



DEVELOPMENT PERMIT NO. DP001195

**PETER WOYTIUK
REBECCA WOYTIUK**
Name of Owner(s) of Land (Permittee)

3500 DEPARTURE 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 B SECTION 5 WELLINGTON DISTRICT PLAN VIP66170

PID No. 023-932-368

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 Riparian Offsetting Treatment Areas

- 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.

TERMS OF PERMIT

The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

1. Section 6.3.1.5. – *Location and Siting of Buildings and Structures to Watercourses* – reduce the minimum watercourse setback from 15m to 5.99m as measured from the top of bank of Joseph Creek for the proposed dwelling, and site improvements.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the proposed Site Plan prepared by Saturna Studios, dated 2020-Nov-09, as shown on Schedule B.
2. The subject property must be developed, and the riparian leave strip restored, maintained, and monitored in accordance with the Riparian Offsetting Plan provided by EDI Environmental Dynamics Inc., dated April 2020.
3. Security is to be submitted prior to building permit issuance and held for three years, commencing after the final phase of planting, to ensure the lot is developed in accordance with the proposed Riparian Offsetting Plan including three-years of monitoring and maintenance. A certified Letter of Completion is required from a qualified professional at the end of the three-year maintenance period.
4. Permanent post and rail fencing at the 10m Streamside Protection Enhancement Area adjacent to Joseph Creek with signage identifying the environmentally-sensitive area will be required to be installed prior to Building Permit issuance.

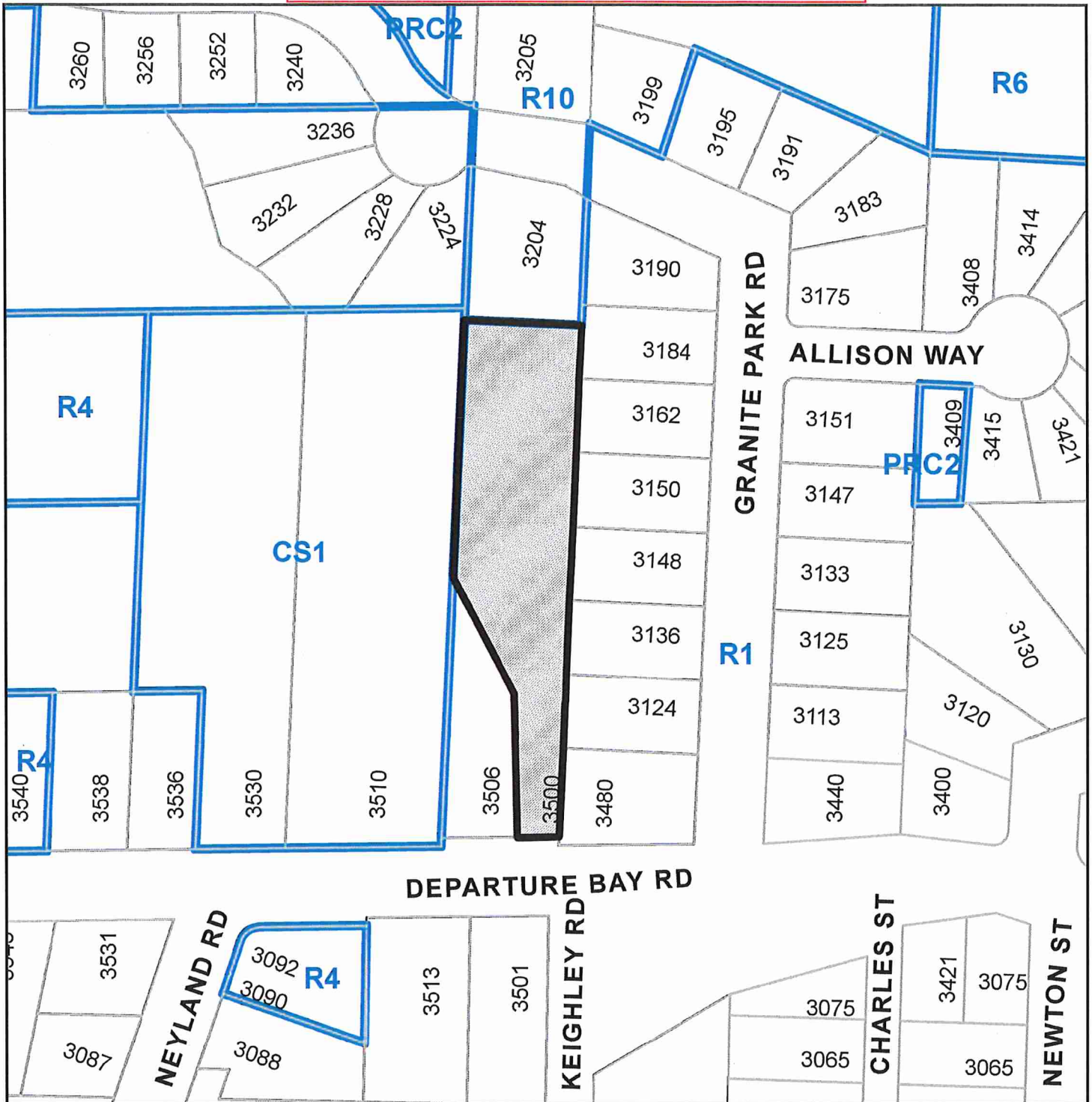
AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 1ST DAY OF FEBRUARY, 2021.


Corporate Officer


Date

SR/kab
Prospero attachment: DP001195

LOCATION PLAN



DEVELOPMENT PERMIT APPLICATION NO. DP001195 - 3500 DEPARTURE BAY ROAD



Subject Property

CIVIC: 3500 DEPARTURE BAY ROAD

LEGAL: LOT B, SECTION 5, WELLINGTON DISTRICT, PLAN VIP66170

Woytiuk Residence



DISCLAIMER

- ALL DIMENSIONAL, CIZES, SPECS, ASSEMBLIES ETC ARE TO BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING CONSTRUCTION.
- IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL WORK MEETS THE LATEST REQUIREMENTS OF ANY GOVERNING CODES OR BYLAWS.
- CONTRACTOR MAY HAVE TO MAKE CONSIDERATIONS FOR REGION SPECIFIC CONSTRUCTION CODES AND STANDARDS REFLECTED IN THE DRAWING PACKAGE.
- ANY STRUCTURAL ELEMENTS THAT DO NOT FALL WITHIN HANCOFARM TO PART B OF THE CODE, OR UNSPECIFIED ON THESE PLANS MUST BE SIZED AND SPEC'D BY A STRUCTURAL ENGINEER.
- ANY CODE VIOLATIONS OR DEFICIENCIES FOUND IN THE DRAWINGS ARE TO BE REPORTED TO THE DESIGNER PRIOR TO COMMENCING THE CONSTRUCTION PHASE.
- NEITHER SATUPANA ASSURANCE NOR THE ASSURANCE COMPANY HAS ANY LEGAL OBLIGATION REGARDING ANY INFORMATION INCLUDED OR EXCLUDED ON THESE PLANS.

SATURNA
studios

PLANNING + DESIGN

dan@saturnastudios.ca

Revisions

1	ISSUED FOR D.P.	2020-03-13
2	D.P. REVISIONS	2020-11-13

CIVIC:
3500 DEPARTURE BAY RD.
NANAIMO, BC

LEGAL: LOT B, SECTION 5,
WELLINGTON DISTRICT, PLAN VIP68170

PID: 023-032-368

ZONING: R1

SYNOPSIS

LOT AREA:	41,444 SQ.FT. (0.95 Acre)	BEDROOMS	
LOT COVERAGE:	2,491 SQ.FT. (6.0%)	BATHROOMS	
FLOOR AREA RATIO:	3.150 SQ.FT. (7.6%)	OFF STREET PARKING	
UNIMPAVED AREA:	38,953 SQ.FT.		

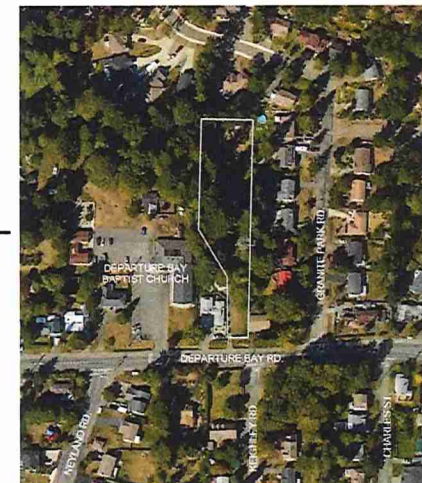
GRADES

	RESIDENCE	GARAGE
AVG. EXIST. GRADE AT CORNERS (EG)	68.50 m	67.57 m
AVG. PROPOSED GRADE AT CORNERS (PG)	69.80 m	67.07 m
MAXIMUM ALLOWED ROOF HEIGHT	77.50 m	71.52 m
PROPOSED ROOF HEIGHT	70.87 m	71.28 m

*AREAS ARE MEASURED TO EXT. FACE OF CLADDING

AREAS

MAIN FLOOR	1853 SF
UPPER FLOOR	1414 SF
COVERED PATIO	75 SF
VESTIBULE	82 SF
FRONT PORCH	30 SF
GARAGE	716 SF



Woytiuk Residence
3500 Departure Bay Rd
Nanaimo, BC

Proj. No:	1906
Date:	2020.11.09
Drawn:	DC
Scale:	As indicated
Seal:	

Sheet Name:

SITE PLAN

Sheet No:

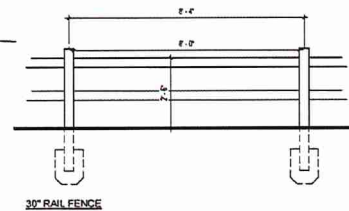
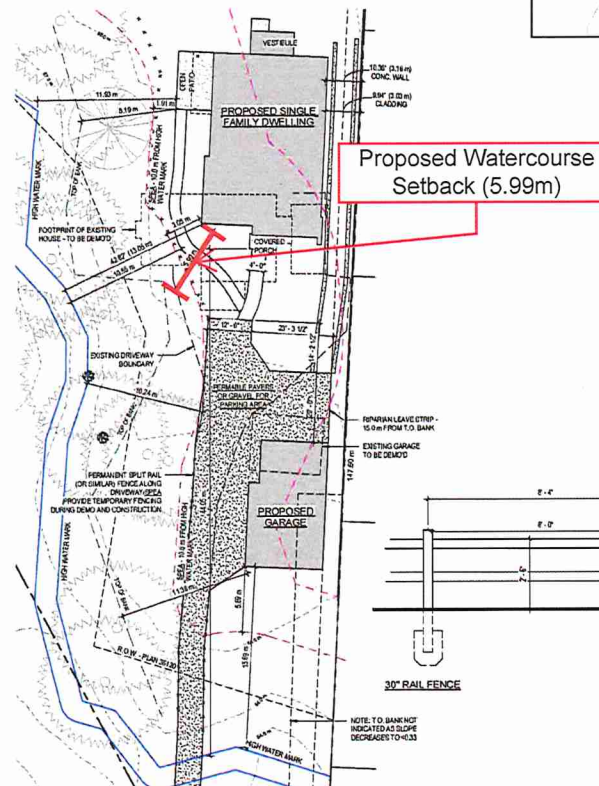
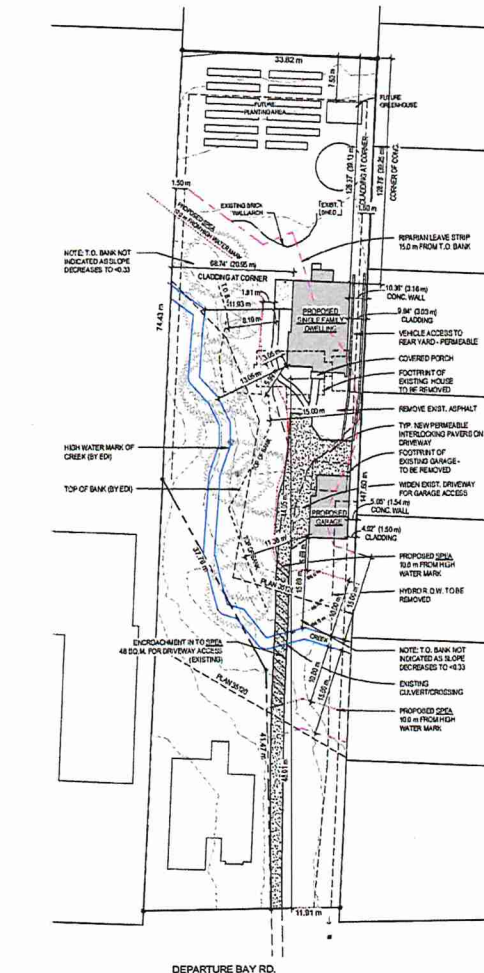
A1.00

Drawings are to be read in conjunction with each other, any discrepancies found in any drawings are to be reported to the designer before commencing work.

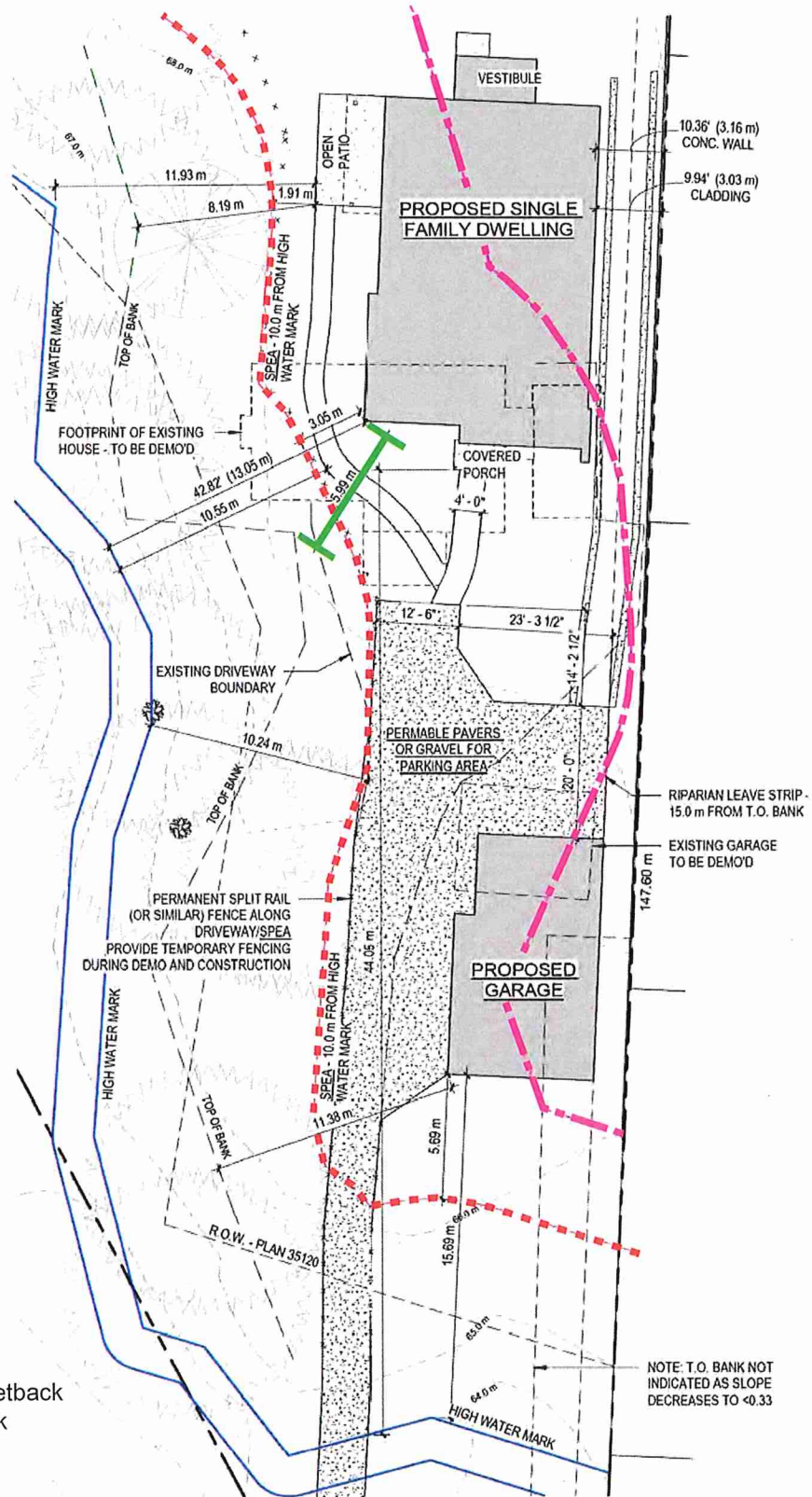
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work is awarded to the requirements of the
latest edition of the B.C. Building Code


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RECEIVED
DP1195
2020-NOV-13



Focused Site Plan (Riparian Setback Detail)



 Proposed Watercourse Setback
 15m Watercourse Setback
 10m SPEA

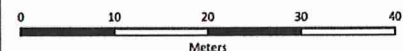
RIPARIAN OFFSETTING TREATMENT AREAS

Riparian Offsetting Treatment Areas 3500 Departure Bay Road, Nanaimo

Data Sources

High water mark flagged by E&I and surveyed by Harbour City Land Surveying (DWG NO: 19071 SITE PLAN DWG). Only the north / east edge of the stream was flagged and surveyed, because the proposed development is on that side of the stream. The south / west edge stream is based on the average channel width.

Land cover types delineated using a handheld GPS in the field (+/- 5 m) and based on 2018 aerial imagery from the City of Nanaimo aerialmap.



Map Scale: 1:500 (printed on 11 x 17)
Map Projection: NAD 1983 UTM Zone 10N

Drawn: RW Checked: AC Drawing: 2 of 2 Date: 2020-04-14

