



DEVELOPMENT PERMIT NO. DP001080

MAO SHUJING

Name of Owner(s) of Land (Permittee)

3062 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 2, SECTION 9, WELLINGTON DISTRICT, PLAN 13866

PID No. 004-428-102

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 Landscape Plan

Schedule C Environmental Assessment

- 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 TERM

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

1. Section 6.3.1.2 – to reduce the watercourse setback as measured from the natural boundary of the sea from 15m to 7.1m.

CONDITIONS OF PERMIT

1. The riparian area improvements shall be completed in substantial compliance with the Landscape Plan prepared by Pheasant Hill Homes Ltd., received 2017-NOV-30 as shown on Schedule B.
2. A permanent fence shall be installed as per the landscape plan prepared by Pheasant Hill Homes Ltd. received 2017-NOV-30 as shown on Schedule B.
3. A landscape bond is required for 100% of the landscape estimate prepared by Pheasant Hill Homes Ltd., and contained in the Landscape Plan dated 2017-DEC-04 as shown on Schedule B.
4. The subject property shall be developed generally in accordance with the environmental assessment prepared by Toth and Associates Environmental Services dated 2017-NOV-30 as shown on Schedule C.
5. A five-year maintenance period with two assessments per year is required. A certified letter of completion is required from the Qualified Environmental Professional 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 18TH DAY OF DECEMBER, 2017.

Sky Snelgrove

D/

Corporate Officer

December 21, 2017

Date

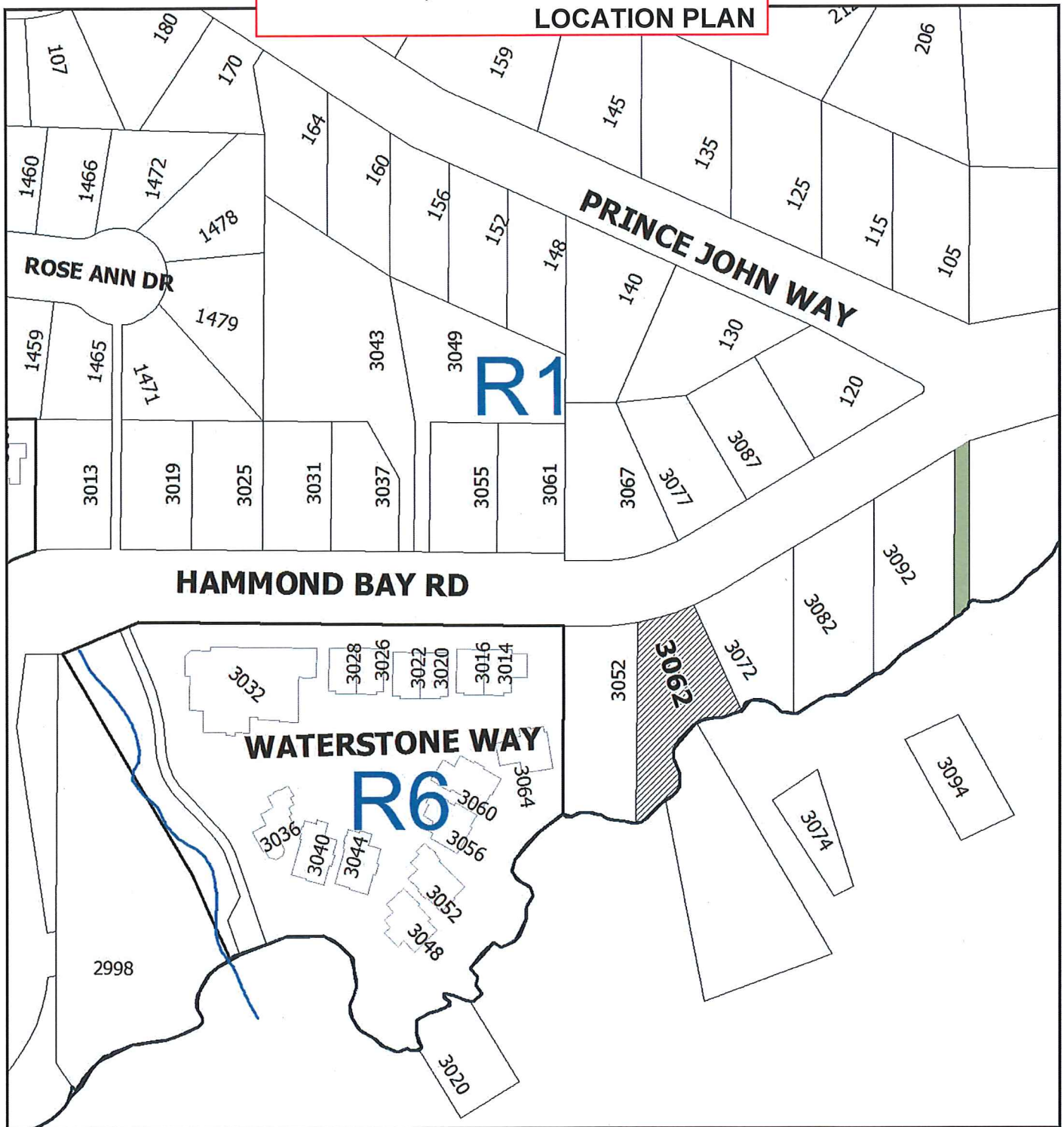
Sky Snelgrove
Deputy Corporate Officer
City of Nanaimo

DS/In

Prospero attachment: DP001080

Development Permit DP001080 Schedule A
3062 Hammond Bay Road

LOCATION PLAN



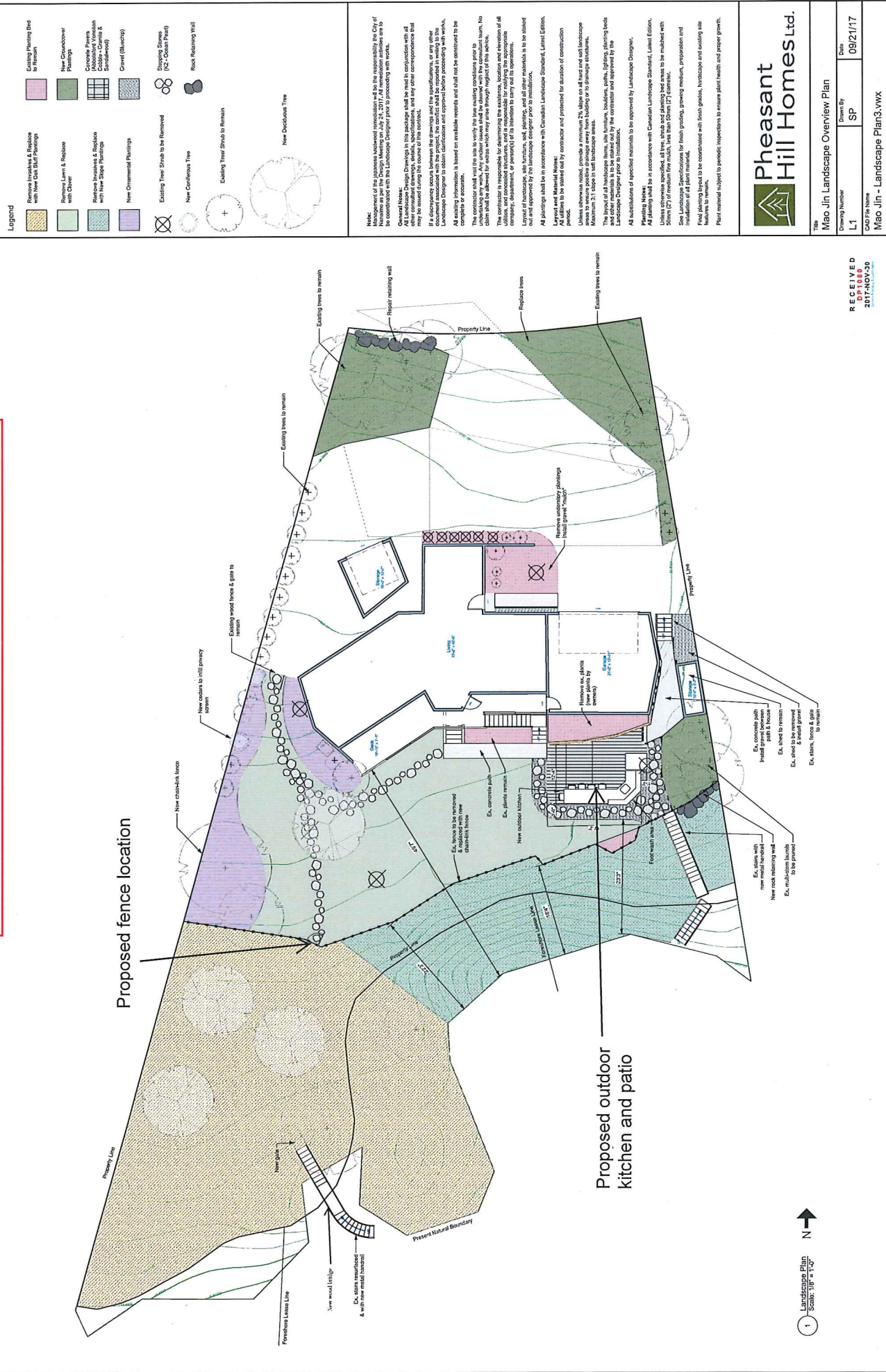
DEVELOPMENT PERMIT NO. DP001080

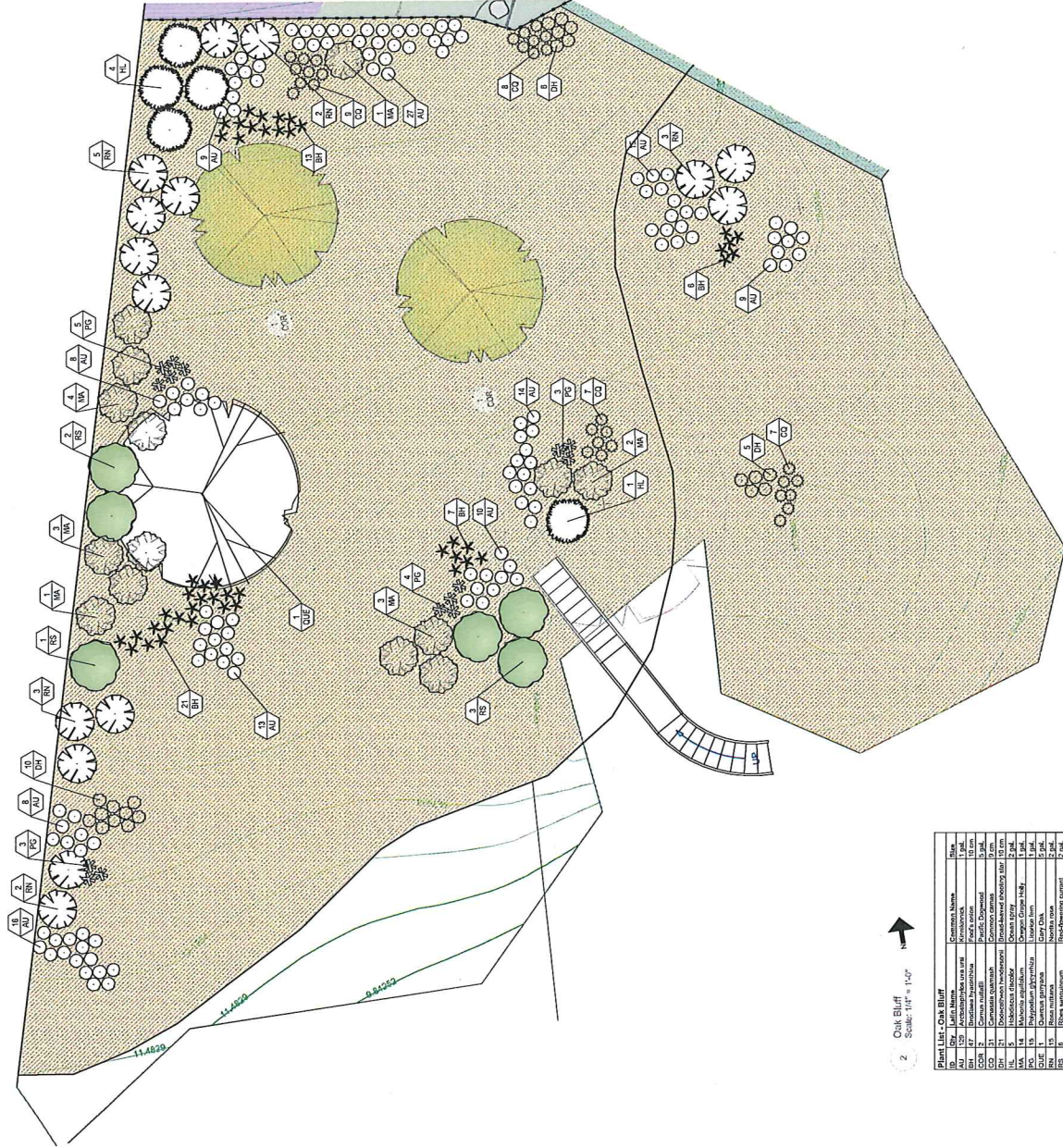
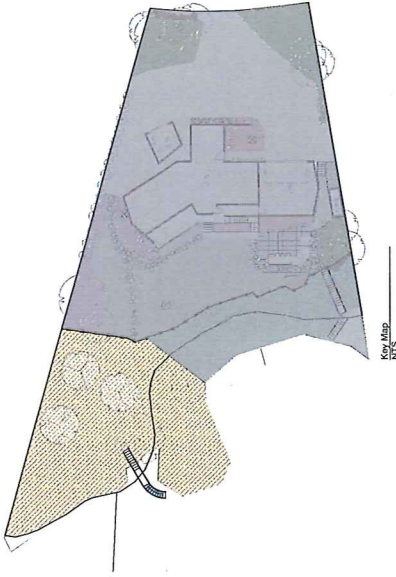
LOCATION PLAN

Civic: 3062 Hammond Bay Road
Lot 2, Section 9, Wellington District,
Plan 13866

 **Subject Property**

Development Permit DP001080 Schedule B
3062 Hammond Bay Road
LANDSCAPE PLAN






2 Oak Bluff Scale: 1/4" = 1'-0"

ID	Qty	Latin Name	Comments/Notes	Size
1	1	Juniperus horizontalis	Horizontal Juniper	1 gal
2	1	Crataegus mollis	Pacific Dogwood	3 gal
3	1	Quercus laevis	Live Oak	1 gal
4	1	Quercus agrifolia	Live Oak	1 gal
5	1	Quercus macrocarpa	Live Oak	1 gal
6	1	Quercus prinus	Live Oak	1 gal
7	1	Quercus rubra	Live Oak	1 gal
8	1	Quercus sp.	Live Oak	1 gal
9	1	Quercus sp.	Live Oak	1 gal
10	1	Quercus sp.	Live Oak	1 gal
11	1	Quercus sp.	Live Oak	1 gal
12	1	Quercus sp.	Live Oak	1 gal
13	1	Quercus sp.	Live Oak	1 gal
14	1	Quercus sp.	Live Oak	1 gal
15	1	Quercus sp.	Live Oak	1 gal
16	1	Quercus sp.	Live Oak	1 gal
17	1	Quercus sp.	Live Oak	1 gal
18	1	Quercus sp.	Live Oak	1 gal
19	1	Quercus sp.	Live Oak	1 gal
20	1	Quercus sp.	Live Oak	1 gal

Notes:
Material of the Japanese indicated on this plan is the responsibility of the City of Houston as per the Design Meeting on July 25, 2017. All landscape materials are to be installed by the contractor.
The contractor is responsible for obtaining the necessary permits and any other correspondence that may be required by the City of Houston.
If a discrepancy occurs between the drawings and the specifications, or any other document associated with the project, the contractor shall be required to write to the Landscape Designer to obtain clarification and approval before proceeding with work.
All plantings shall be based on available records and shall not be construed to be complete or accurate.
The contractor shall visit the site to verify the true existing conditions prior to installing any work. Any under issues shall be cleared with the consultant team. No work shall be installed until the site is cleared and ready for installation.
The contractor is responsible for obtaining the necessary permits and elevation of all utilities, and any other correspondence that may be required by the City of Houston.
Landscape Designer is responsible for obtaining the necessary permits and elevation of all utilities, and any other correspondence that may be required by the City of Houston.
All plantings shall be in accordance with Canadian Landscape Standard, Latest Edition.
Landscape Materials Notes:
All materials to be installed by contractor and protected for duration of construction period.
Unless otherwise noted, provide a minimum 2% slope on all hard and soft landscape areas.
Maximum 3:1 slope in soft landscape areas.
The layout of all landscape items, site furniture, buildings, paths, lighting, planting beds and other features shall be as shown on this plan and approved by the Landscape Designer prior to installation.
All substitutions of specified materials to be approved by Landscape Designer.
Planting Notes:
All planting shall be in accordance with Canadian Landscape Standard, Latest Edition.
Unless otherwise specified, all trees, shrubs and planting bed areas to be installed with 50mm (2") of medium fine mulch, less than 20mm (2") diameter.
Site Landscape Specifications for fresh grading, growing medium, preparation and installation of all landscape items.
Field plantings shall be coordinated with fresh grading, landscape and existing site features to ensure.
Plant material subject to periodic inspections to ensure plant health and proper growth.

**Pheasant Hill Homes Ltd.**

MAO Jin Planting Plan - Oak Bluff

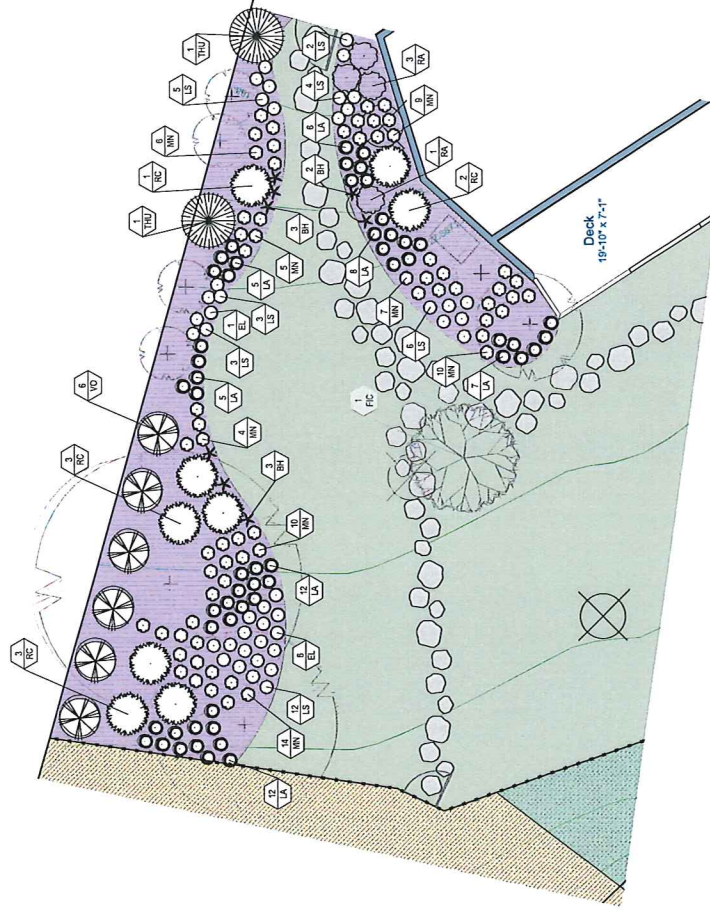
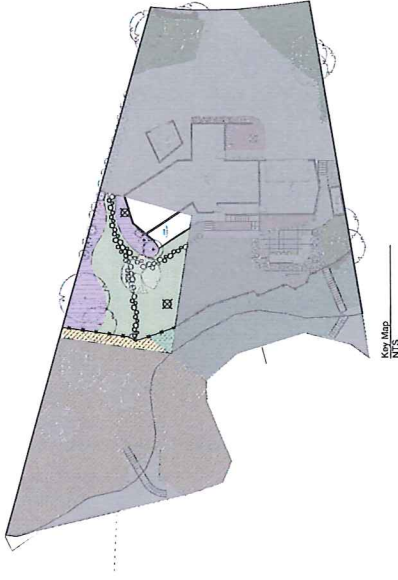
Sheet Number
L2

Drawn By
SP

Date
09/21/17

GO File Name
MAO Jin - Landscape Plan3.vwx

RECEIVED
09/18/17
2017-09-18



3 Ornamental
Scale: 1/4" = 1'-0"

Plant List - Ornamental		Common Name	Size
1	REC	Red Cedar	12 ft
2	REC	Red Cedar	12 ft
3	REC	Red Cedar	12 ft
4	REC	Red Cedar	12 ft
5	REC	Red Cedar	12 ft
6	REC	Red Cedar	12 ft
7	REC	Red Cedar	12 ft
8	REC	Red Cedar	12 ft
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95	REC	Red Cedar	12 ft
96	REC	Red Cedar	12 ft
97	REC	Red Cedar	12 ft
98	REC	Red Cedar	12 ft
99	REC	Red Cedar	12 ft
100	REC	Red Cedar	12 ft

Note:
The contractor of the proposed landscape installation will be the responsibility of the City of
Huron as per the Design Meeting on July 24, 2017. All installation activities are to
be completed within the landscape design prior to planting the trees.
All landscape Design Drawings in this package shall be read in conjunction with all
other documents and specifications. The contractor shall be responsible for any correspondence that
may arise during the course of the project.
If a discrepancy exists between the drawings and the specifications, or any other
document associated with the project, the conflict shall be resolved in writing to the
Landscape Designer. The Landscape Designer shall be responsible for providing the
Landscape Designer to obtain construction and approved plans for planting the trees.
All plant materials shall be based on available records and shall not be construed to be
complete or accurate.
The contractor shall verify the true existing conditions prior to
installing any work. Any unclear issues shall be cleared with the consultant team. No
work shall be installed until the consultant team has approved the installation.
The contractor is responsible for determining the existence, location and condition of all
utilities, and concealed structures, and is responsible for notifying the appropriate
company, department, or person(s) of its location to carry out its operations.
Landscape Design Drawings shall be installed in accordance with the specifications.
All plantings shall be in accordance with Canadian Landscape Standards, Latest Edition.
All plantings shall be installed by the contractor and protected for duration of construction
period.
Unless otherwise noted, provide a minimum 2% slope on all hard and soft landscape
areas. All slopes shall be installed in accordance with the specifications.
Maximum 3:1 slope in soft landscape areas.
The layout of all landscape items, including trees, shrubs, lighting, planting beds
and other items shall be installed in accordance with the specifications and approved by the
Landscape Designer prior to installation.
All substitutions of specified materials to be approved by Landscape Designer.
Planting Notes
All planting shall be in accordance with Canadian Landscape Standards, Latest Edition.
Unless otherwise specified, all trees, shrubs and planting beds shall be installed with
50mm (2") of medium fine mulch, less than 10mm (2") diameter.
See Landscape Specifications for final grading, growing medium, irrigation and
maintenance of all plantings.
Plant materials shall be installed in accordance with final grading, landscape and existing site
features to remain.
Plant materials subject to periodic inspections to ensure plant health and proper growth.

 Pheasant
Hill Homes Ltd.

Title		Mao Jin Planting Plan - Ornamental	
Drawing Number	SP	Drawn By	09/21/17
L3			
CDD File Name		Mao Jin - Landscape Plan3.vwx	

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DP1888
2017-10-13



Mao Jin
Landscape Estimate

12/4/2017

Project: Mao Jin Landscape				
Description	Details	Code	Estimate	
Demolition	Remove invasive plants and trees from aquatic set-back. Remove fence.	1250	\$	15,000
Fence	New chain-link fence along south and west property lines.	2360	\$	9,000
Landscaping	Supply and install plants, topsoil, mulch and pathways as specified in detailed landscape plan.	2350	\$	16,000
Sub-total:			\$	40,000
GST:			\$	2,000.00
Total:			\$	42,000.00

NOTE: This budget is offered for work to be performed on a "Cost-plus" basis, where builder mark-up and GST will be added to all actual costs. While every effort has been made to offer pricing that includes contingencies and adequate allowances, a few variables still exist which may affect final costs. Pheasant Hill Homes Ltd. will reduce costs where possible and improve finishes and update costs where desired by clients.

RECEIVED
DP1080
2017-DEC-04
Current Planning & Subdivision



Toth and Associates

ENVIRONMENTAL ASSESSMENT

6821 Harwood Drive, Lantzville, B.C. V0R 2H0

Tel: (250) 390-7602

E-mail: stoth@shaw.ca

November 30, 2017

Sarah Plamondon

Pheasant Hill Homes Ltd.

#101 - 5170 Dunster Road, Suite 524

Nanaimo, BC V9T 6M4

Re: Environmental review of proposed redevelopment within the 15 m Coast Setback on 3062 Hammond Bay Road, Nanaimo (PID# 004-428-102).

Introduction

I, Steve Toth, AScT, R.P.Bio. (Toth and Associates Environmental Services) conducted an assessment of potential environmental impacts and constraints associated with the proposed redevelopment of the 0.30 acre oceanfront property located at 3062 Hammond Bay Road (Figure 1) on January 17, 2017. A meeting with City staff was held on April 25, 2017 and a site meeting was held with City staff and the landowners on May 2, 2017. This report was revised on September 25, 2017 to reflect changes as a result of those meetings.

The current development proposal includes renovation of the existing older residence (Photograph 1) and modifications to the existing yard and landscaping. Section 6.3.1.2. of the City of Nanaimo's Zoning Bylaw (No. 4500, 2015) indicates that "the leave strip adjacent to the sea shall include that area between the water's edge and a perpendicular line inland 15 m from the natural boundary". The existing residence intrudes approximately 2.0 m within the 15 m Ocean setback at the southeast corner of the building with a total intrusion area calculated at 30 m² (Figure 2). All of the rear yard area is within the Coast setback.

Biophysical Setting

The subject property is moderately steep with approximately 17% grade between Hammond Bay Road and the south edge of the rear yard, and a nearly vertical slope approximately 6 m in height between the southeast edge of the rear yard (Photograph 2) and present natural boundary (PNB) of the ocean (Photograph 3), transitioning to 3-4 m in the southwest corner of the property. The steep slope between the PNB of the ocean and the fence along the top of slope is heavily vegetated with Pacific ninebark (*Physocarpus capitatus*), Nootka rose (*Rosa nutkana*), and invasive species including Himalayan blackberry (*Rubus discolor*), Japanese knotweed (*Fallopia japonica*), and common periwinkle (*Vinca minor*).

Currently the property is treed with mixed age native Douglas-fir (*Pseudotsuga menziesii*), arbutus (*Arbutus menzeisii*) and Garry oak (*Quercus garryanus*) trees as well as several non-native trees including plum, apple and magnolia (likely *Liriodendron tulipifera*).

Environmental Review of proposed redevelopment of 3062 Hammond Bay Road

The southwest corner of the property contains a small area of Coastal Bluff ecosystem including mature Garry oak trees (Photograph 4), common snowberry (*Symphoricarpos albus*) and tall Oregon-grape (*Mahonia aquifolium*). The Coastal Bluff area also has a heavy infestation of introduced invasive plants (Photograph 5) including St. John's wort (*Hypericum perforatum*), Himalayan blackberry and spurge laurel (*Daphne laureola*).

Development Proposal

As part of the renovations, the landowners would like to undertake several projects within the 15 m Coast setback including:

1. repair two existing beach access stair cases and install new handrails;
2. replace the existing fence along the west property line with a new chain link fence;
3. replace the existing fence along the top of steep slope in the rear yard with a new chain link fence;
4. construct a new patio that will include an outdoor kitchen and foot wash area in the rear yard;
5. install a new rock retaining wall along the top of steep slope at the east side of the property to replace the failing one; and,
6. implement an extensive landscaping plan for the rear yard area including invasive plant species removal and revegetation according to the plan prepared by Pheasant Hill Homes Ltd.

The rear yard area (Photographs 1, 2 and 6) where the proposed outdoor kitchen / patio would be situated is currently composed of lawn. The area of the outdoor kitchen / patio is approximately 23 m² (Figure 2). The patio would not require the removal of any native vegetation and would be constructed from pervious pavers and gravel.

The City of Nanaimo's Management and Protection of Trees Bylaw 2013 (No. 7126) allows a landowner to remove a tree, other than a significant tree from that owner's parcel of land, to a maximum total of four (4) trees in a calendar year. This exemption is void where a subdivision or other development permit has been applied for. It is my understanding that the proposed works will include removal of 3 small trees from the Coast setback area including two over-mature, non-producing fruit trees, and an introduced invasive black locust.

Invasive Plant Removal

To compensate for the intrusion into the 15 m Coast setback caused by the outdoor kitchen / patio and achieve a "no net loss" of habitat the owners intend to remove invasive plant species within the Coast setback on the property, including the Coastal Bluff area in the southwest corner of the property and re-vegetate these areas with native species.

At the Design Review Meeting held with the City of Nanaimo on July 24, 2017, the City committed to undertaking or covering the cost of the removal of invasive plants located on the steep slope between the existing lawn and PNB. Special consideration to personal safety, handling and disposal is required when conducting invasive plant removal. The City of Nanaimo has produced an excellent publication on controlling invasive plants (including disposal) available at: http://www.nanaimo.ca/assets/Departments/Parks~Rec~Culture/Parks/invasive_plants.pdf

Environmental Review of proposed redevelopment of 3062 Hammond Bay Road

Revegetation

Pheasant Hill Homes Ltd. has provided a professional Landscape Plan for the property (Figure 3). The Landscape Plan includes a wide variety of native and non-native plant species suitable for Coastal Bluff ecosystems including 1,054 plants comprised of 27 species (8 herbaceous species, 16 shrub species and 3 tree species). The list of plant species and quantities is indicated in Table 1.

Table 1. Proposed Revegetation Plant Species List and Quantities

Plant List - Oak Bluff				
ID	Qty	Latin Name	Common Name	Size
AU	129	<i>Arctostaphylos uva ursi</i>	Kinnikinnick	1 gal.
BH	47	<i>Brodiaea hyacinthina</i>	Fool's onion	10 cm
COR	2	<i>Cornus nuttallii</i>	Pacific Dogwood	5 gal.
CQ	31	<i>Camassia quamash</i>	Common camas	9 cm
DH	21	<i>Dodecatheon hendersonii</i>	Broad-leaved shooting star	10 cm
HL	5	<i>Holodiscus discolor</i>	Ocean spray	2 gal.
MA	14	<i>Mahonia aquifolium</i>	Oregon Grape Holly	1 gal.
PG	15	<i>Polypodium glycyrrhiza</i>	Licorice fern	1 gal.
QUE	1	<i>Quercus garryana</i>	Garry Oak	5 gal.
RN	15	<i>Rosa nutkana</i>	Nootka rose	2 gal.
RS	6	<i>Ribes sanguineum</i>	Red-flowering currant	2 gal.
Plant List - Ornamental				
ID	Qty	Latin Name	Common Name	Size
	Seed	<i>Trifolium repens</i>	Clover	1670 sq'
THU	2	<i>Thuja occidentalis 'pyramidalis'</i>	Pyramid cedar	5 gal.
RC	9	<i>Rhododendron 'catawbiense album'</i>	White catawba rhododendron	2 gal.
RA	7	<i>Rhododendron 'alena'</i>	Rhododendron 'alena'	1 gal.
MN	65	<i>Mahonia nervosa</i>	Dull Oregon-grape	1 gal.
LA	55	<i>Lavandula angustifolia</i>	English lavender	10 cm
LS	35	<i>Leucanthemum x superbum</i>	Shasta daisy	10 cm
BH	8	<i>Brodiaea hyacinthina</i>	Fool's onion	10 cm
EL	7	<i>Eriophyllum lanatum</i>	Woolly sunflower	9 cm
FIC	1	<i>Ficus carica 'Desert King'</i>	'Desert king' fig	5 gal.
VO	6	<i>Vaccinium ovatum</i>	Evergreen huckleberry	1 gal.
Plant List - Slope				
ID	Qty	Latin Name	Common Name	Size
AR	21	<i>Amelanchier alnifolia 'regent'</i>	Serviceberry 'regent'	2 gal.
AU	184	<i>Arctostaphylos uva ursi</i>	Kinnikinnick	1 gal.
CA	12	<i>Symphoricarpos albus</i>	Common snowberry	2 gal.
GS	184	<i>Gaultheria shallon</i>	Salal	9 cm
HL	5	<i>Holodiscus discolor</i>	Ocean spray	2 gal.
LA	73	<i>Lavandula angustifolia</i>	English lavender	10 cm
LI	9	<i>Lonicera involucrata</i>	Black twinberry	2 gal.
PG	12	<i>Polypodium glycyrrhiza</i>	Licorice fern	1 gal.
PM	61	<i>Pachistima myrsinites</i>	Falsebox	2 gal.
VO	12	<i>Vaccinium ovatum</i>	Evergreen huckleberry	1 gal.

The number of plants indicated in the Landscape Plan should be considered preliminary. Currently the high density of invasive species present within the treatment area make it difficult to ascertain how many native plants may be present, and therefore how many additional native plants will be required.

Environmental Review of proposed redevelopment of 3062 Hammond Bay Road

Recommendations

I recommend that an assessment of the treatment area be conducted immediately following removal of invasive plants to determine an accurate number of new plantings required.

Vegetation maintenance will be as detailed in Pheasant Hill Homes Ltd's Landscape Plan Project Specifications, and includes initial maintenance of exterior landscape work to be completed on a regular basis by a Contractor for a period of one (1) year followed by preventative maintenance on a bi-annual basis for an additional minimum of four (4) years.

Conclusions

The problems with the existing vegetation cover relate to historic planting / colonization of invasive species and a lack of recent maintenance (i.e. pruning, thinning, shaping and removal of over mature specimens and invasive species). The removal of invasive species (i.e. Japanese knotweed, Himalayan blackberry, St. John's wort, periwinkle, spurge laurel and others) should begin with an aggressive campaign to significantly reduce the occurrence of these species on the property. However, it is acknowledged that due to the presence of infestations on adjacent properties and the high densities of invasive species on the subject property, total eradication of these invasive species is not likely to be achieved in a single growing season, and therefore invasive species removal must form part of an ongoing vegetation maintenance program for the property.

Repairs to the two existing beach access stair cases are required primarily to provide safe access to the beach and will not represent new development footprints or additional environmental impacts within the Coast setback.

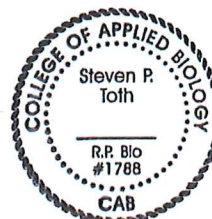
Based on my assessment of the current conditions within the Coast setback on the property and review of the proposed works within the Coast setback under the current development plan, it is my conclusion that the proposed Landscape Plan will result in significant improvements in the ecological function / vegetation conditions within the Coast setback. I would consider these improvements to be more than adequate compensation for the small area of footprint / disturbance associated with the proposed outdoor kitchen and rock retaining wall replacement.

Please contact us if you require any additional information.

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



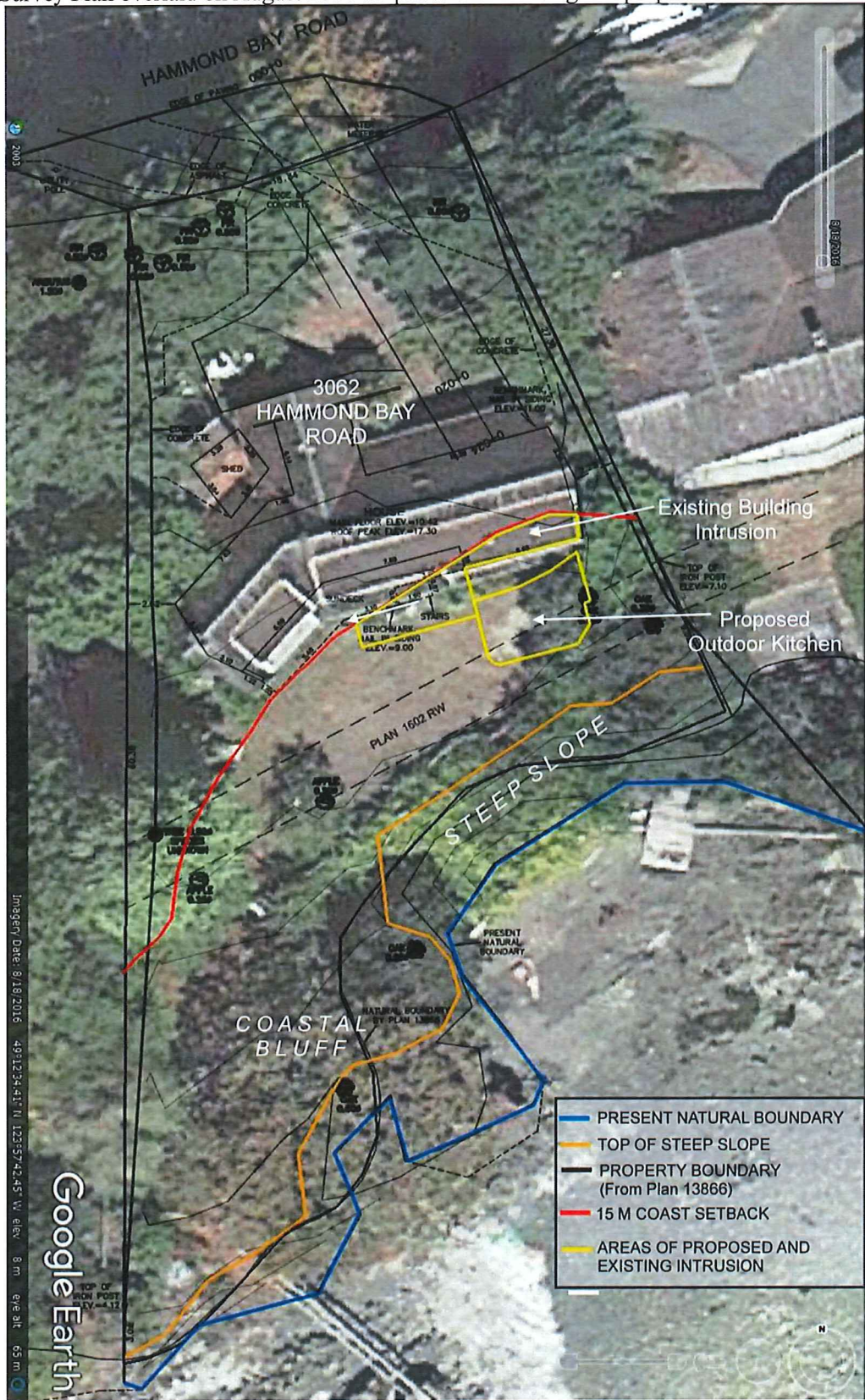
Toth and Associates Environmental Services



[illegible]

Environmental Review of proposed redevelopment of 3062 Hammond Bay Road

Figure 2. Survey Plan overlaid on August 2016 air-photo with existing and proposed intrusion areas



Title
Mao Jin Landscape Overview Plan
Drawing Number
LA-1
CAD File Name
Mao Jin - Landscape Plan.vwx

Date
9/15/2017
Drawn By
SP

Legend

[Yellow hatched box]	Remove Invasives & Replace with New Oak Bluff Plantings	[Crossed circle]	Existing Tree/ Shrub to be Removed
[Green box]	Remove Lawn & Replace with Clover	[Circle with +]	Existing Tree/ Shrub to Remain
[Dark green box]	Remove Invasives & Replace with New Slope Plantings (BY CITY OF NANAIMO)	[Large circle]	New Deciduous Tree
[Blue box]	New Ornamental Plantings	[Small circle]	New Coniferous Tree
[Pink box]	Existing Planting Bed to Remain	[Circle with dots]	Stepping Stones (K2 - Ocean Pearl)
[Dark green box]	New Groundcover Plantings	[Solid black shape]	Rock Retaining Wall
[Grid pattern]	Concrete Pavers (Abbotsford Venetian Cobble - Granite & Sandalwood)		
[Dotted pattern]	Gravel (Bluechip)		

Annotations:

- New chain-link fence
- Existing wood fence & gate to remain
- Repair retaining wall
- Replace trees
- Remove understorey plantings
- Install gravel "mulch"
- Existing trees to remain
- Ex. shed to be removed
- Ex. stairs with new metal handrail
- New rock retaining wall
- Ex. multi-stem laurels to be pruned
- Ex. concrete path
- Ex. plants remain
- New outdoor kitchen
- Floor wash area
- Ex. fence to be removed & replaced with new chain-link fence
- New cedar's to infill privacy screen
- Existing trees to remain
- Remove ex. plants (new plants by owners)
- Property Line
- Forestry easement line
- Present Natural Boundary
- New gate
- New wood bridge
- Ex. stairs resurfaced & with new metal handrail

Scale: 1/16" = 1'-0"

Environmental Review of proposed redevelopment of 3062 Hammond Bay Road



Photograph 1. View west through the rear yard area.



Photograph 2. View west through rear yard showing existing fence along the top of steep slope.

Environmental Review of proposed redevelopment of 3062 Hammond Bay Road



Photograph 3. View of dense shrub plant community growing on steep slope along the PNB.



Photograph 4. View west from beach to mature Garry oak on Coastal Bluff.



Photograph 5. View of infestation of St. John's wort in Coastal Bluff area.



Photograph 6. View east through rear yard to proposed outdoor kitchen area.

LOCAL GOVERNMENT FILING FORM

PAGE 1 OF 1 PAGES

By incorporating your electronic signature into this form you are certifying:

- (a) that the requirements established by the Director in Director's Requirements for the Authorized Subscriber Register 01-13 are met,
- (b) that the information contained in each notation, endorsement, statement or certification made by you and set out in this form is correct, and
- (c) that a true copy or copy of the true copy of the electronic instrument is in your possession.

A true copy means a legible paper copy containing every material provision and particular contained in this original.

Each term used in this representation and certification is to be given the meaning ascribed to it in section 1 and part 10.1 of the *Land Title Act*.

1. APPLICATION: (Name, address and phone number of the applicant, applicant's solicitor or agent)

CITY OF NANAIMO

COMMUNITY DEVELOPMENT (CURRENT PLANNING) ATT: MS. LAURIE NIELSEN

455 WALLACE STREET

NANAIMO

BC V9R 5J6

DP1080 - 3062 HAMMOND BAY ROAD

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

004-428-102 LOT 2, SECTION 9, WELLINGTON DISTRICT, PLAN 13866STC? YES ☐

3. NATURE OF INTEREST:
- Notice of Permit**

Affected Legal Notation or Charge Number:

4. NAME OF LOCAL GOVERNMENT: CITY OF NANAIMO

Additional Information:

5. NOTICE DETAILS:

TAKE NOTICE that the land described above is subject to a Permit.

- (a) Type of Notice: Development Permit
- (b) Statutory authority: Local Government Act, Section 490

Issue Date: 2017-12-18

Further particulars of the permit may be obtained from the issuing authority.

AND FURTHER TAKE NOTICE that in the case of a Temporary Commercial or Industrial Permit, the Registrar is hereby authorized to cancel the notation of the filing of this notice against the title to the land affected by it on or after the expiry date specified above without further application from us and we consent to a cancellation of the notation on the basis of effluxion of time.


 Authorized Signatory: (If Applicable)

CORPORATE OFFICER

Sky Snelgrove
Deputy Corporate Officer
City of Nanaimo