY

[illegible]

LIST OF DRAWINGS

C01	KEY PLAN, DRAWING LIST, & GENERAL NOTES
C02	PROPOSED TRAIL WAY = PLW/PROFILE STA. 3+400 TO 3+450
C03	PROPOSED TRAIL WAY = PLW/PROFILE STA. 3+150 TO 3+300
C04	PROPOSED TRAIL WAY = PLW/PROFILE STA. 3+300 TO 3+450
C05	CROSS SECTIONS

LOCATION PLAN
NTS



- [illegible]

GREATER NANAIMO POLLUTION CONTROL CENTRE
FRONTAGE WORKS

4600 HAMMOND BAY ROAD, NANAIMO, BC
REGIONAL DISTRICT OF NANAIMO

HEROLD
ENGINEERING

2701 SHERIDAN RD., FARMERSBURG, DC 201 241
TEL: 250-731-6558 FAX: 250-731-6558

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**KEY PLAN,
DRAWING LIST**

DRAWING LIST,
& GENERAL NOTES

--	--

DESIGNED	ENGINEER'S SEAL
PCR	
DESIGN REVIEW	

	DRAFTED
	ECAP

NO. 8	
DRAFTING REVIEW	

PROJECT No. 0837-047	CLIENT DRAWING No.
SCALE	PERMIT No.

Ht 1:1000 W NA	REVISION 004
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01	1 of 5	E
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NOT ALL DRAWINGS SHOWING PREVIOUS EDITION

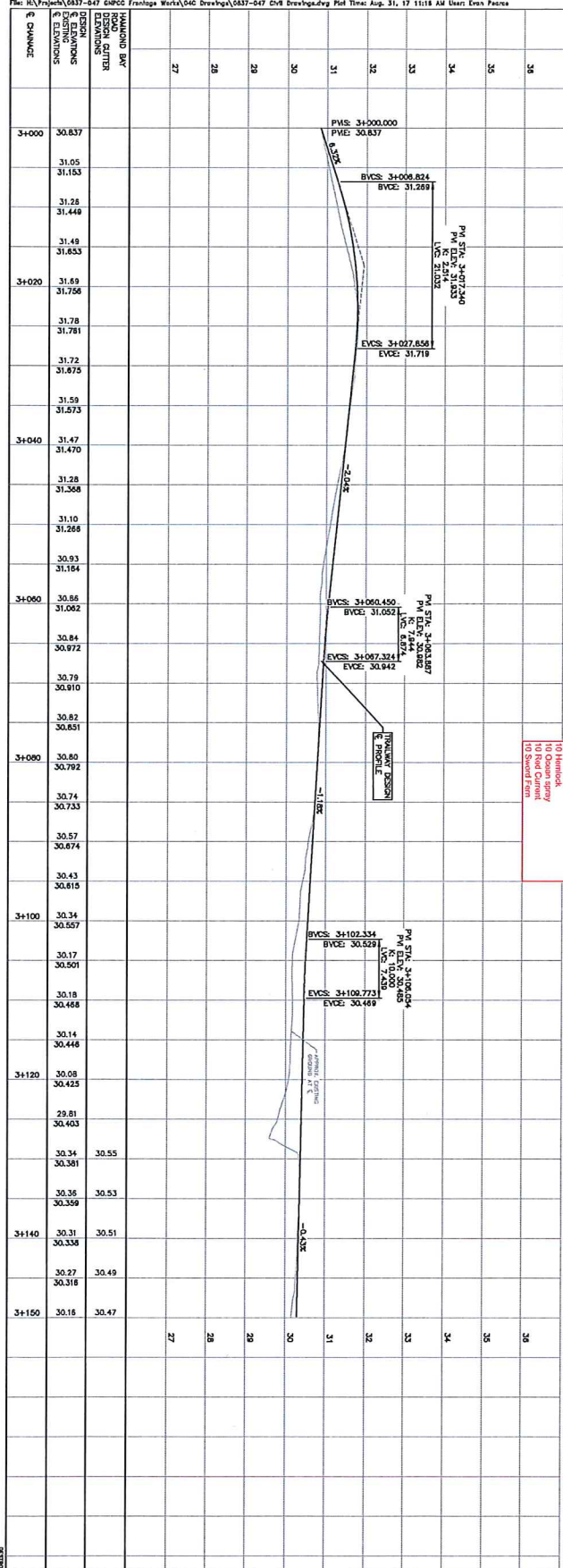
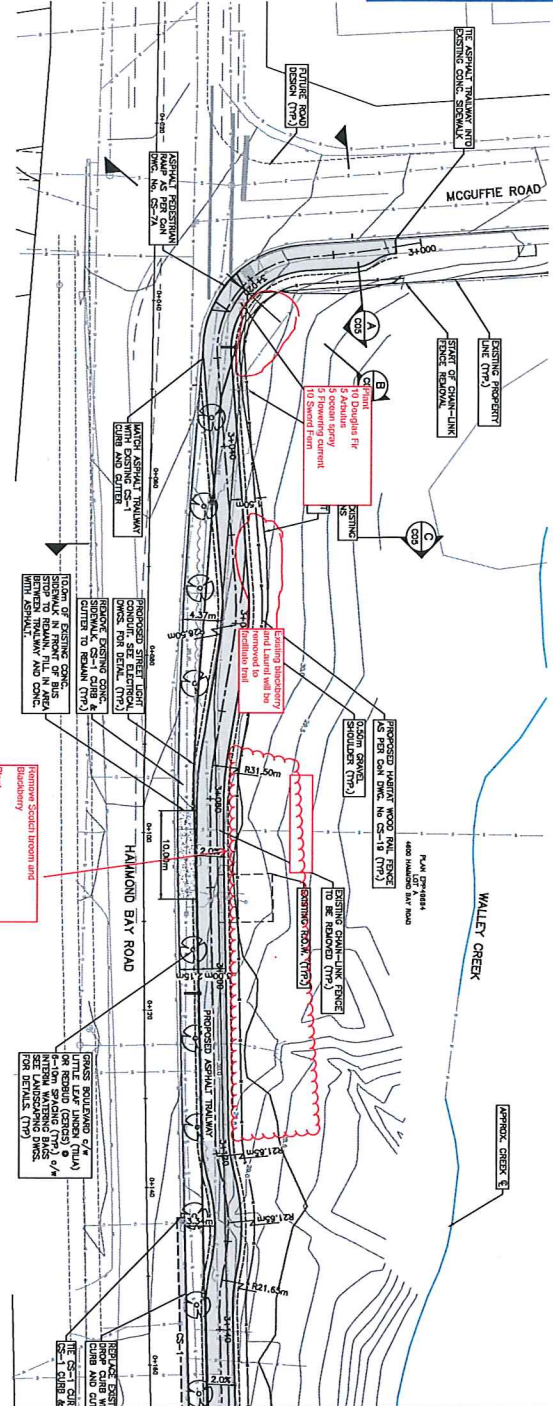
RECEIVED
DP997
2017-SEP-06
Current Training & Certification

SCALE H 1:1,000 V NA	PERMIT No.	REVISION
HID. DRAWING No. C01	1 OF 5	B

DESIGNED BY: ALL DRAWINGS SHOWING PREVIOUS EDITIONS

NOT ALL DRAWINGS SHOWING PREVIOUS REVISION

TRAILWAY - Section 1



HEROLD ENGINEERING

2710 Douglas St., Nanaimo, BC V9T 2H1
 Phone: 250-754-1111
 Email: info@herold-engineering.com

PROPOSED TRAILWAY
 PLAN/PROFILE
 STA. 3+000 TO 3+150

DESIGNED BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]

GREATER NANAIMO POLLUTION CONTROL CENTRE
FRONTAGE WORKS

4600 HAMMOND BAY ROAD, NANAIMO, BC
 REGIONAL DISTRICT OF NANAIMO

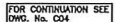
REVISIONS

NO.	DATE	DESCRIPTION
1	2017-09-06	ISSUED FOR REVIEW
2	2017-09-06	ISSUED FOR REVIEW

RECEIVED

2017-SEP-06

FOR CONTINUATION SEE
PAGE No. 002



Plant	Q	12200
10 Douglas Fir		
10 Shore Pine		
10 Bitter Cherry		
5 Ocean spray		
5 Salal		

PLAN & PROFILE PLAIN/PROFILE STA. 3+160 TO 3+300					
DESIGNED	ENGINEER'S SEAL				
P&H					
DESIGN REVIEW					
DRAWN					
ELECT					
CHECKED					
BY					
DATE					
PROJECT NO.	CLEAR DRAWING No.				
SHEET NO.	PLANT No.				
SCALE					
IN 1/8"					
AS SHOWN					
NO. DRAWING No.	REVISIONS				
C03	3 OF 5				8

GREATER NANAIMO POLLUTION CONTROL CENTRE
FRONTAGE WORKS

4600 HAMMOND BAY ROAD, NANAIMO, BC

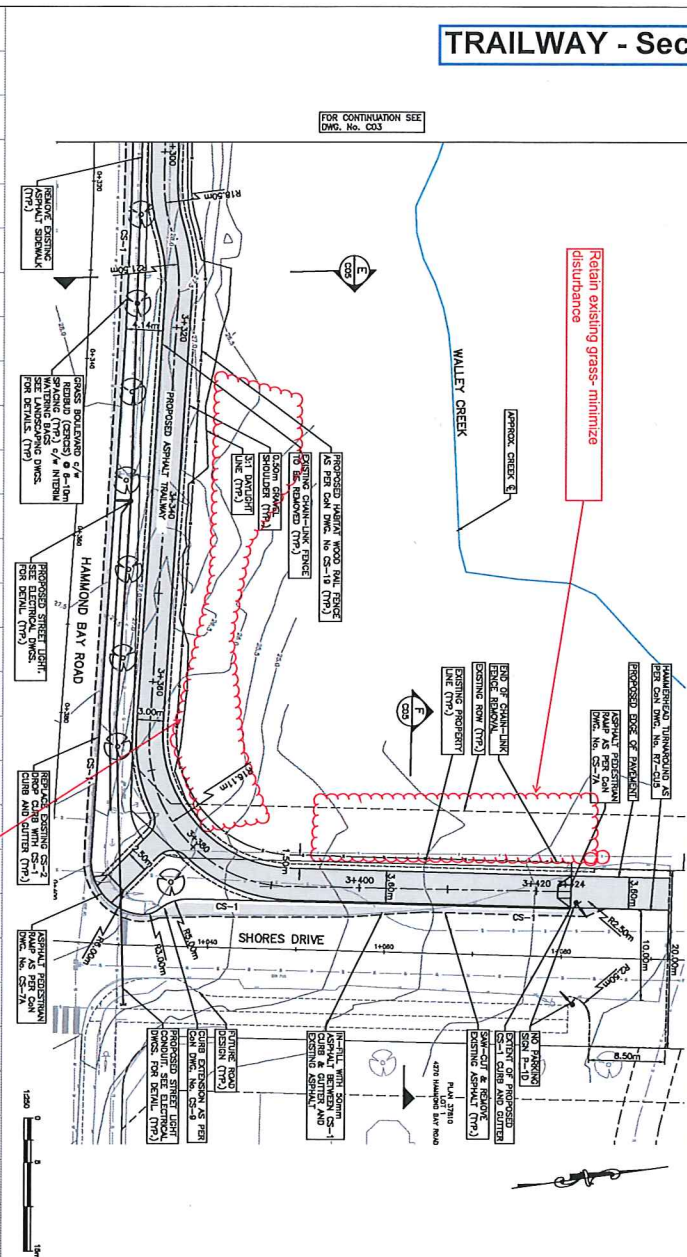
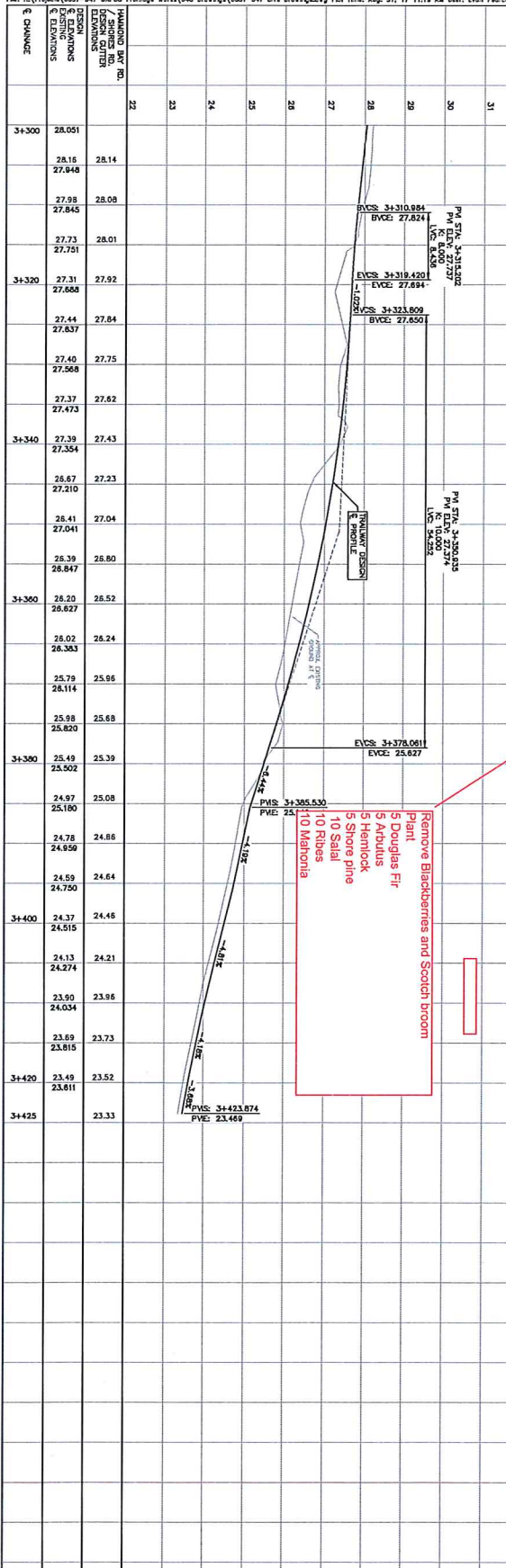
REGIONAL DISTRICT OF NANAIMO

RECEIVED
DP997
2017-SEP-06
Cervix Pharmacy & Telemedicine

ISSUES	DATE ISSUED	ISSUED FOR
A	2017.07.28	ISSUED FOR 75% REVIEW
B	2017.08.31	ISSUED FOR 85% REVIEW
TOTAL		

TRAILWAY - Section 3

File: H:\Projects\0337-047 DRPG Frontage Works\04C Drawings\0337-047 DRPG Frontage Works\Plan Trns Aug. 31, 17 11:18 AM User: Evan Pearce



DATE	BY	REVISION
2017-08-08	EVAN PEARCE	1. FOR GENERAL NOTES SEE DWG. NO. C01.

NOTES:
1. FOR GENERAL NOTES SEE DWG. NO. C01.

HEROLD ENGINEERING

2701 Douglas Rd., Nanaimo, BC V9T 2H1
Tel: 250-751-0000 Fax: 250-751-0000

GREATER NANAIMO POLLUTION CONTROL CENTRE FRONTAGE WORKS

4600 HAMMOND BAY ROAD, NANAIMO, BC
REGIONAL DISTRICT OF NANAIMO

PROPOSED TRAILWAY PLAN/PROFILE
STA. 3+300 TO 3+420

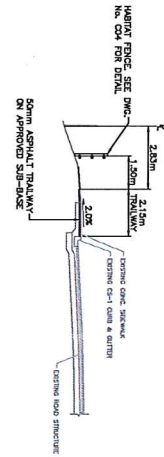
DATE	BY	REVISION
2017-08-08	EVAN PEARCE	1. FOR GENERAL NOTES SEE DWG. NO. C01.

DATE	BY	REVISION
2017-08-08	EVAN PEARCE	1. FOR GENERAL NOTES SEE DWG. NO. C01.

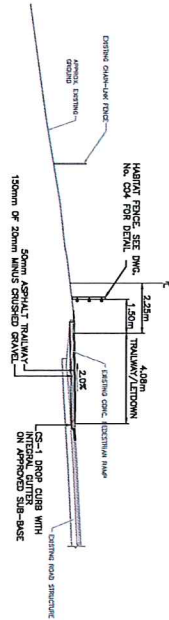
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TRAILWAY SECTIONS WITH HABITAT FENCE

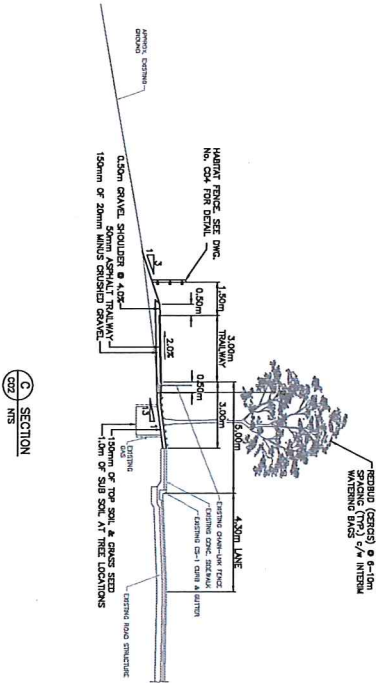
NOTES
1. FOR GENERAL NOTES SEE DMC, No. 001.



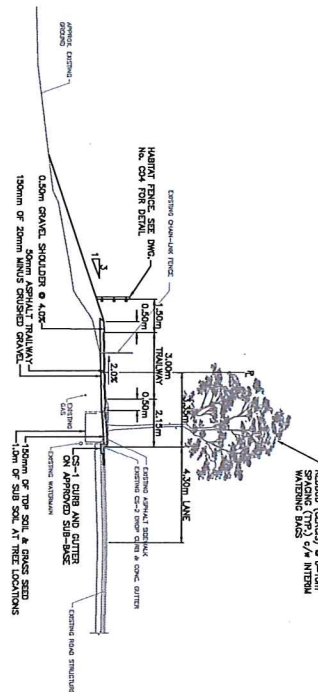
A SECTION
C02 NTS



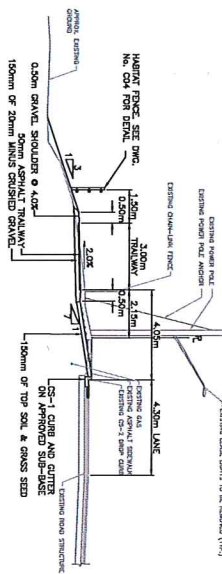
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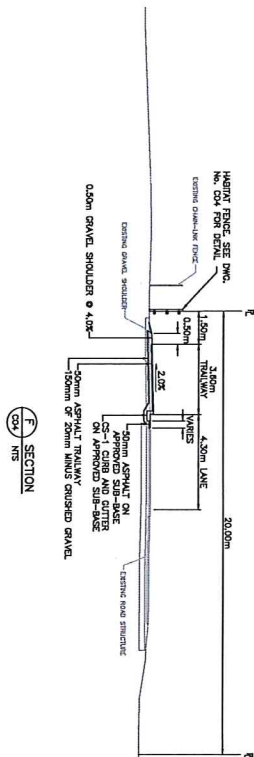
C SECTION
C02 NTS



D SECTION
C02 NTS



E SECTION
C02 NTS



F SECTION
C02 NTS

ISSUES

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2017-08-26
2	ISSUED FOR REVIEW	2017-08-26
3	ISSUED FOR REVIEW	2017-08-26

RECEIVED

2017-08-26

SECTIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2017-08-26
2	ISSUED FOR REVIEW	2017-08-26
3	ISSUED FOR REVIEW	2017-08-26

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GREATER NANAIMO POLLUTION CONTROL CENTRE FRONTAGE WORKS

4600 HAMMOND BAY ROAD, NANAIMO, BC

REGIONAL DISTRICT OF NANAIMO

DESIGNED BY: ERIN PEARCE

DRAWN BY: ERIN PEARCE

CHECKED BY: ERIN PEARCE

DATE: 2017-08-26

SCALE: 1:50

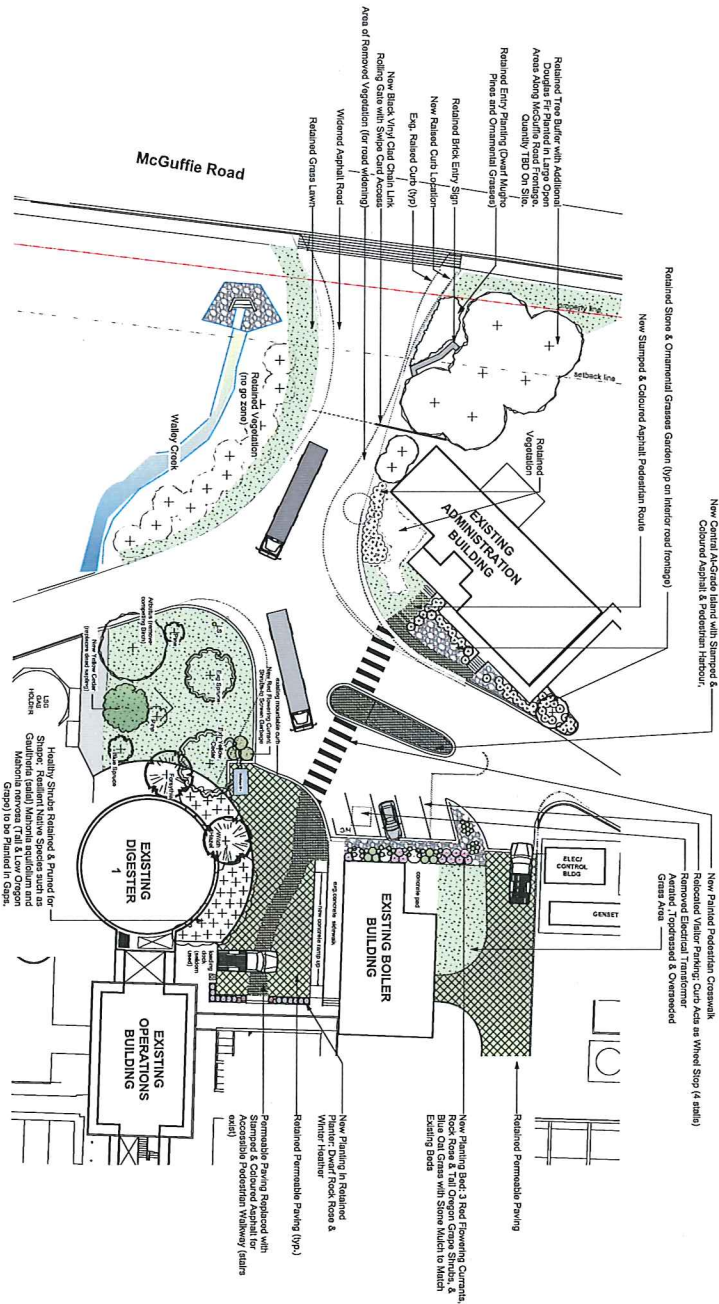
DATE: 2017-08-26

C05

3 OF 5

B

LANDSCAPE CONCEPT PLAN (Improved Entry)



Landscape Concept Plan - Improved Entry

1:250

Recommended Nursery Stock

ID	Quantity	Botanical Name	Common Name	Size
CH	11	<i>Celastrus hirsutus</i>	White Rosewood	#2 pot
MA	0	<i>Melastoma acuminatum</i>	Tall Oregon Grape	#3 pot
RS	0	<i>Rhus typhina</i>	Red Flowering Currant	#3 pot

ID	Quantity	Botanical Name	Common Name	Size
CDP	13	<i>Celastrus scandens</i>	Graywood Pink Rosewood	#2 pot
ED	4	<i>Erica tetralix</i>	Cornel Yellow Hawthorn	#1 pot

ID	Quantity	Botanical Name
Perennials, Annuals and Forms		

ID	Quantity	Botanical Name	Common Name	Size
H05	35	<i>Helleborus scaberrimus</i>	Blue Oil Grass	#1 pot

Notes:

1. All work to be completed to current BCSLA Landscape Standards
2. All new planting to be irrigated with an automatic irrigation system
3. All proposed plants are deer resistant and well suited to low irrigation and a naturalized low maintenance approach to planting.

Reference Images



Black Vinyl Clad Rolling Gate



Stamped & Coloured Asphalt Replacing Concrete

