



DEVELOPMENT PERMIT NO. DP001258

**PIOTR WALENCIAK, AND
SAMANTHA SPARROW**
Name of Owner(s) of Land (Permittee)

3123 ROBIN HOOD DRIVE
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 21, SECTION 9, WELLINGTON DISTRICT, PLAN 20603

PID No. 003-609-260

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

4. If the landowner does not substantially start any construction with respect to which this permit was issued within two years after the date it was issued, the permit lapses
5. 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 6.3.2 Location and Siting of Buildings and Structures to Watercourses* – to reduce the minimum watercourse setback from 7.5m to 0m for the proposed driveway and servicing improvements for proposed Lot B.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Proposed Subdivision Plan, prepared by Turner & Associates Land Surveying dated 2022-FEB-23, as shown on Schedule B.
2. The subject property shall be developed generally in accordance with the recommendations contained in the Watercourse Determination Impact and Assessment Report prepared by Aquaparian Environmental Consulting Ltd., dated 2021-DEC-15.
3. A landscape bond is required for 100% of the Landscape Estimate prepared by Aquaparian Environmental Consulting Ltd., dated 2021-DEC-15 to be held for a 3 year maintenance period. A certified letter of completion is required from the Qualified Environmental Professional at the end of the 3 year maintenance period.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 7TH DAY OF MARCH, 2022.

Steph Stelne
D/ Corporate Officer

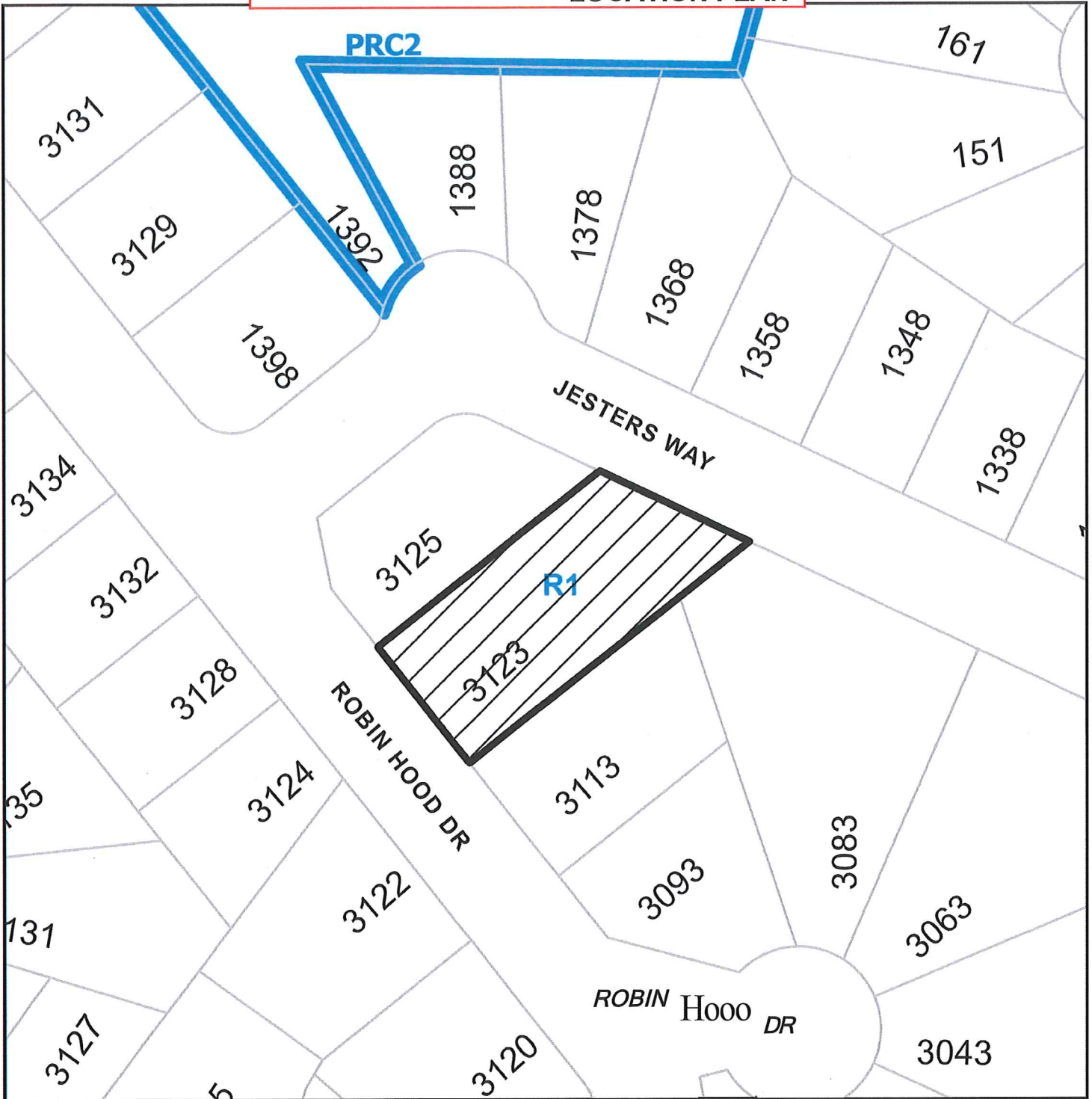
March 25, 2022
Date

MR/db
Prospero attachment: DP001258

Development Permit No. DP001258
3123 Robin Hood Drive

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT APPLICATION NO. DP001258



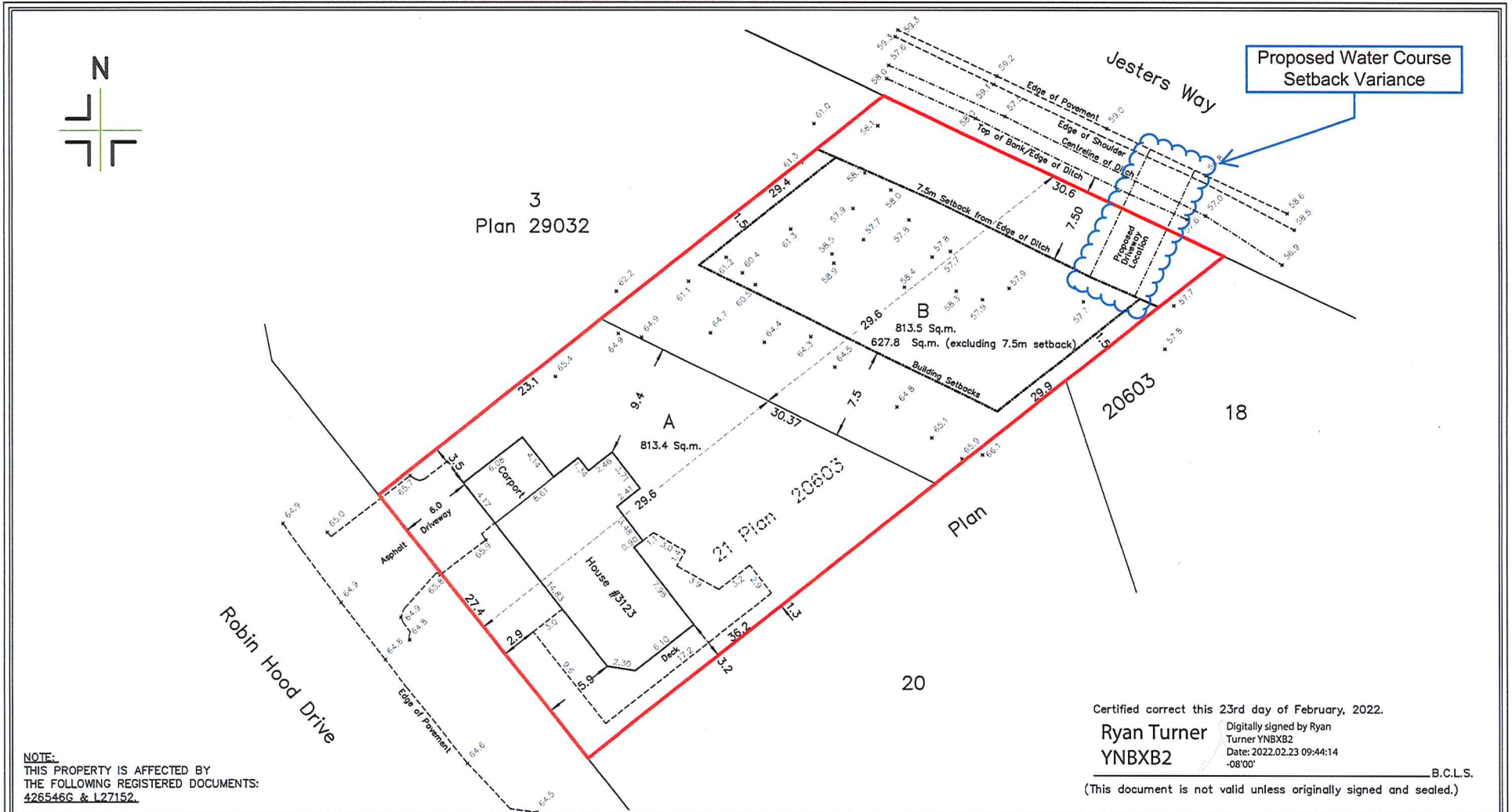
CIVIC: 3123 ROBIN HOOD DRIVE

LEGAL: LOT 21, SECTION 9, WELLINGTON DISTRICT, PLAN 20603



Subject Property

Development Permit No. DP001258 Schedule B
 3123 Robin Hood Drive
PROPOSED SUBDIVISION PLAN



NOTE:
 THIS PROPERTY IS AFFECTED BY
 THE FOLLOWING REGISTERED DOCUMENTS:
 426546G & L27152.

Certified correct this 23rd day of February, 2022.

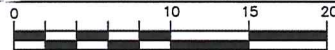
Ryan Turner
 YNBXB2

Digitally signed by Ryan
 Turner YNBXB2
 Date: 2022.02.23 09:44:14
 -08'00'

B.C.L.S.

(This document is not valid unless originally signed and sealed.)

SITE PLAN SHOWING PROPOSED SUBDIVISION OF:
 LOT 21, SECTION 9,
 WELLINGTON DISTRICT, PLAN 20603.



SCALE 1:300

DISTANCES AND ELEVATIONS ARE IN METRES.

GEODETIC ELEVATIONS ARE DERIVED FROM
 CONTROL MONUMENT 79H9361 (CVD28BC DATUM).

DATE	REVISION #	DESCRIPTION
November 8, 2019	1	First Issue
March 19, 2020	1	Revise Dividing Line Proposed Driveway Location
July 15, 2020	2	Show lot depths & area of Lot B exclusive of 7.5m setback
November 16, 2021	3	Change proposed driveway location
February 23, 2022	4	Revise notation for banks/slopes

Turner & Associates
 land surveying™

250.753.9778
 435 Terminal Avenue North
 Nanaimo, BC V9S 4J8
 www.turnersurveys.ca

Client: PIOTR WALENCIAK Civic Address: 3123 ROBIN HOOD DRIVE, NANAIMO
 File: 19-163_REV4 Scale: 1:300 Drawn by: DRW Property Zoning: R1 Date: February 23, 2022

RECEIVED
DVP431
 2022-FEB-23
 Current Planning