



DEVELOPMENT PERMIT NO. DP001058

GERTRUDE MAHLUM

Name of Owner(s) of Land (Permittee)

3715 LAGOON 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 3, DISTRICT LOT 39, WELLINGTON DISTRICT, PLAN 32002
PID No. 001-115-251**

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, Proposed Setbacks

Schedule C 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.


PERMIT TERMS

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

1. The subject property shall be developed in accordance with the Site Plan (Proposed Setbacks) prepared by Williamson & Associates Professional Surveyors dated 2015-SEP-24 as shown on Schedule B.
2. The riparian area improvements shall be completed in substantial compliance with the Landscape Plan prepared by Victoria Drakeford Landscape Architect dated 2017-OCT-28 as shown on Schedule C.
3. A landscape bond is required for 100% of the landscape estimate prepared by Victoria Drakeford., and contained in the Landscape Plan (shown on Schedule C) dated 2018-OCT-27.
4. The subject property shall be developed generally in accordance with the environmental assessment prepared by Toth and Associates Environmental Services dated 2017-NOV-18.
5. A five-year maintenance period with two assessments per year is required. A certified letter of completion is required from the Landscape Architect at the end of the five-year maintenance period.
6. The applicant is to obtain the necessary provincial approvals for any improvements that are located within the foreshore area.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE
13TH DAY OF AUGUST, 2018.


Corporate Officer


Date

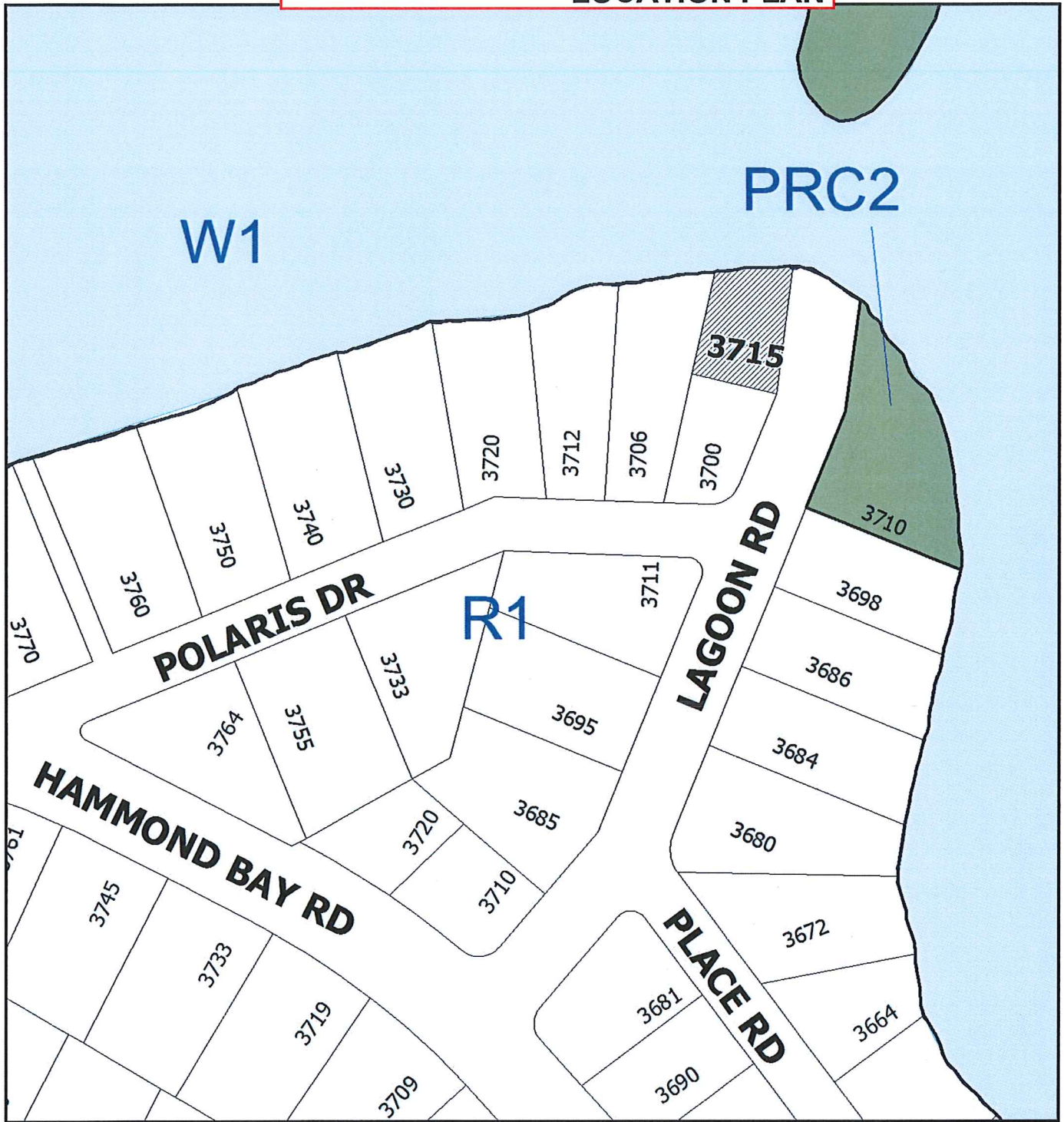
DS/in

Prospero attachment: DP001058

Development Permit DP001058
3715 Lagoon Road

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001058



LOCATION PLAN

Civic: 3715 Lagoon Road
Lot 3, District Lot 39,
Wellington District, Plan 32002

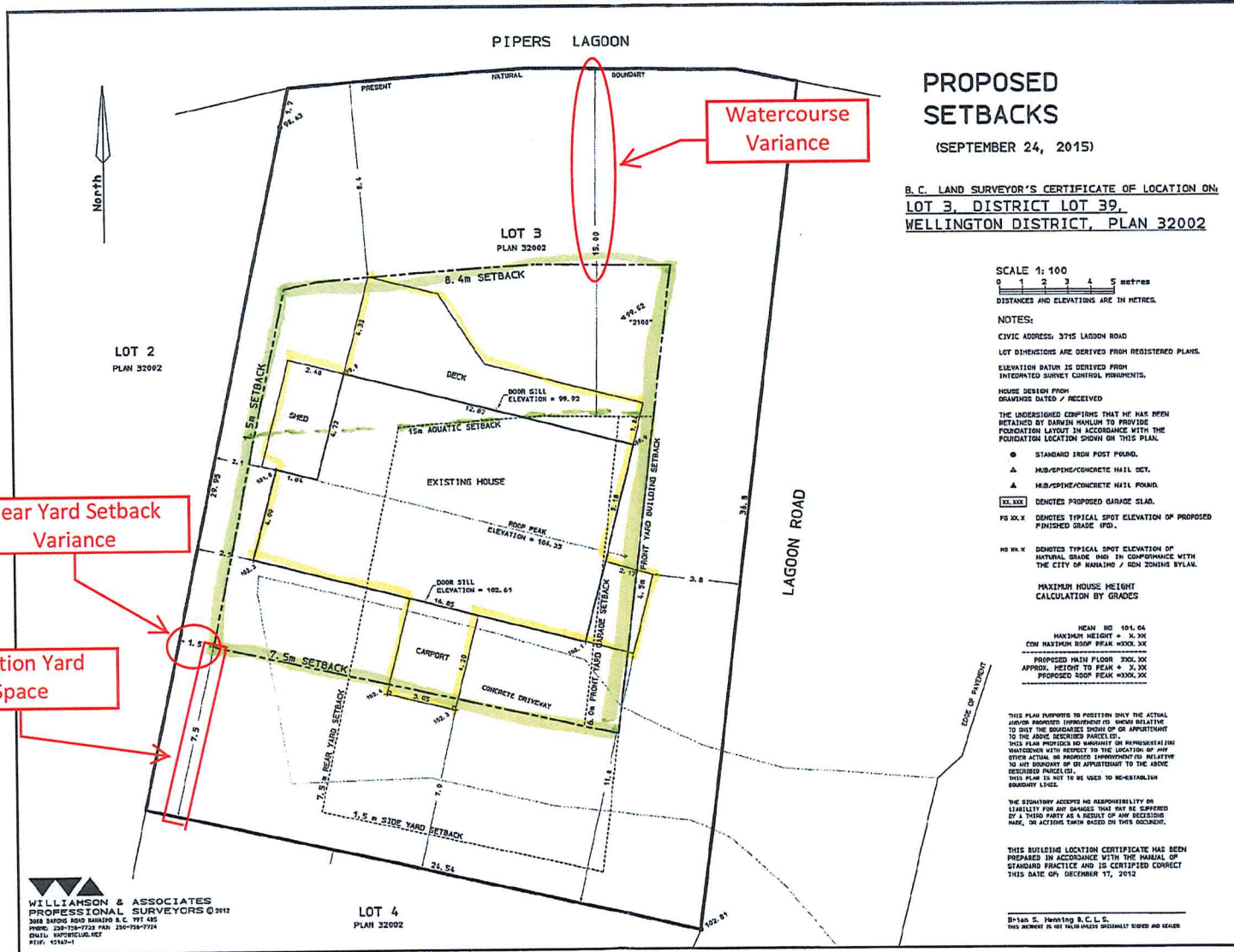


**Subject
Property**

Development Permit DP001058
3715 Lagoon Road

Schedule B

SITE PLAN (Proposed Setbacks)



PROPOSED SETBACKS

(SEPTEMBER 24, 2015)

B. C. LAND SURVEYOR'S CERTIFICATE OF LOCATION ON:
LOT 3, DISTRICT LOT 39,
WELLINGTON DISTRICT, PLAN 32002

SCALE 1: 100
0 1 2 3 4 5 metres

DISTANCES AND ELEVATIONS ARE IN METRES.

NOTES:

CIVIC ADDRESS: 3715 LAGOON ROAD
LOT DIMENSIONS ARE DERIVED FROM REGISTERED PLANS.
ELEVATION DATUM IS DERIVED FROM INTEGRATED SURVEY CONTROL INSTRUMENTS.
HOUSE DESIGN FROM GRADINGS DATED / RECEIVED

THE UNDERSIGNED CONFIRMS THAT HE HAS BEEN RETAINED BY DARWIN HANLUM TO PROVIDE FOUNDATION LAYOUT IN ACCORDANCE WITH THE FOUNDATION LOCATION SHOWN ON THIS PLAN.

- STANDARD IRON POST FOUND.
- ▲ H.B./SPRINK/CONCRETE NAIL SET.
- ▲ H.B./SPRINK/CONCRETE NAIL FOUND.
- XX.XX DENOTES PROPOSED GARAGE SLAB.
- PG XX.X DENOTES TYPICAL SPOT ELEVATION OF PROPOSED FINISHED GRADE UPD.
- NO XX.X DENOTES TYPICAL SPOT ELEVATION OF NATURAL GRADE AND IN CONFORMANCE WITH THE CITY OF VANCOUVER / SOIL ZONING BYLAW.

MAXIMUM HOUSE HEIGHT CALCULATION BY GRADES

MEAN HG 101.04
MAXIMUM HEIGHT = 3.30
CON MAXIMUM ROOF EFFAN = 3000.30
PROPOSED MAIN FLOOR 3000.30
APPROX. HEIGHT TO PEAK = 3.30
PROPOSED ROOF PEAK = 3000.30

THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL JUDICIAL PROPOSED IMPROVEMENT OR SHOWS RELATIVE TO THE BOUNDARIES SHOWN OR AS APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S). THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENT OR RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S). THIS PLAN IS NOT TO BE USED TO RE-ESTABLISH BOUNDARY LINES.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS DATE OF DECEMBER 17, 2012

Brian S. Hurling B.C.L.S.
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS © 2012
2008 BARDON ROAD VANCOUVER B.C. V7T 4G5
PHONE: 250-758-7723 FAX: 250-758-7724
EMAIL: WAF@WILLIAMSON.SURVEYORS.COM
P.E.I.P. 12163-1

LOT 4
PLAN 32002

DP001058

