



DEVELOPMENT PERMIT NO. DP001152

DOUGLAS PEARSON / ANGELA PEARSON
Name of Owner(s) of Land (Permittee)

2462 ROSSTOWN 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, SECTION 19, RANGE 6, MOUNTAIN DISTRICT, PLAN 10788,
EXCEPT PART IN PLAN EPP52903**

PID No. 005-167-264

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 Proposed Subdivision Plan
Schedule C Proposed Site Plan
Schedule D Re-Vegetation 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. *Section 6.3.2 Location and Siting of Buildings and Structures to Watercourses* – to reduce the minimum watercourse setback from 7.5m to 0m in order to permit construction of a shared access driveway within the watercourse leave strip, as shown on the proposed Re-vegetation Plan.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the proposed Site Plan prepared by Williamson & Associates Professional Surveyors, dated 2019-JUL-05, as shown on Schedule C.
2. The subject property is developed in substantial compliance with the Re-vegetation Plan prepared by JPH Consultants Inc., received 2019-NOV-15, as shown on Schedule D.
3. A Vegetation Restoration Plan with a three-year maintenance period and bonding for the riparian area is submitted prior to Design Stage Approval for the final subdivision plan.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 16TH DAY OF DECEMBER, 2019.

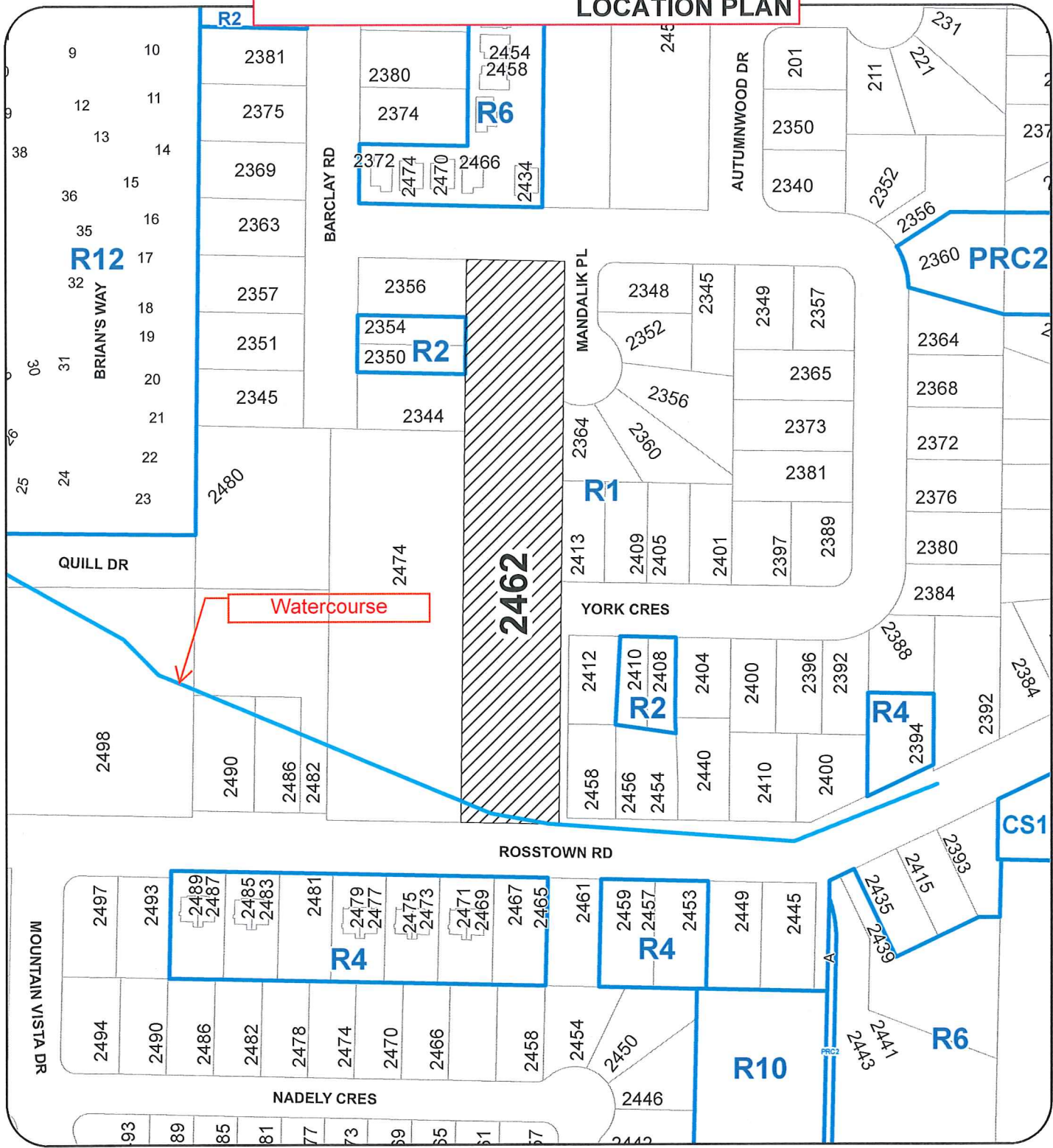

Corporate Officer


Date

LN/ln
Prospero attachment: DP001152

Development Permit DP001152 Schedule A
 2462 Rosstown Road

LOCATION PLAN





DEVELOPMENT PERMIT NO. DP001152

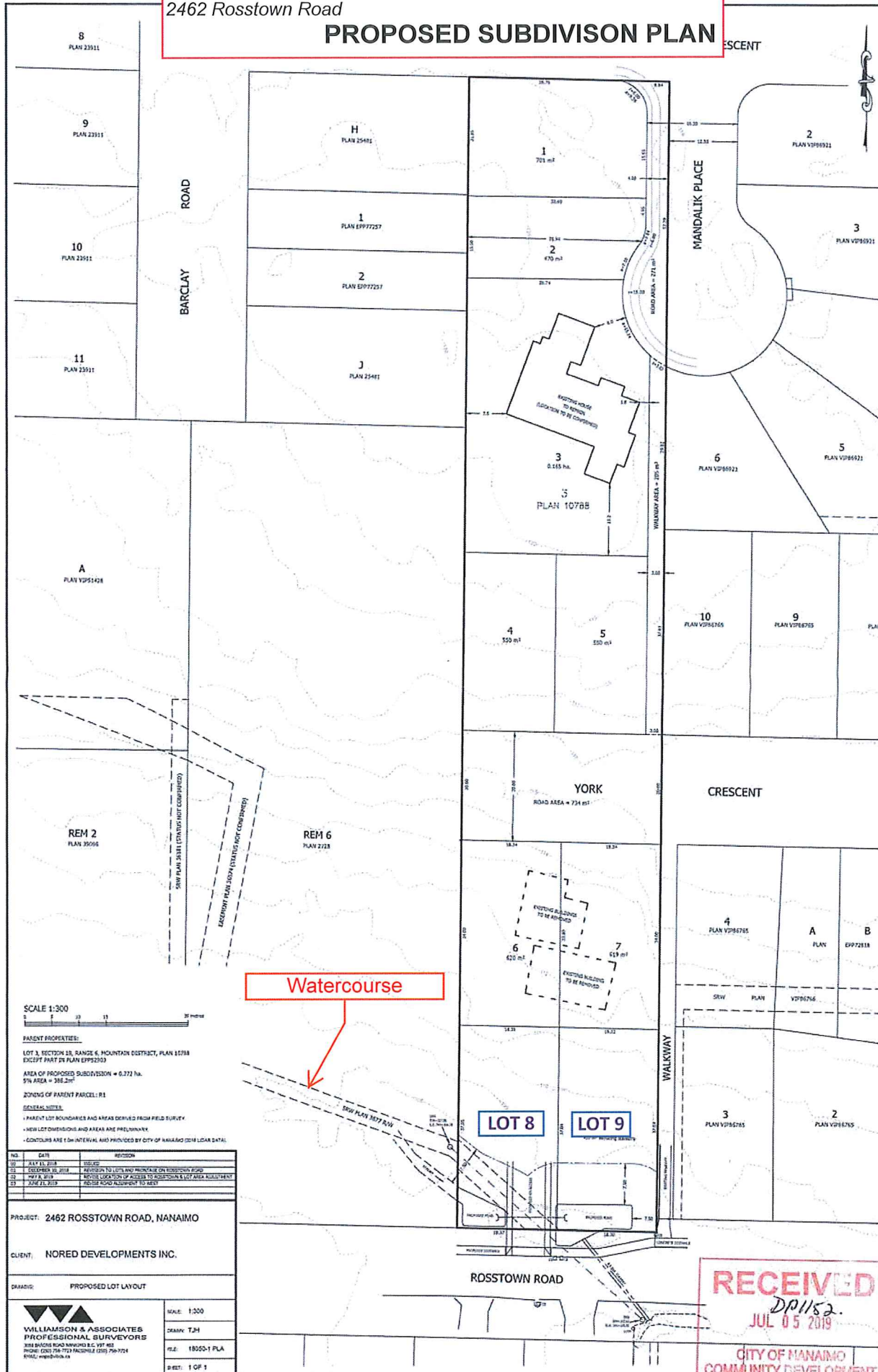
LOCATION PLAN

Civic: 2462 ROSSTOWN ROAD
 Legal: LOT 3, SECTION 19, RANGE 6, MOUNTAIN DISTRICT
 PLAN 10788, EXCEPT PART IN PLAN EPP52903



-  Subject Property
-  Schedule C Watercourse

PROPOSED SUBDIVISION PLAN



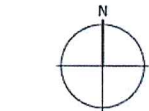
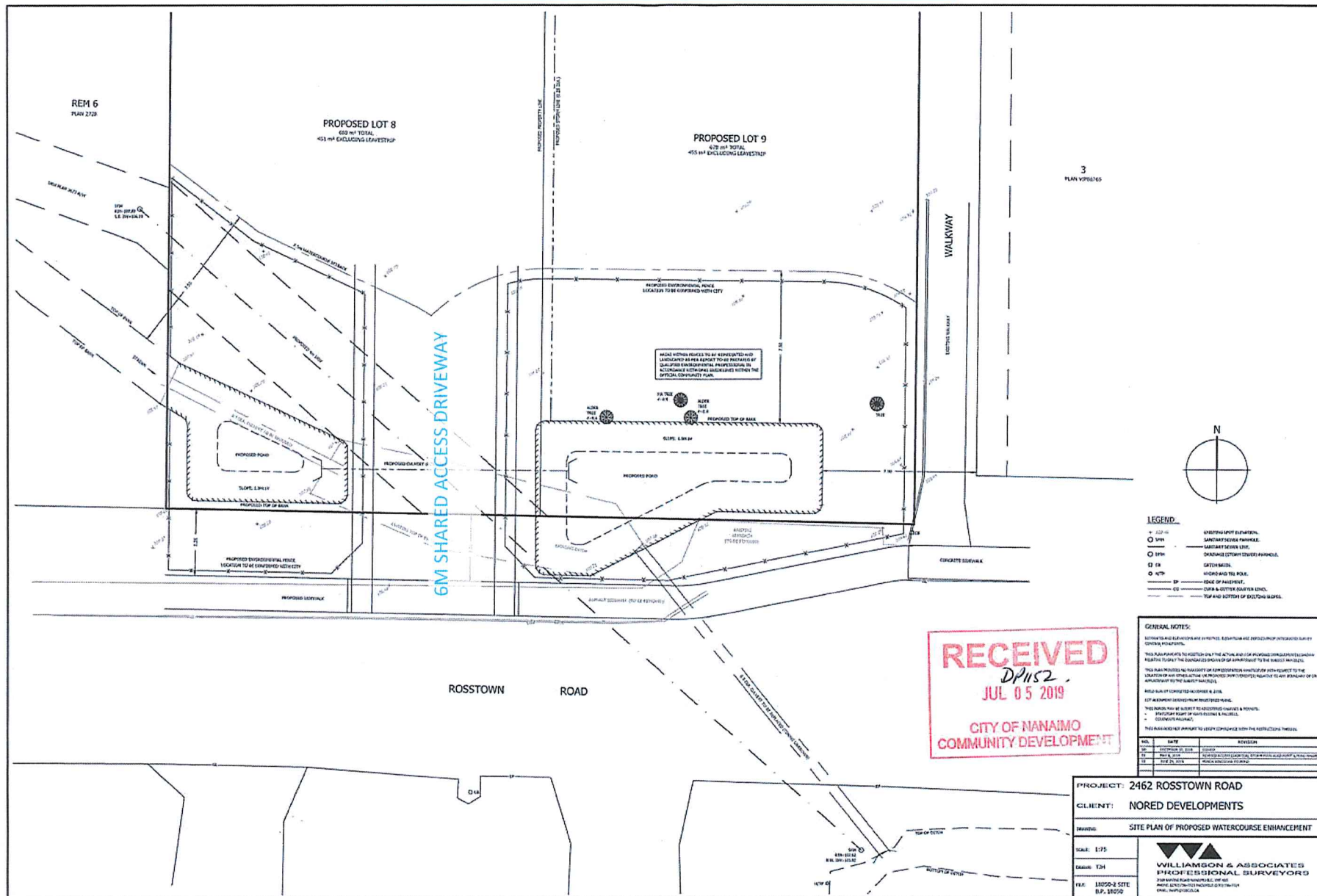
Watercourse

LOT 8

LOT 9

RECEIVED
 DP1152
 JUL 05 2019
 CITY OF NANAIMO
 COMMUNITY DEVELOPMENT

PROPOSED SITE PLAN



LEGEND

○ 1:12	EXISTING POOL EXISTENCE
○ 1:15	EXISTING POOL EXISTENCE
○ 1:18	EXISTING POOL EXISTENCE
○ 1:21	EXISTING POOL EXISTENCE
○ 1:24	EXISTING POOL EXISTENCE
○ 1:27	EXISTING POOL EXISTENCE
○ 1:30	EXISTING POOL EXISTENCE
○ 1:33	EXISTING POOL EXISTENCE
○ 1:36	EXISTING POOL EXISTENCE
○ 1:39	EXISTING POOL EXISTENCE
○ 1:42	EXISTING POOL EXISTENCE
○ 1:45	EXISTING POOL EXISTENCE
○ 1:48	EXISTING POOL EXISTENCE
○ 1:51	EXISTING POOL EXISTENCE
○ 1:54	EXISTING POOL EXISTENCE
○ 1:57	EXISTING POOL EXISTENCE
○ 2:00	EXISTING POOL EXISTENCE
○ 2:03	EXISTING POOL EXISTENCE
○ 2:06	EXISTING POOL EXISTENCE
○ 2:09	EXISTING POOL EXISTENCE
○ 2:12	EXISTING POOL EXISTENCE
○ 2:15	EXISTING POOL EXISTENCE
○ 2:18	EXISTING POOL EXISTENCE
○ 2:21	EXISTING POOL EXISTENCE
○ 2:24	EXISTING POOL EXISTENCE
○ 2:27	EXISTING POOL EXISTENCE
○ 2:30	EXISTING POOL EXISTENCE
○ 2:33	EXISTING POOL EXISTENCE
○ 2:36	EXISTING POOL EXISTENCE
○ 2:39	EXISTING POOL EXISTENCE
○ 2:42	EXISTING POOL EXISTENCE
○ 2:45	EXISTING POOL EXISTENCE
○ 2:48	EXISTING POOL EXISTENCE
○ 2:51	EXISTING POOL EXISTENCE
○ 2:54	EXISTING POOL EXISTENCE
○ 2:57	EXISTING POOL EXISTENCE
○ 3:00	EXISTING POOL EXISTENCE
○ 3:03	EXISTING POOL EXISTENCE
○ 3:06	EXISTING POOL EXISTENCE
○ 3:09	EXISTING POOL EXISTENCE
○ 3:12	EXISTING POOL EXISTENCE
○ 3:15	EXISTING POOL EXISTENCE
○ 3:18	EXISTING POOL EXISTENCE
○ 3:21	EXISTING POOL EXISTENCE
○ 3:24	EXISTING POOL EXISTENCE
○ 3:27	EXISTING POOL EXISTENCE
○ 3:30	EXISTING POOL EXISTENCE
○ 3:33	EXISTING POOL EXISTENCE
○ 3:36	EXISTING POOL EXISTENCE
○ 3:39	EXISTING POOL EXISTENCE
○ 3:42	EXISTING POOL EXISTENCE
○ 3:45	EXISTING POOL EXISTENCE
○ 3:48	EXISTING POOL EXISTENCE
○ 3:51	EXISTING POOL EXISTENCE
○ 3:54	EXISTING POOL EXISTENCE
○ 3:57	EXISTING POOL EXISTENCE
○ 4:00	EXISTING POOL EXISTENCE

RECEIVED
DPlus2
JUL 05 2019
CITY OF NANAIMO
COMMUNITY DEVELOPMENT

GENERAL NOTES:

SECTION 12.2 OF THE N.B.S.P. (NANAIMO BUILDING BY-LAW) AND THE N.B.S.P. (NANAIMO BUILDING BY-LAW) (AMENDMENT NO. 1) APPLY TO THIS PLAN. THE N.B.S.P. (NANAIMO BUILDING BY-LAW) (AMENDMENT NO. 1) IS THE MOST CURRENT VERSION OF THE N.B.S.P. (NANAIMO BUILDING BY-LAW) AND THE N.B.S.P. (NANAIMO BUILDING BY-LAW) (AMENDMENT NO. 1) IS THE MOST CURRENT VERSION OF THE N.B.S.P. (NANAIMO BUILDING BY-LAW) (AMENDMENT NO. 1).

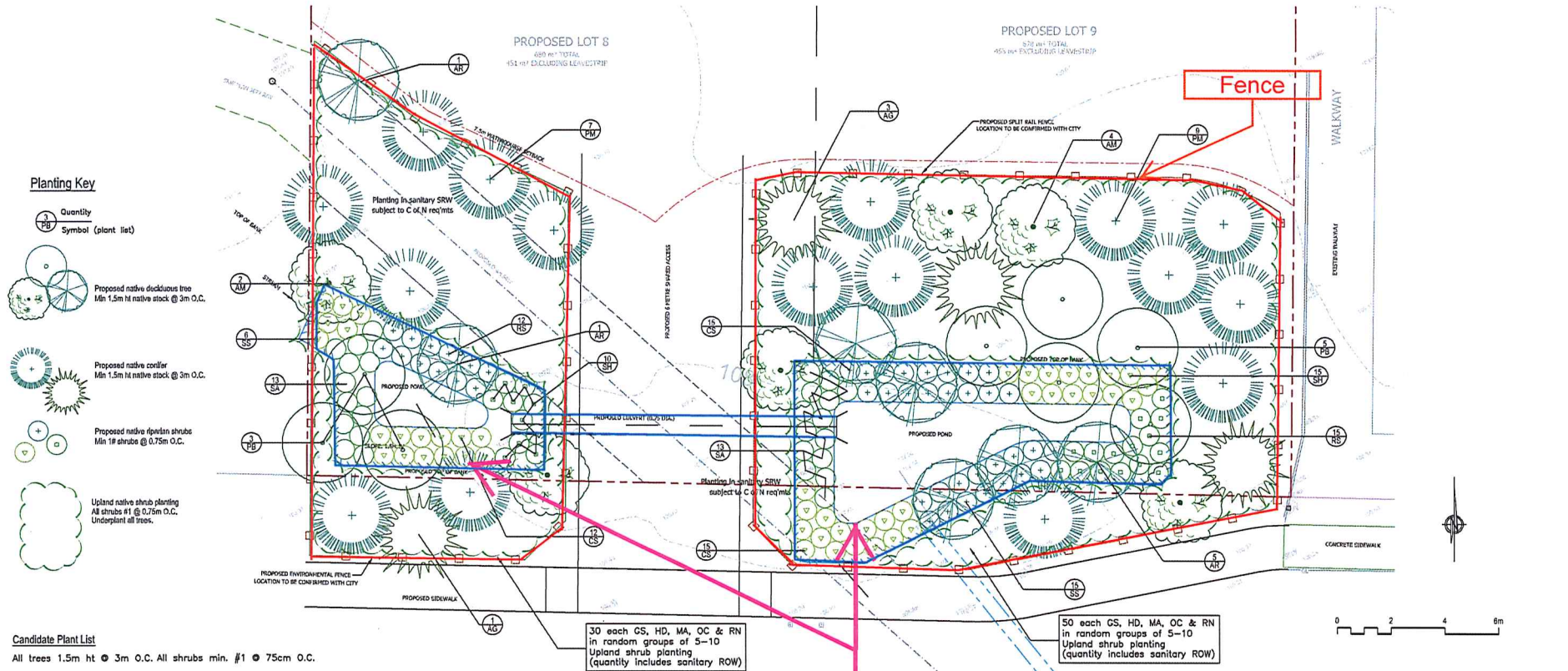
THIS PLAN IS THE PROPERTY OF WILLIAMSON & ASSOCIATES PROFESSIONAL SURVEYORS AND IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED THEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WILLIAMSON & ASSOCIATES PROFESSIONAL SURVEYORS.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF WILLIAMSON & ASSOCIATES PROFESSIONAL SURVEYORS AND THEY ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WILLIAMSON & ASSOCIATES PROFESSIONAL SURVEYORS.

PROJECT:	2462 ROSSTOWN ROAD
CLIENT:	NORED DEVELOPMENTS
DRAWING:	SITE PLAN OF PROPOSED WATERCOURSE ENHANCEMENT
SCALE:	1:75
DRAWN:	EDM
DATE:	18/05/2019
REV:	01
DATE:	18/05/2019

WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS
500 W. BROADWAY, SUITE 100
NANAIMO, BC V9S 5E6
PHONE: 250-755-1111

RE-VEGETATION PLAN



DRAFT - Not for Construction

2462 ROSSTOWN ROAD
PROPOSED WATERCOURSE ENHANCEMENT

Revisions

Date	Details	Init.
22/11/19	Plant list/labels	JPH
14/11/19	Maintenance notes	JPH
08/11/19	DPA revisions	JPH
04/11/19	DPA to CeN input	JPH
04/07/19	DPA	JPH

RECEIVED
DP 1152
2019-NOV-22
GILBERT PLANNING



JPH Consultants Inc.
404 Millen Drive, Nanaimo BC V9R 2L1
Phone: 250-754-5857 Cell: 250-714-6856

Project: 19-Rosstown Ponds
Date: 28/06/19
Drawn: JPH Checked: TH
Scale: 1:75
Sheet: L1 of 1