

### **DEVELOPMENT PERMIT NO. DP001077**

### **SAMARITAN HOLDINGS LTD. Name of Owner(s) of Land (Permittee)**

### 1965 BOXWOOD 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 9, SECTION 15, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP17398

PID No. 028-790-081

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 Building Elevations

Schedule D Landscape Plan and Details

- 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 shall be developed in accordance with the Site Plan prepared by Keay Architecture Ltd., dated 2018-MAR-21 as shown on Schedule B.
- 2. The development is in substantial compliance with the Building Elevations prepared by Keay Architecture Ltd., dated 2018-APR-11 as shown on Schedule C.
- 3. The subject property shall be developed in general accordance with the Landscape Plan and Specifications prepared by JPH Consultants Inc., received 2018-APR-10 as shown on Schedule D.

REVIEWED AND APPROVED ON

Date

D. Lindsay

Director

**Community Development** 

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

TR/nt

Prospero attachment: DP001077

**DEVELOPMENT PERMIT NO. DP001077** 



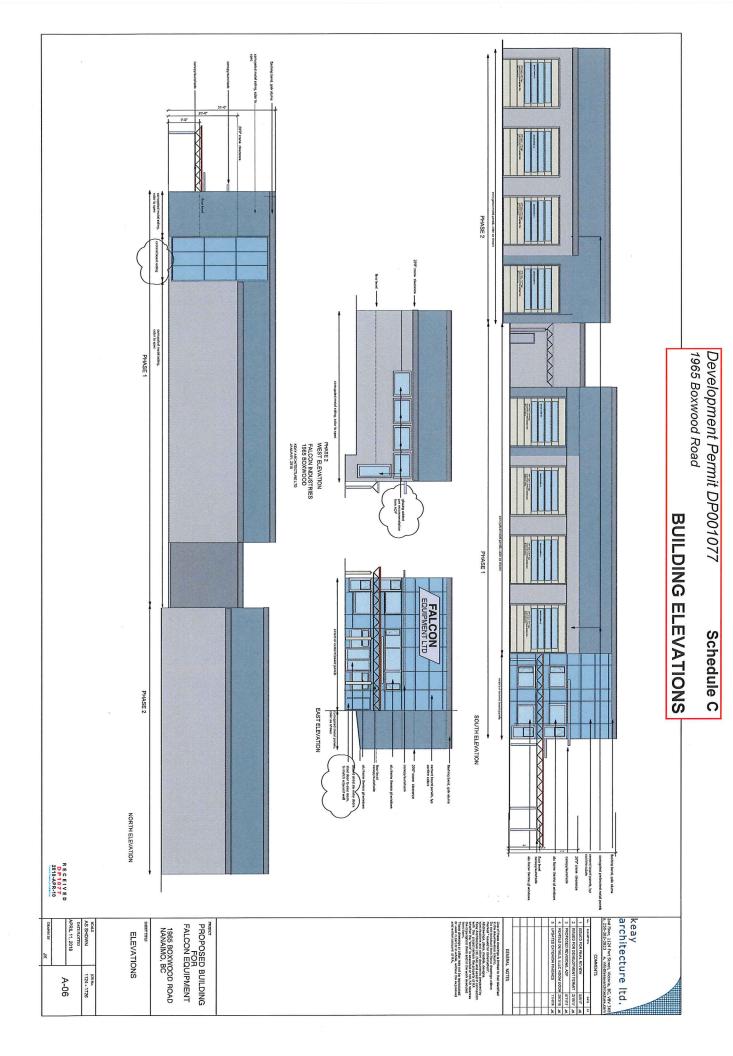
### **LOCATION PLAN**

Civic: 1965 Boxwood Road Lot 9, Section 15, Range 7, Mountain District, Plan EPP17398



Development Permit DP001077

Schedule B



Schedule D

1 of 2

1/2

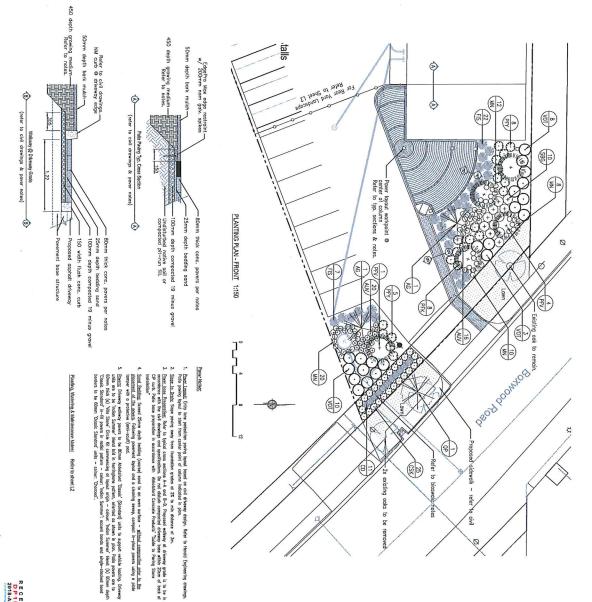
### General Landscape Noise

- ope drawings and specified herein, harvesting equipment; and bioswalt sitectural site plans.
- Codes and Standards. Perform work in accordance with the current BC Building Code (BCSC) 2012 and its supplements, and any other code of Provincial or boat application provided that, in any case of conflict or discrepancy, the more stringent requirements shall apply.
- specified herein or shown in the drawings. Arrange for and be present at all
- Work Schedule: Schedule all operations to ensure optimizm: environmental protection; grading; intigation installation; growing medium placement; planting seeding and/or exacting and other fundacings works shown or specified herein.
- <u>apertions and ballow.</u> Gee 48 hours prior notice to the Owners' Representative for each required inspection as identified herein, or for any requested review work, testing results or other contemplated changes to the work. -1. Les ALS Eles A. Scribt. She stidy, where for bestroop reproved, when A ower, or any other process desired the site along the nebulation product — the reprovedibility of the Controllers. As dispressed, and the she desired to entered to sent the Medical El republics in explaid to a high controllers, its personal and any other persons or-site with the bookeday and permission of the Controllers during the execution of the
- <u>I Emmiliative Al Examination. Before submilling o Tender, valid afte and become formar with all conditions stay to affect the work. Dictions with a Cheer methods of occurs, temporary pewer, works, sonilary and other facilities and restrictions applicable to the work and provide and pay for all rivines accords those specifically provided by the Somer.</u>
- Regord to the densers' Representative, in writing, any seculations or detects on the sits during or before continued uson which have work depends and the continued the continued and continued the continued to the continued of the continued to t
- SIGL Protection: Idea note of all on-site and earliery conditions and take necessary precautions to protect existing buildings, tills improvements, people, curbs, with, underground utilities, unary reterence points, existing vegetation and instructure in improvements. Completely repoir any demographic bits auditations of the former of no extra cost.
- Product\_Testing: The Contractor will arrange and pay for tests, by an independent testing laboratory, for any materials supplied by the Contractor required to be tested as set out in these drawings and specifications.
- Example: Uses shareke agret is in devers, by the Germ? Representing all rejectment models or is much these opinionly applications of the control of the cont
- Maintanance, and Guarantess, Walatin the landscape in accordance with Landscape Maintenance motes haven for a period of one year. The over year maintenance and guarantee period will begin on the date of Substantial Performance of the tendacape work.

## andscape Sub-grades, Growing Medium & Finish Grading;

- Sungacia Explanaments Sub-report profession on to be clean, well-calcium, contracted notice calcium, on operand the exclusion, growther. It is not but calculated coloris, long roots, arminul chemichas, building materials, patient or other anderials after the territorial or deletion is princed and growth. The notice is not princed. The material or roots better, and the changes afficience on the consequent of the object of the consequent of the consequence of the consequence of the consequence of the beautified to depth of and these them then the consequence of the
- <u>Diabita in Stanzelet. Prepers sub-rejotés éventions to levels tret, viet excemnande le se cembrand depth of grevitor medium paux muitos ao that fréshi godess en 15 ferns beter verpod surfaces and curta end a to that yen match appeared foundation émos coviéry medium depths, posities, best 450mm plus 35mm mulch layer; barres 150mm; tieses to keph of roxibell with minimum 1.2m demanter plus purrousating atom of roxibell depth.</u>
- rmical properties set out in section 6.2.7 of the BC Ls of source. Collected sample(s) will be tested by on ind funed the soil in occordance with the soil scientist's recognitions. lion of 'topool' plus those admixtures required to bring the proposed topsoil to the physical SC Landscape Standard. Call the blooksape architects assuming and sample the proposed SC Landscape Standard. Call the blooksape architects to sentime and sample the proposed on redependent agreement soult had to be provided to the sample standard at's recommendations to meet the specification for growing medium. Costs for sail stating are
- Babil La Cardia Mallam, When conversibly prepared logal is repeated on its behin for graving nodium, it must, in existin, is nominal on an implication and provided prepared prepared by the care of plant person, and or rate of inches in plant special behind the provided by the care of plant person, and or rate of inches in plant special provided by all of inches in contrast, everyone, allowing must be opened, to provide by the contrast, the plant person of the contrast, and the plant person of the contrast, and the plant person of the contrast, and the plant person of the contrast person of

- .1 pH = 5.5-7 for planting beds and 6-7.0 for loam areas (not requiring >0.5tg/fagm, delorate to achieve target pH) .2 E.C. soluble solls or electrical conductivity (redurated extract <0.0mm/hos/cm @ 25°C)
- 3 letture analysis % coerse sands + % medium sand + % fine sand + % slit and clay fraction(s) 4 % dry weight argain: matter 3–5% for lawns, 10–20% shout beds
- ration (C:N) <40:1
- 7 Recommediate ten the sal sciential regarding nic robus and emmentant, so regular SAI and Landar. The economication of the sal basing basington plan has been all opportunit for sall associations of been allowed because of the sall section of Fertility - Nitrogen to be 0.2-0.4% by weight; available Phosphorus to be 50-70 ppm; available Patassium to be 175-250 ppm
- isonling/Piocentral of Graning Medium: Graving medium shall not be handled in a saturated or frazen condition or in any monner in which the soll structure is adversely offected
- <u>Balangs, away from Structures</u>. All soft and hard landscape finish grades must alope minimum 2% away from building foundations and be set minimum 10cm below bottom of siding.
- <u>Landscape. Drainage.</u> All on-site hardscape grading is to direct surface drainage towards catch beatns, rain gardens, swales or other designed storm water drainage facilities as shown in these and any other site drawings showing proposed site drainage.
- CEREMA: Feither half is edect at the formation and the specified in the sall sciential complex of submitted condets proving media, lime may be select to the graining personal may be selected to the graining personal may be selected as exempting personal and the selected selected to the graining personal may be injected. Allow of test liber to the best destined by proving mediam has been plotted. Allow of test liber to the selected first libers, person, with a mentioned special cell tall only proving mediam has been affected. Allow of the libers of testitions, Special distillation, person, with a mentioned special cell libers of proving mediam personal may be selected to the selected special cell libers.
- Edizable. <u>Conting Medium</u>, Nowthatending the chemical and physical projecties otherwise required for growing medium bioxede growing medium is to be composed of a 2:1 bland of composit to topsoil.



# Front Area - Landscape Plan Falcon Equipment Ltd 1965 Boxwood Nanaimo

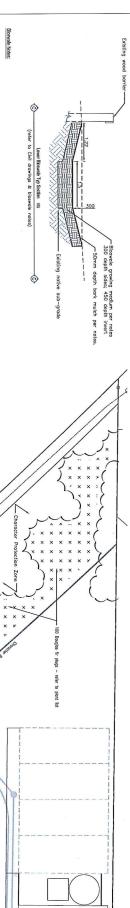


DP1077 2018-APR-10

Project: 17-Falcon
Date: 13/09/17
Drawn: JPH Checked: xx
Scale: as indicated

sheet: L1 of 2

5/02/18 BPA coordination JPH 5/12/17 Revised to Comp. letter JPH 9/09/17 DP application JPH 4/09/17 Site review C of N U.F. JPH



- <u>Low-Schilder. Delay: The stops of thes develop</u> is limited to the surface plenthage and graving media. All other blowest exhaups, inclined and it is determined as the collection of the collec

Existing Vegetation to Remain Undisturbe

### andscape Watering Notes:

- Tack Italias Bath, Israed: Intellectable 1 to Contrate is to supply commends grots where today of sufficient watch to come at Italy participate, and commendedly belowing beta landers on landings are to the tracelyst search and the supply commended to the supply to the district supply commended to the supply to the district supply commended to the supply to the supply commended to the contract in the commended to the supply commended t

- 1. <u>Editediat Extraction\_Table</u>: Refer to eroblectured denings.
  2. <u>Develop\_R.D.W.</u>; Editing inteplies equipment (operations) within Barwood R.D.W. to remain to be reinstated demograp/distant during coextraction.
- Could Evelobe About [Mil Maldisch.] The contractor is to suply commencial groups stable viologic distribution length to the country of the contractor is leaving good invested price of the process of the through the contractor is leaving price to the process of the country of
- First Berling Socks (fed includings). The controller is to pupply commercial grade in their behalt of sufficient length to controller in the controller in t

Planting Notes:

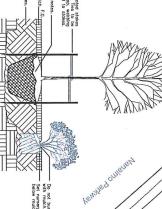
Sectified Educition is responsible to ensure that its point materials delivered to the size or time to those specified in the content decuments.

December Schedulishims. Coordina suppliers and condebility of point meterials of minimum 1 west prior to entirplied prioring out content industry and content in the first content in the first content in decimal or time.

and at Enatus Rocks of of plants and not to be protected, of all times, from freet, who do direct sunlight. The rook both to be kept mobile and covered during temporal. Photois meah large or abode ability to all plants subject to direct wind during temporal. Control Enables, and plants are to be more ability to be on the immediaty and control produced and controlled upon critical upon critical produced and controlled upon critical upon critical produced by the more ability to the rocked and controlled upon controlled produced pr

East Description: Pents are to there to east, type of form and to be represented at the special/prividy. Continue plants and it is report for the beingth of the special/prividy continue plants and the special/prividy continue plants and the special/prividy continue plants are special prividy of the special points and the special points are special points of the special/prividy. Continue plants are special points, personal point, personal, personal, personal, personal and personal points are special points. The special points are special points of the special points of the effects plant makeds — by the special points are special points. The personal points are special points. The personal points are special points. The proposed special points are special points. The proposed special points are special points. The proposed special points are special points. The proposed special points are specia

### 50mm depth 'Fine Dark' Hem/fir bark mulch\_F.G. Planting bed growing medium per notes. 2"s nom. pressure treated stakes SE and NW sides of tree. Ties to be tensioned loops of polyprop, webbing stapled/tied to stakes. Tree Planting in Planting Bed No support required for conifers under 1.5m ht.





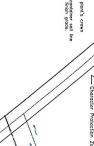














100	ND CC 36 11 115 29	No.
<u>ns Fir Plugs (Seedlings)</u> 100 '10s' Pseudustuga menziesii	ND COVERS, PERENNIALS & VINES 36 Arctoslaphylos uva ursi "Vancouver Jade" 11 Corex diaphocos 115 Corex obsupta 29 Festuca idahoonsis "Siskiyou Blue"	Bobrial Name Acer grisum Acer grisum Finus flexis Vonderwolf's Pyramid' Quercus polustria Cornus serices Velseyi' Gornus revises Moharia revis
(coastal) Douglas fir	Kinnickinnick Autumn sedge Slough sedge SB Idaho fescue	Common Name Paperbark maple VP Imber pine Pin ook VP Imber pine Pin ook VP Imber pine Pin ook VP Imber pine VP Imb
*10s*	10cm pot 61cm #1 pot 75cm #1 pot 61cm #1 pot 1.2m	Sizo  4cm cal. 2m min. 7cm cal. 12 pot 12 pot 12 pot 12 pot 13 pot 13 pot
1.5m spacing	61cm 0.0. 75cm 0.0. 61cm 0.0. 1.2m 0.0.	Spacing n/a 4.88m n/a 1.5m O.C. 1.5cm O.C. 1.12m O.C.

35/02/18 BPA coordination JPH 15/12/17 Revised to Comp. letter JPH 19/09/17 OP oppication JPH 14/09/17 Site review C of N U.F. JPH

## Rear -Yard Landscape Plan Falcon Equipment Ltd 1965 Boxwood Nanaimo

11. <u>Machine. All trea blanks in seven on to have a real filter mides. Storm depth midded haven't les of groups and the first order dut performed to present where for midded peop from the real had breach. All shots bets in recivir a Storm depth midded for extent in seven plant midded for midded in perform plant or midded. All shots bets in recivir a seven performance of the seven performance of the seven performance of the seven performance and performance of the seven performance of personal behavior. It is not performance to the seven performance of the seven performance and personal behavior.</u>

Placing Limit corrective pruning to the memoral of dead, discread, damaged or defective branches, Do not clip the leaders of treas unless specifically directed in writing to do no. Pruning it to be corried and with sharp chem hods in accordance with AASI ASSO - Pruning Standard - Part I and correct these practices and guidelines promoted by the International Society of Arbeitschare (Syl.). <u>No. most</u> use electric—or gran-prevent shares in the pruning of any plant motivatio superalized protected to do so for the purposes of hedging. Englight of a plant markets with contineer 6.5 pellow or team, moth morey oil well is its contineer with the pre-market office prince for the prince of more in the prince of more interesting in





Project 17-Falcon Date: 13/09/17

Drawn: JPH Checked: xx Scale: 1:250 sheet: L2 of 2