



DEVELOPMENT PERMIT NO. DP001022

**DANIEL PHILLIP SLEEMAN JENKIN, and
SHARON JANET CHAN-YAN**
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 Survey
Schedule C Site Plan
Schedule D Executive Summary
Schedule E 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.

TERMS OF PERMIT

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


1. *Section 6.3.1.2* – to reduce the watercourse setback measured from the natural boundary of the sea from 15m to 6.79m.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Survey prepared by J.E Anderson & Associates dated 2016-DEC-21.
2. The subject property shall be developed generally in accordance with the Environmental Report prepared by Toth & Associates Environmental Services dated 2016-DEC-20.
3. The landscaping improvements shall be completed in substantial compliance with the landscape plan prepared by Pheasant Hill Homes Ltd dated 2016-DEC-20.
4. A landscape bond is required for 100% of the landscape estimate prepared by Toth & Associates Environmental Services dated 2016-DEC-20.
5. A 3 year maintenance period is required as per the Environmental Report prepared by Toth & Associates Environmental services dated 2016-DEC-20. A certified letter of completion is required from the Qualified Environmental Professional at the end of the 3 year maintenance period.

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


Corporate Officer


Date

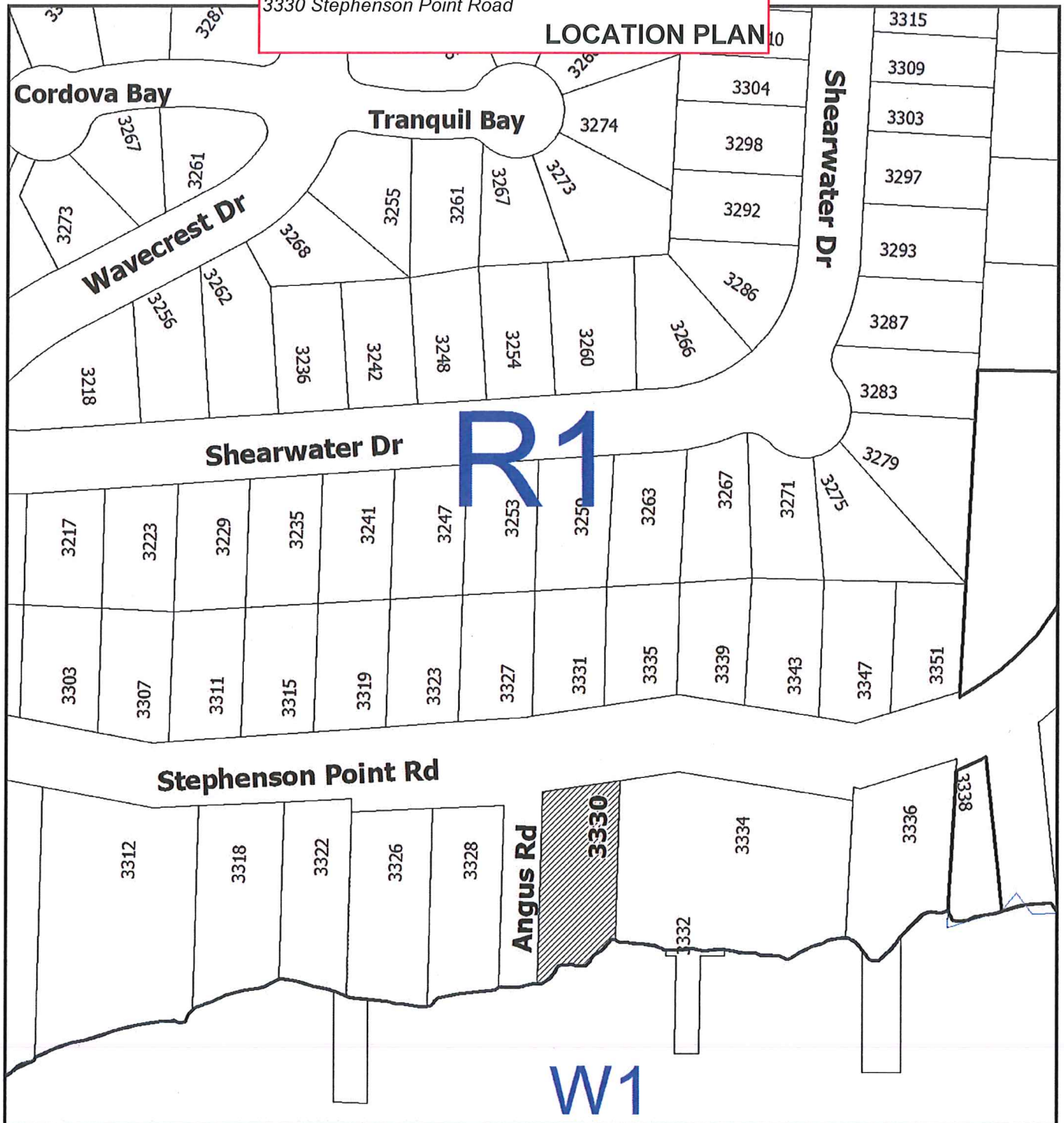
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Prospero attachment: DP001022

Development Permit DP001028
3330 Stephenson Point Road

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001022

LOCATION PLAN

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



**Subject
Property**

Schedule B

SITE SURVEY

SITE PLAN

PHEASANT
HILL HOMES

**LOT 1, DISTRICT LOT 29,
WELLINGTON DISTRICT,
PLAN 13044**

ADDRESS : 3330 STEPHENSON POINT RD.

PROJECT SURVEYOR : D.G. WALLACE

DRAWN BY : DAW	DATE : DEC 21/16
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OUR FILE : 88471	REVISION : 3rd
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**J.E. ANDERSON
& ASSOCIATES**
SURVEYORS - ENGINEERS

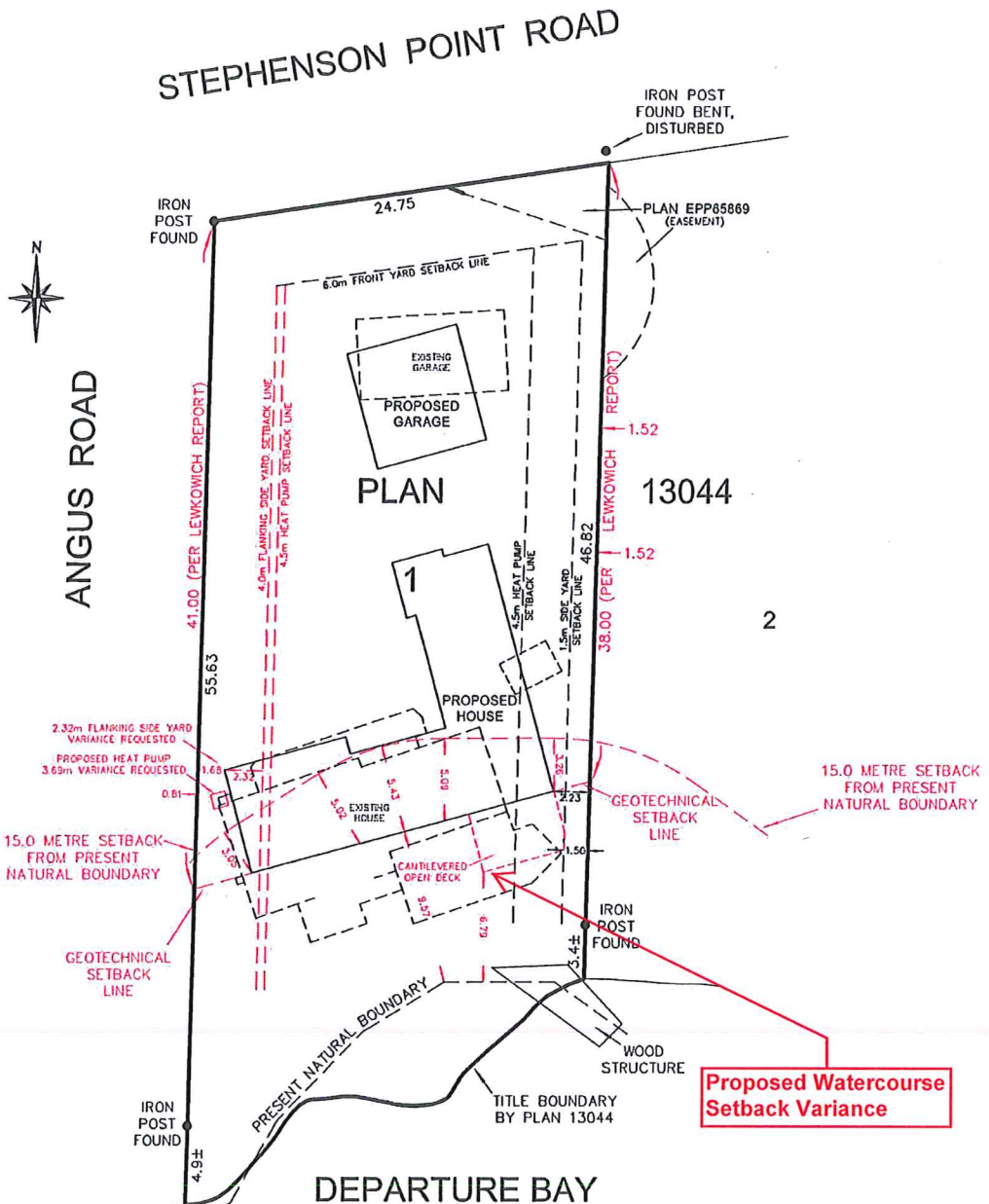
1A-3411 SHERIDAN ROAD, NANAIMO, B.C. V8T 2H1
TEL: 250-758-4631 FAX: 250-758-4653
E-MAIL: nanimoc@endersson.com
NANAIMO-VICTORIA-PARKSVILLE

LEGEND

SUBJECT TO CHARGES SHOWN
ON TITLE NO. CA496176B
(P.I.D. 004-705-670)

DIMENSIONS ARE DERIVED FROM
LAND TITLE OFFICE RECORDS

THIS PLAN HAS BEEN PREPARED IN
ACCORDANCE WITH THE PROFESSIONAL
REFERENCE MANUAL



Proposed Watercourse Setback Variance

RECEIVED
DP001022
2016-DEC-22
Current Planning & Subdivision

This sketch plan has been prepared in accordance with the Professional Reference Manual and is certified correct this 21st day of December, 2016.

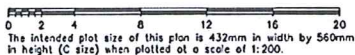
David Wallace LEKU1

Digitally signed by David Wallace LEA
Date: 2016.12.21 14:24:48 -0800

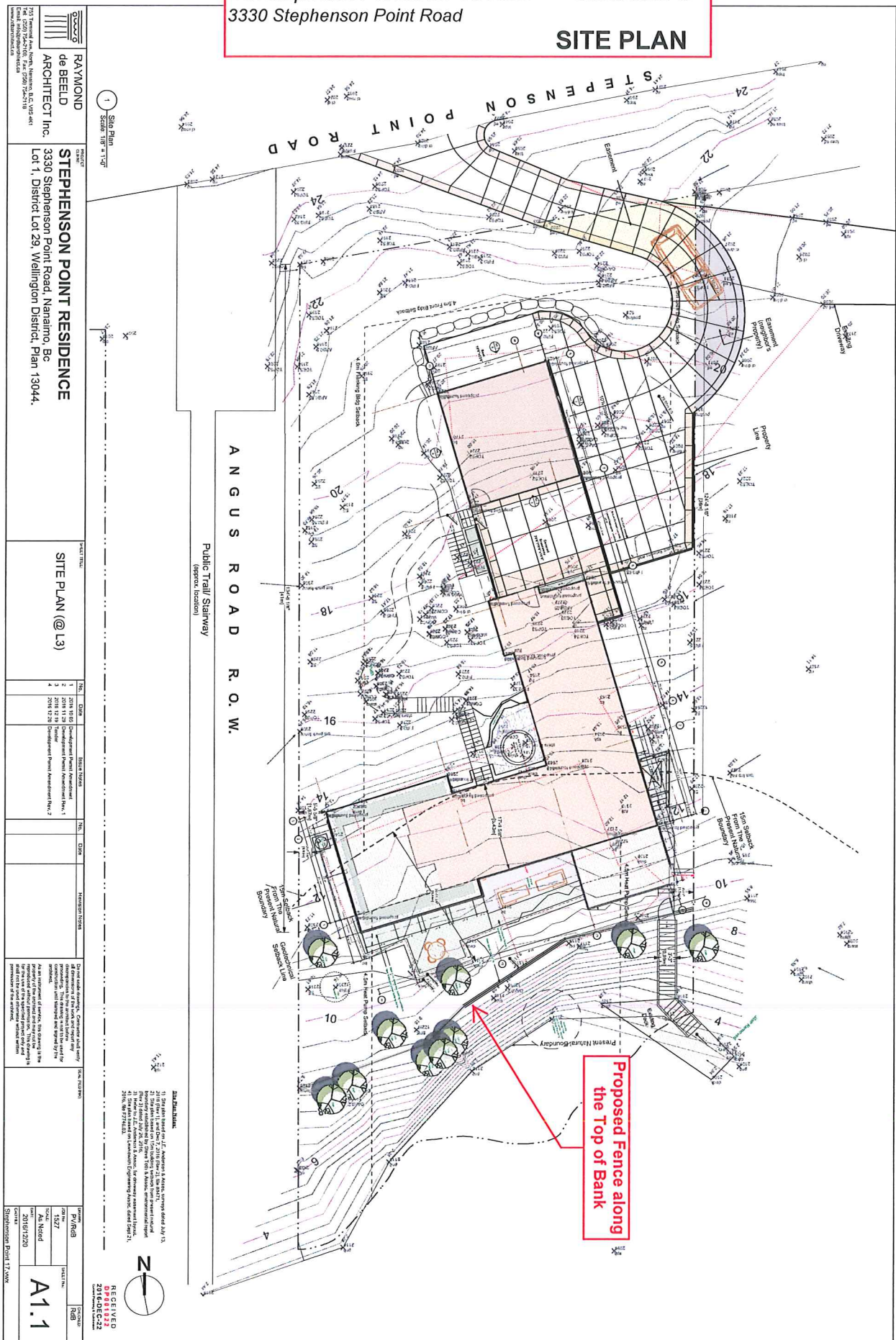
ii This document is not valid unless
originally signed and sealed or
digitally signed by BCLS

B.C.L.S.

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SITE PLAN





Toth a

6821 Har

Tel: (250) 390-7602 Fax: (250) 390-7603
E-mail: stoth@shaw.ca

Development Permit DP001028

3330 Stephenson Point Road

Schedule D

EXECUTIVE SUMMARY

December 20, 2016

RECEIVED
DP001022
2016-DEC-22
Current Planning & Subdivision

Burke Stoller

Pheasant Hill Homes Ltd.
#101 - 5170 Dunster Road, Suite 524
Nanaimo, BC V9T 6M4

Executive Summary of environmental impacts associated with proposed redevelopment of 3330 Stephenson Point Road, Nanaimo (PID# 004-705-670).

The proposed redevelopment of the 0.33 acre property located at 3330 Stephenson Point Road includes demolition of the existing older residence and garage, and construction of a new house and garage. The existing house footprint intrudes approximately 160 m² within the 15 m Coastal Development Permit Area (DPA). The new building footprint will intrude approximately 90 m² into the Coastal DPA, of which approximately 76 m² will be located on the footprint of the existing house and 14 m² will be new house footprint.

Redevelopment of the property will require removal of 2 non-Significant trees from within the 15 m Coastal setback. To compensate for the Coastal setback intrusion and achieve a "no net loss" of habitat I have recommended that an area equal to the intrusion (90 m²) be selectively re-vegetated with native plant species typical of Coastal Bluff ecosystems including 8 Garry oak and 5 Douglas-fir replacement trees (5 gallon size), and native and domestic shrub and herb species planted at a minimum spacing of 1 shrub (1-2 gallon size) / herb (1 gallon) per square meter.

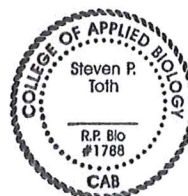
Pheasant Hill Homes Ltd. has prepared a Landscape Plan in consultation with the landowners, City of Nanaimo staff and Toth and Associates. The Landscape Plan proposes re-vegetation with native plant species over an area of 212 m²; exceeding the "no net loss" restoration area by 122 m².

The proposed redevelopment and re-vegetation will result in a significant improvement over current conditions within the 15 m Coastal DPA, with a reduced building intrusion and restoration of the Garry oak ecosystem.

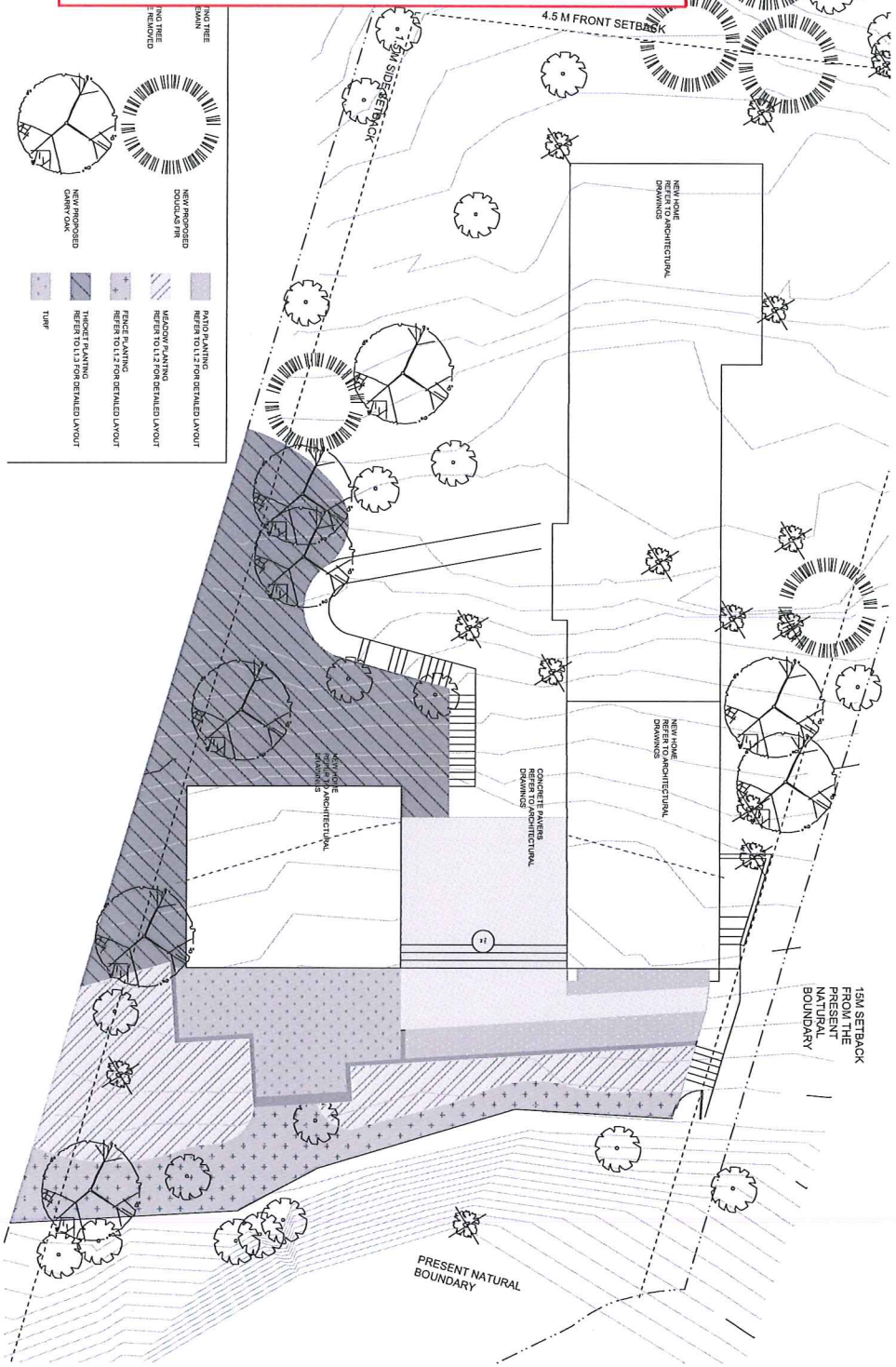
No raptor or heron nests or rare plants or animals were found on the property.

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

Toth and Associates Environmental Services

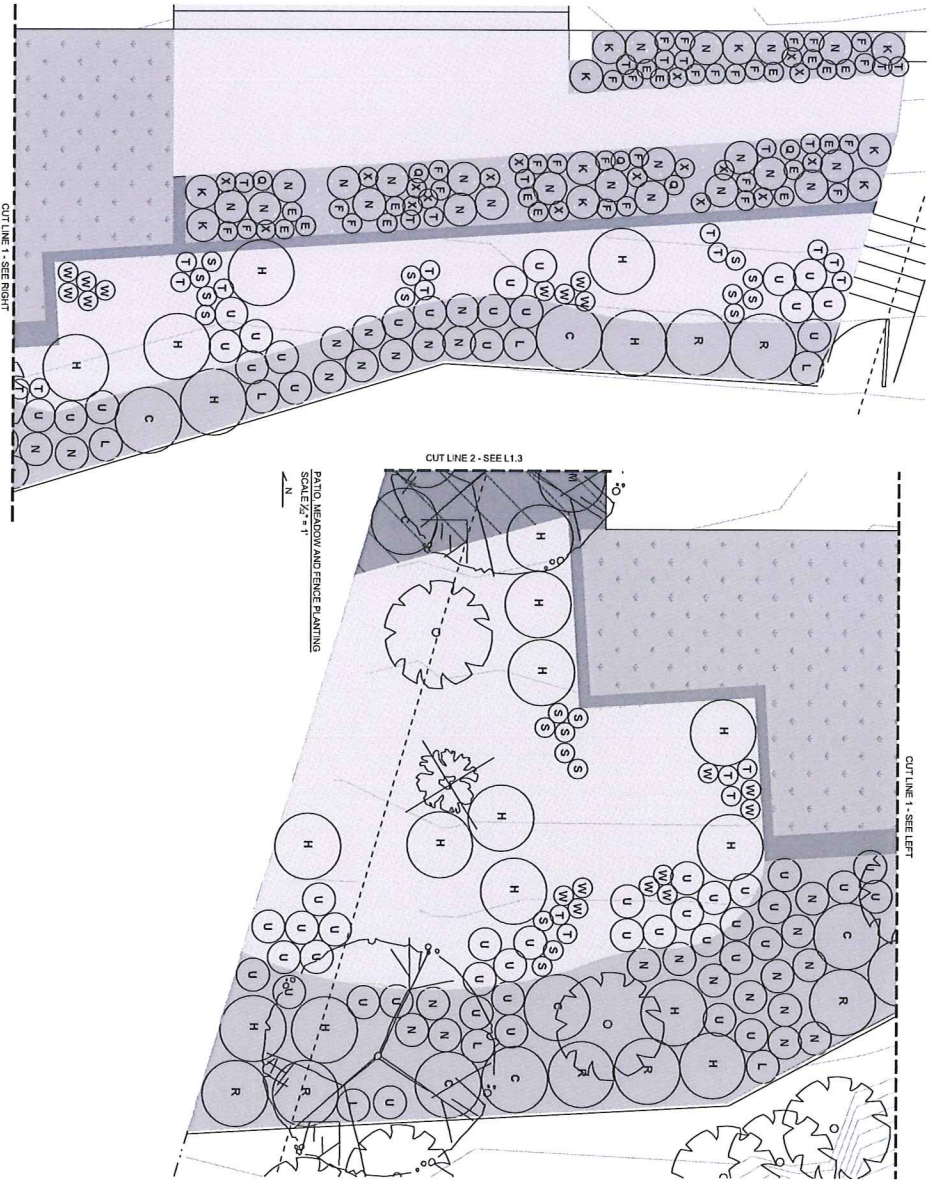


Development Permit DP001028 Schedule E
3330 Stephenson Point Road
LANDSCAPE PLAN



<div>RAYMOND de BEELD ARCHITECT Inc.</div> <div>755 Terminal Ave, Nanaimo, B.C. V9S 4K1 Email: info@raymonddebeeld.ca Phone: 250.754.7118 www.raymonddebeeld.ca</div>	<div>PROJECT STEPHENSON POINT RESIDENCE 3330 Stephenson Point Road, Nanaimo, Bc Lot 1, District Lot 29, Wellington District, Plan 13044.</div>	<div>PLANTING OVERVIEW</div>	<table><thead><tr><th>No.</th><th>DATE</th><th>ISSUE STATUS</th><th>No.</th><th>DATE</th><th>REVISION NOTES</th></tr></thead><tbody><tr><td>1</td><td>2016 10 30</td><td>Development Permit Application</td><td></td><td></td><td></td></tr><tr><td>2</td><td>2016 11 29</td><td>Development Permit Amendment (Rev. 1)</td><td></td><td></td><td></td></tr><tr><td>3</td><td>2016 12 29</td><td>Development Permit Amendment (Rev. 2)</td><td></td><td></td><td></td></tr><tr><td>4</td><td>2016 12 29</td><td>Development Permit Amendment (Rev. 2)</td><td></td><td></td><td></td></tr></tbody></table> <div><p>For use in the landscape. Consider and apply all dimensions of the work and ensure any proposed. The drawing is to be used for reference only and should not be used for construction.</p><p>As an important of record, the drawing is to be used for reference only and should not be used for construction. The drawing is to be used for reference only and should not be used for construction. The drawing is to be used for reference only and should not be used for construction.</p></div>	No.	DATE	ISSUE STATUS	No.	DATE	REVISION NOTES	1	2016 10 30	Development Permit Application				2	2016 11 29	Development Permit Amendment (Rev. 1)				3	2016 12 29	Development Permit Amendment (Rev. 2)				4	2016 12 29	Development Permit Amendment (Rev. 2)				<div>DATE PREPARED 15/2/2017</div> <div>PROJECT NO. 1527</div> <div>CLIENT Ms. W. de Beeld</div> <div>DATE 2016/12/20</div> <div>SCALE L1:1</div> <div>PROJECT NO. 1527</div> <div>CLIENT Ms. W. de Beeld</div> <div>DATE 2016/12/20</div> <div>SCALE L1:1</div>
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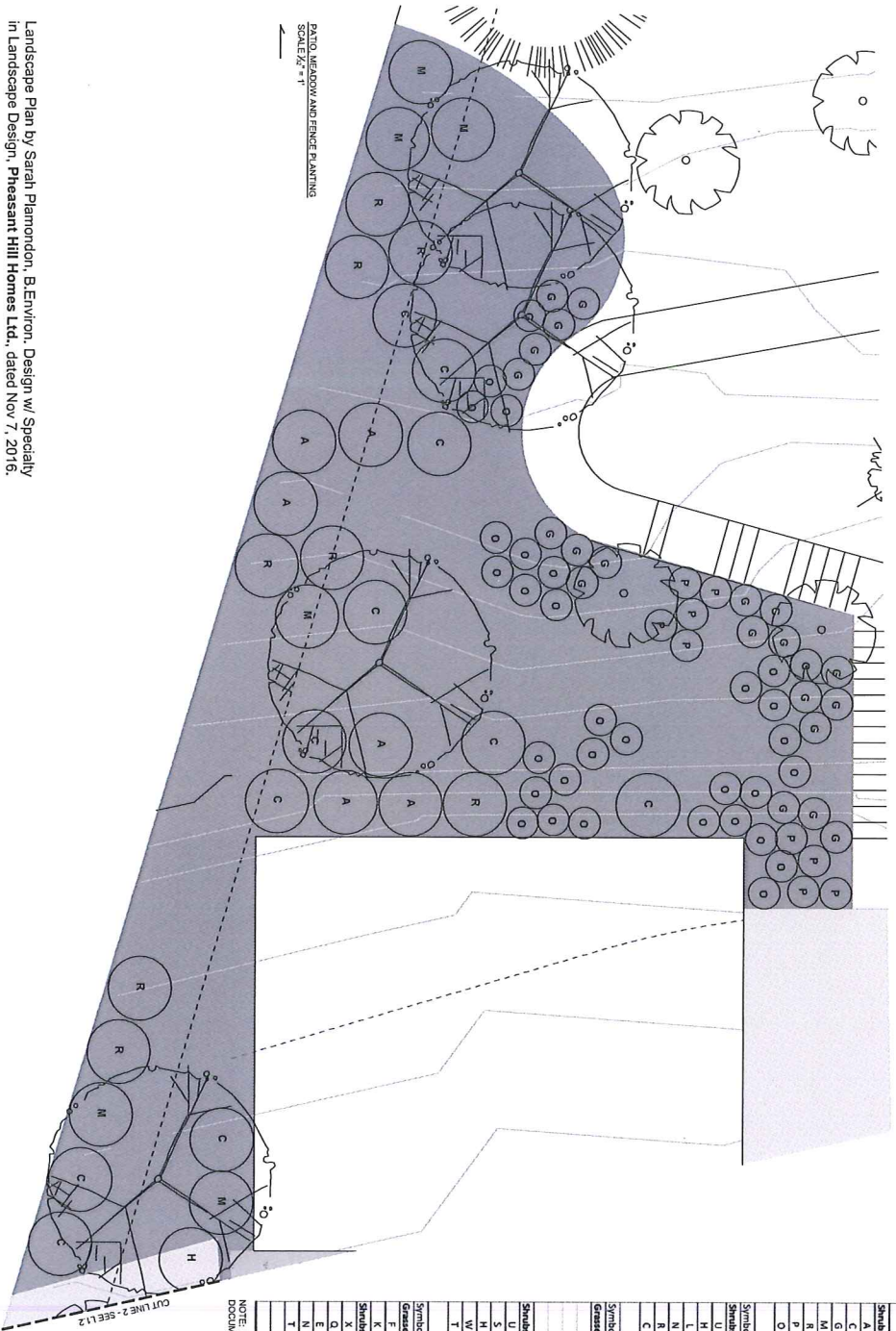
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2016-DEC-22
2016-DEC-22



Landscape Plan by Sarah Plamondon, B. Enviro, Design w/ Specialty in Landscape Design, Pheasant Hill Homes Ltd., dated Nov 7, 2016.

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Symbol	Species	Plant Schedule	Common Name	Plant Size	Count
Pm	<i>Pseudotsuga menziesii</i>		Douglas Fir	15 ft	5
Qu	<i>Quercus garryana</i>		Garry Oak	15 ft	8
Shrub					
A	<i>Amelanchier alnifolia</i>		Shadbush	10 ft	6
C	<i>Symphoricarpos albus</i>		White Snowberry	12 ft	11
G	<i>Gaultheria procumbens</i>		Salal	12 ft	22
M	<i>Machonia repens</i>		Dull Oregon-grape	12 ft	6
V	<i>Vaccinium oxycoccos</i>		Evergreen huckleberry	12 ft	8
P	<i>Polystichum alpinum</i>		Licorice fern	12 ft	9
S	<i>Saxifraga oppositifolia</i>		Saxifrage	12 ft	30
Grasses					
U	<i>Arctostaphylos uva-ursi</i>		Kinnikinnick	12 ft	28
L	<i>Linnaea borealis</i>		Western tundra	12 ft	6
N	<i>Nolina flexilis</i>		Tall Oregon-grape	12 ft	24
R	<i>Rosa nutkana</i>		North rose	12 ft	7
C	<i>Symphoricarpos albus</i>		White Snowberry	12 ft	7
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F	<i>Festuca rubra</i>		Red fescue	12 ft	28
K	<i>Koeleria gracilis</i>		Blue fescue	12 ft	30
S	<i>Saxifraga oppositifolia</i>		Saxifrage	12 ft	30
H	<i>Hedera helix</i>		English ivy	12 ft	20
W	<i>Wisteria sinensis</i>		Chinese wisteria	12 ft	15
T	<i>Taxus canadensis</i>		Eastern white pine	12 ft	17
Grasses					
F	<i>Festuca rubra</i>		Red fescue	12 ft	28
K	<i>Koeleria gracilis</i>		Blue fescue	12 ft	30
S	<i>Saxifraga oppositifolia</i>		Saxifrage	12 ft	30
H	<i>Hedera helix</i>		English ivy	12 ft	20
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H	<i>Hedera helix</i>		English ivy	12 ft	20
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H	<i>Hedera helix</i>		English ivy	12 ft	20
W	<i>Wisteria sinensis</i>		Chinese wisteria	12 ft	15
T	<i>Taxus canadensis</i>		Eastern white pine	12 ft	17
Grasses					



PLANT CHECKLIST				
Symbol	Species	Common Name	Per Site	Count
Trees				
Pm	<i>Pseudotsuga menziesii</i>	Douglas fir	5 per	5
Du	<i>Quercus garryana</i>	Garry oak	5 per	8
Shrub (1,027 sq. ft.)				
Grasses				
A	<i>Amelanchier alnifolia</i>	Saskatoon	1 per	5
C	<i>Symphoricarpos albus</i>	White snowberry	11 per	11
G	<i>Gaultheria phillyifolia</i>	Salal	9 per	22
M	<i>Molinia nervosa</i>	Dull Oregon-grass	1 per	6
P	<i>Vaccinium oxycoccos</i>	European huckleberry	1 per	8
O	<i>Psychotrium nuthemum</i>	Lucifer fern	1 per	9
C	<i>Polypodium monophyllum</i>	Sword fern	1 per	30
Fence Planting (439 sq. ft.)				
Symbol	Species	Common Name	Per Site	Count
Shrub/ Vine				
U	<i>Arctostaphylos uva-ursi</i>	Grubhulbuck	9 per	28
H	<i>Hibiscus dioscori</i>	Ocean spray	1 per	6
L	<i>Lonicera edulis</i>	Western tumpnet honeysuckle	1 per	8
N	<i>Mahonia aquifolium</i>	Tall Oregon-sage	1 per	24
R	<i>Rosa nutkana</i>	Norfolk rose	2 per	7
C	<i>Symphoricarpos albus</i>	White snowberry	1 per	7
Meadow (622 sq. ft.)				
Symbol	Species	Common Name	Per Site	Count
Grasses				
Festuca adveniens ssp. Roemerii				
	<i>Lochea megarachis</i>	Burner's fescue	seed mix (100%)	622 sq. ft.
	<i>Mezotrichum subulatum</i>	Alula antelopegrass	seed mix (100%)	
	<i>Poa annua</i>	Sandberg bluegrass	seed mix (200%)	
Shrub/ Mesophytic Plants				
U	<i>Arctostaphylos uva-ursi</i>	Grubhulbuck	9 per	30
S	<i>Gaultheria quinnii</i>	Common sassafras	9 per	20
V	<i>Vaccinium corymbosum</i>	Ocean spray	2 per	14
W	<i>Woodsia glabella</i>	Western hellebore	9 per	18
T	<i>Trifolium aspidanthus</i>	Fox's clover	10 per	17
Patio Planting (152 sq. ft.)				
Symbol	Species	Common Name	Per Site	Count
Grasses				
K	<i>Festuca rubra</i> (Elyon Blue®)	Blue fescue	1 per	28
X	<i>Lactuca scariola</i>	Lungworts	1 per	10
Shrub/ Annual Plants				
X	<i>Alumina cerium</i>	Waxleaf celosia	9 per	18
E	<i>Gomastis quinnii</i>	Common sassafras	9 per	5
N	<i>Eupatorium hyssagifolium</i>	Woolly sunflower	9 per	16
T	<i>Trifolium repens</i>	Tall Oregon-pea	1 per	11
T	<i>Trifolium aspidanthus</i>	Fox's clover	10 per	21
Lawn (309 sq. ft.)				
	<i>Sod</i>	-	-	309 sq. ft.

NOTE: REFER TO "SUMMARY OF MITIGATION MEASURES..." DOCUMENT FOR SITE PREPARATION AND PLANTING INSTRUCTIONS