



**DEVELOPMENT PERMIT NO. DP001066**

**J. MILNER TRUCKING LTD.**  
Name of Owner(s) of Land (Permittee)

**893 KENTWOOD WAY**  
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 26, SECTION 1, NANAIMO DISTRICT, PLAN VIP79473**

**PID No. 026-409-658**

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**

**Schedule C Environmental Report**

**Schedule D Eighth Street Sidewalk Trail Connection**


- 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 and density transfer shall be in accordance with the proposed Site Plan prepared by Newcastle Engineering, dated 2017-July-25 as shown on Schedule B.
2. The subject property be developed in accordance with the Acoustic Assessment prepared by Lewkowich Engineering and dated 2017-MAR-23.
3. The subject property is developed in accordance with the Environmental Report prepared by Toth and Associates Environmental Services, dated 2017-MAR-28 as shown on Schedule C.
4. The northern extent of the nature trail is to be connected to the sidewalk within Eighth Street generally in accordance with the design as shown in Schedule D.

REVIEWED AND APPROVED ON

2018 - mar - 6  
Date

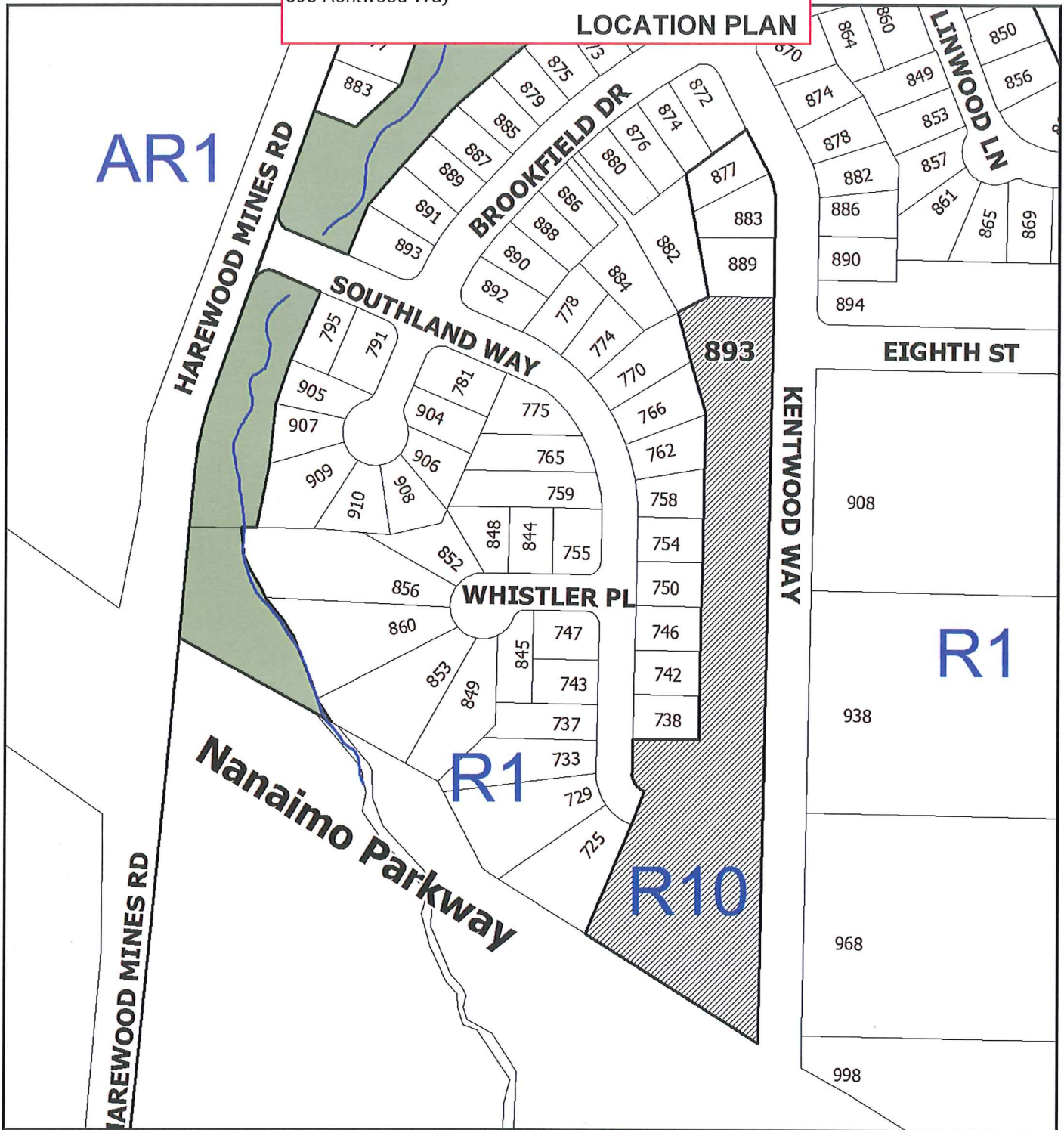
  
D. Lindsay, Director  
**Community Development**  
Pursuant to Section 154 (1)(b) of the Community Charter

DP/in  
Prospero attachment: DP001066

Development Permit DP001066  
893 Kentwood Way

Schedule A

## LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001066

## LOCATION PLAN

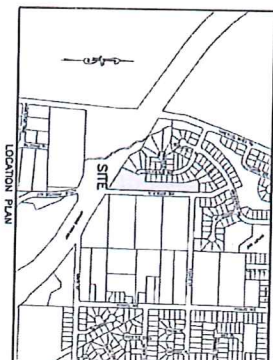
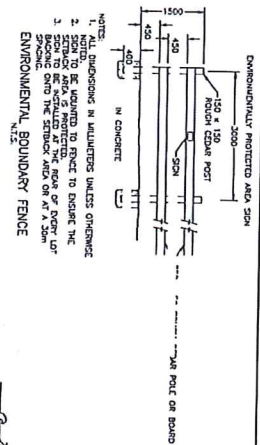
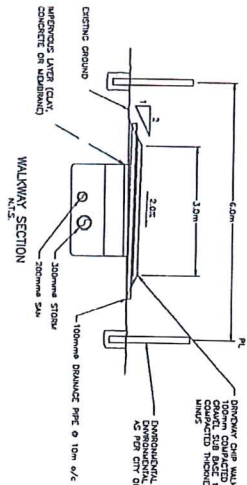
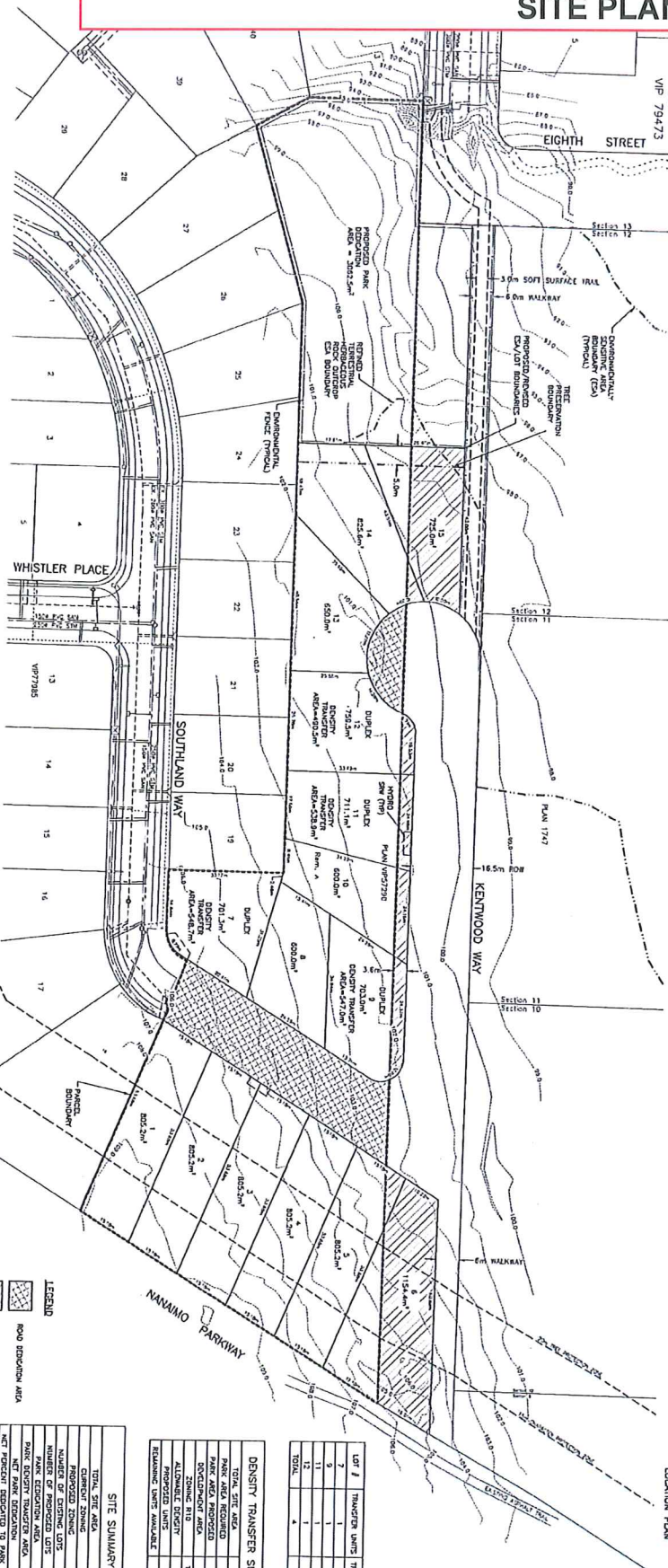
Civic: 893 Kentwood Way  
Lot 26, Section 1, Nanaimo District,  
Plan VIP79473



**Subject  
Property**



## SITE PLAN



LOT #	TRANSFER UNITS	TRANSFER AREA
7	1	348.7
9	1	347.0
11	1	338.0
12	1	400.5
TOTAL	4	

DENSITY TRANSFER SUMMARY	
TOTAL SITE AREA	1.4 HA
PARK AREA REQUIRED	0
PARK AREA PROVIDED	0.3 HA
DEVELOPMENT AREA	1.4 HA
ZONING R10	16 UNITS/HA
ALLOWABLE DENSITY	22 UNITS
PROPOSED UNITS	19
REMAINING UNITS AVAILABLE	3

SITE SUMMARY	
TOTAL SITE AREA	14023.7sq.ft
CURRENT ZONING	R10
PROPOSED ZONING	R10
NUMBER OF EXISTING LOTS	1
NUMBER OF PROPOSED LOTS	15
PARK ELEVATION AREA	2092.2sq.ft
PARK DENSITY TRANSFER AREA	2173.1sq.ft
NET PARK ELEVATION	937.4sq.ft
NET PERCENT DEDICATION TO PARK	7%
ROAD DEDICATION	1307.2sq.ft
ROAD EXCHANGE	1772.2sq.ft

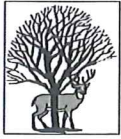
**PRELIMINARY  
NOT FOR CONSTRUCTION**

[illegible]

15 LOTS

265	31	P1
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**NEWCASTLE**  
ENGINEERING LTD.  
4-2179 BARONS ROAD  
SUNDERLAND C.E. 10 5TH  
PHONE (1250) 758-555



## ENVIRONMENTAL REPORT

### Toth and Associates Environmental Services

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

March 28, 2017

**Rod Smith, P.Eng**  
Newcastle Engineering Ltd.  
Suite 4-3179 Barons Road  
Nanaimo, B.C. V9T 5W5

#### **Re: Adjustment of the southern boundary of the Environmentally Sensitive Area on 893 Kentwood Way, Nanaimo.**

Milner Group Ventures Inc. has requested that I review the boundaries of the Terrestrial Herbaceous Rock Outcrop Environmentally Sensitive Area (ESA) and proposed parkland on the north end of 893 Kentwood Way. In order to make the proposed subdivision economically viable, Milner Group Ventures Inc. would like to determine if there is potential to move the boundary of the proposed parklands northerly to allow creation of additional lots.

I previously delineated the southern boundary of the ESA on the sanitary sewer easement along the east side of the property. The remainder of the proposed southern ESA / parkland boundary adjacent to proposed Lots 13 and 14 was based on ESA boundaries recommended by Madrone Environmental Services in July 2013.

Rare plants occurrences have been previously documented within the ESA on 893 Kentwood Way. Madrone Environmental Services documented the presence of provincially blue-listed (threatened) Howell's violet (*Viola howellii*) and chaffweed (*Anagalis minima*) on the property in July 2013. I documented Howell's violet at the transition to dry Douglas-fir forest at the south end of the rock outcrop area in April / May 2015.

Howell's violet occurs in or on the edge of dry woodlands and is at its northern end of distribution on Vancouver Island. It is a common species south in the U.S. Pacific Northwest. Chaffweed is considered rare on southern Vancouver Island, but its range extends to several U.S. States and 3 Canadian provinces. The lack of historic occurrence records for chaffweed in B.C. suggests that is a recently introduced species and is expanding its range northerly. All occurrence records have been made in disturbed areas or man-made habitats.

I have re-assessed the Terrestrial Herbaceous Rock Outcrop ESA boundary and determined that the actual ESA boundary based on ecological community representation is located approximately 25 m north of the currently proposed parkland boundary (Figure 1). The refined ESA boundary would allow the current proposed subdivision (Figure 2) to be moved approximately 23 m north, potentially providing enough space for additional lot development. The proposed ESA / Parkland / Lot boundary shown on Figure 3 would not directly impact upon documented occurrences of rare plants. A 5 m wide tree preservation area along the north lot boundaries would ensure that site characteristics such as shade and moisture regime are maintained to allow the continued viability of existing rare plants.

Should you have any questions or concerns regarding the contents of this letter, please feel free to contact me at the following:

Office: (250) 390-7602

Cell: (250) 741-6608

E-mail: [stoth@shaw.ca](mailto:stoth@shaw.ca)

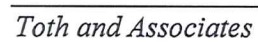
Yours truly,

**Toth and Associates Environmental Services**

Steve Toth, AScT, R.P. Bio

A handwritten signature in blue ink that reads "Steve Toth". The signature is stylized with a large, sweeping "S" and a distinct "T".







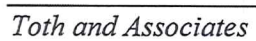
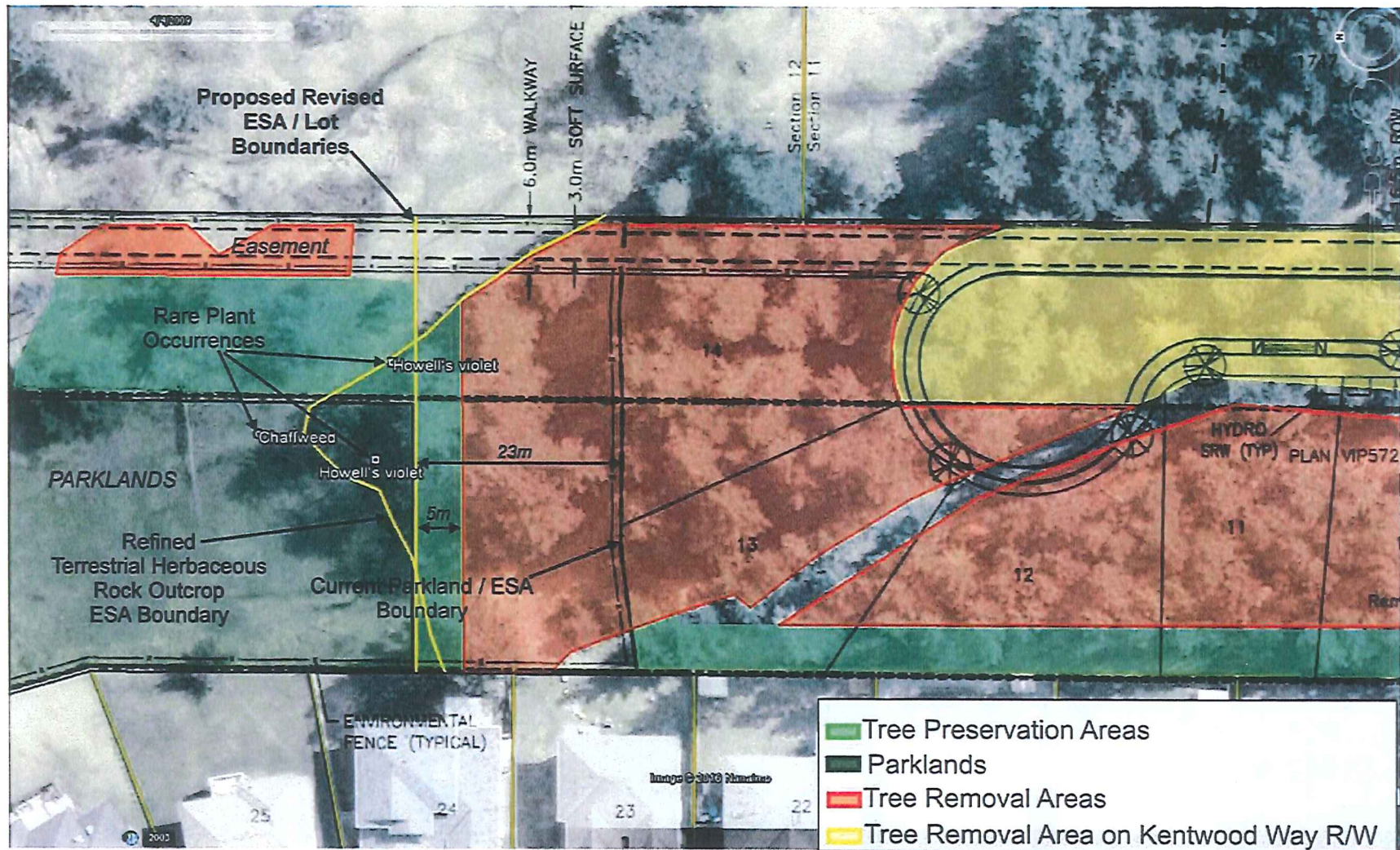
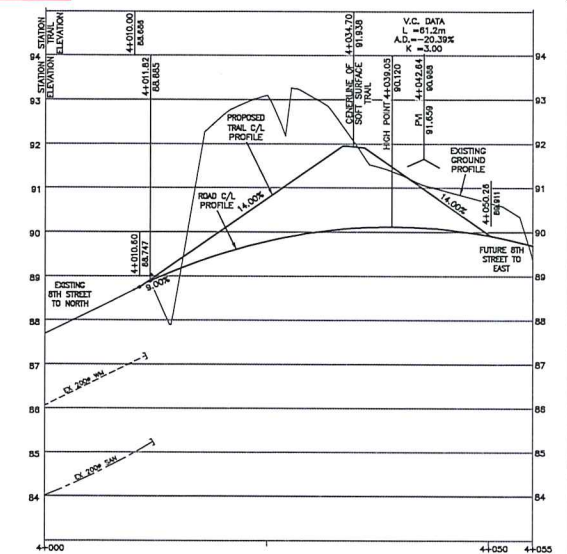
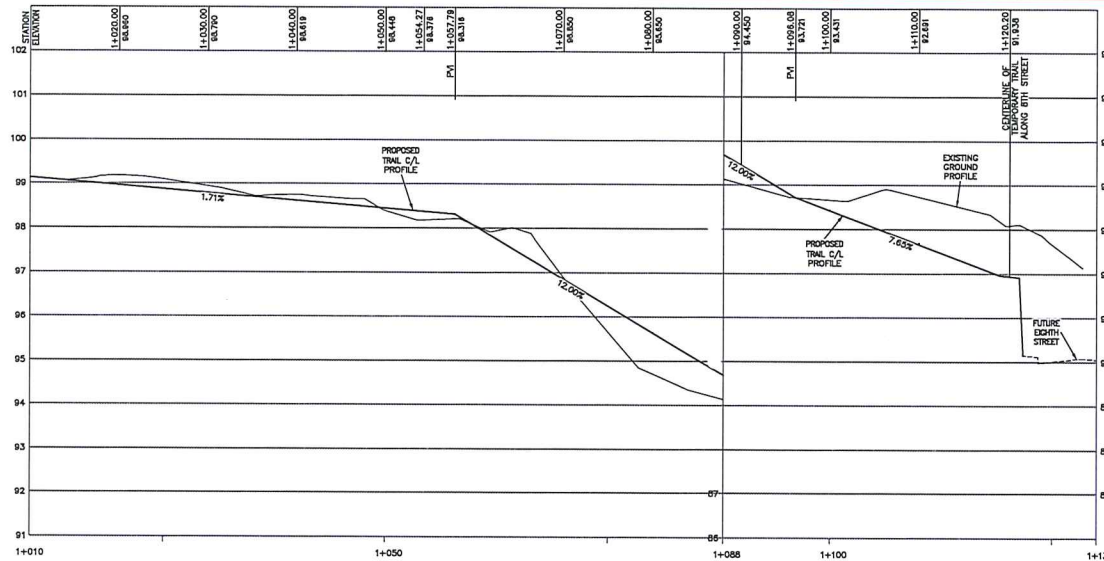




Figure 3. Proposed ESA / parkland boundary, tree retention and removal areas



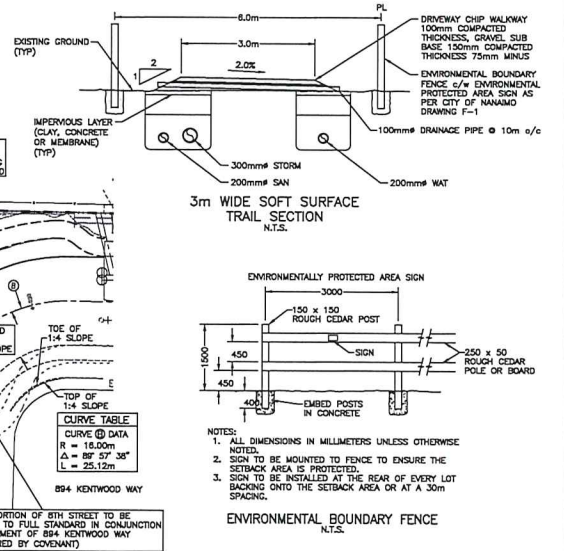
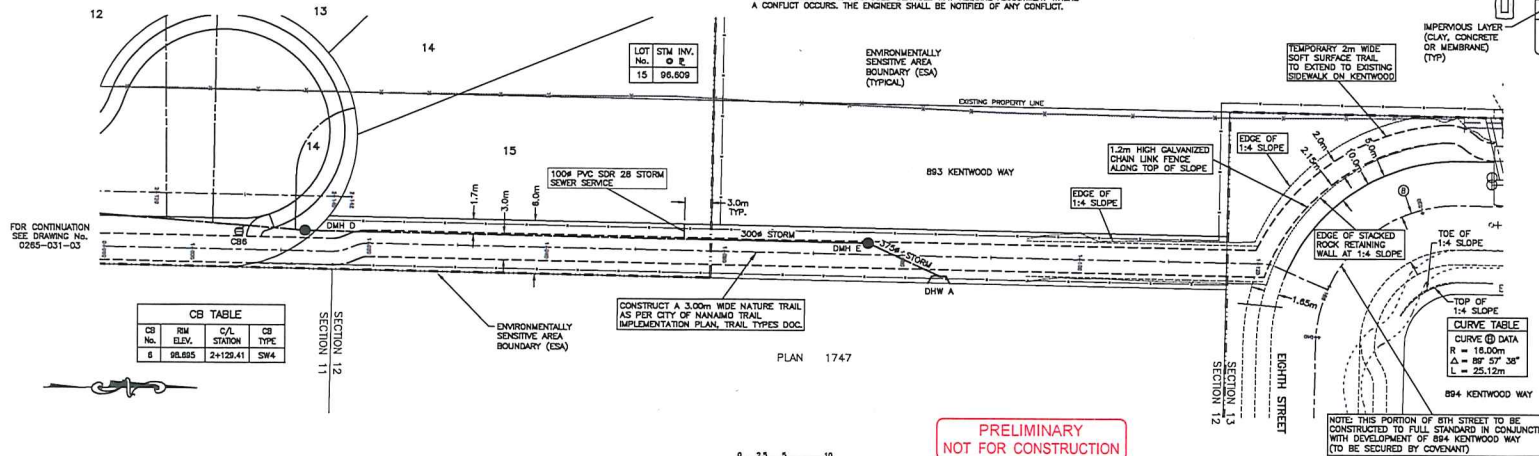
## EIGHTH STREET SIDEWALK TRAIL CONNECTION



## NOTES:

1. SEE DRAWING 0265-031-01 FOR GENERAL NOTES.

3. THE LOCATIONS OF EXISTING SERVICES ARE SHOWN APPROXIMATELY AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK. EXISTING &amp; PROPOSED SERVICES MAY REQUIRE ADJUSTMENT WHERE A CONFLICT OCCURS. THE ENGINEER SHALL BE NOTIFIED OF ANY CONFLICT.



Rev. No.	DATE	BY	REVISION DESCRIPTION	CHK	LEGEND	SITE LEGAL DESCRIPTION	ENGINEER'S SEAL	DESIGN	CLIENT NAME	DRAWING TITLE
00	02/07/17	KA	SUBMITTED TO THE CITY OF NANAIMO FOR REVIEW - NOT FOR CONSTRUCTION	PHS	PROPOSED	REMAINDER LOT A, PLAN VP57290		RHS	J MILNER TRUCKING LTD.	SOFT SURFACE TRAIL AND STORM SEWER
01	10/12/17	KA	CITY OF NANAIMO REVIEW COMMENTS ADDRESSED - NOT FOR CONSTRUCTION	PHS	EXISTING	NANAIMO DISTRICT		KA		
02	11/17/17	KA	ISSUED FOR DEVELOPMENT PERMIT - NOT FOR CONSTRUCTION	PHS	NEW			RHS		
					LEGEND	BENCHMARK DESCRIPTION	PLOT DATE: 11/17/17		PROJECT NAME: PROPOSED SUBDIVISION OF 893 KENTWOOD WAY	
					PROPOSED	ELEVATION ARE GEODETIC AND ARE REFERRED TO MONUMENT No. 9850055 LOCATED AT THE INTERSECTION OF HAREWOOD MINES ROAD AND SOUTHLAND WAY. ELEV 97.874m	PRINT DATE:		DRAWING No. 0265-031	
					EXISTING		HORIZONTAL SCALE 1:250		DRAWING No. 06	
					NEW		VERTICAL SCALE 1:50		REVISION No. 02	
					PROPOSED				CITY PLAN FILE No.	
					EXISTING					
					NEW					