



DEVELOPMENT PERMIT NO. DP001272

**DOUGLAS ALAN POPE
LEAH MELODY POPE
Owner(s) of Land (Permittee)**

**Civic Address:
6083 GARSIDE ROAD**

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 buildings, structures and other developments thereon:

Legal Description:

**STRATA LOT 7 DISTRICT LOT 24G WELLINGTON DISTRICT STRATA
PLAN VIS3925 TOGETHER WITH AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE
STRATA LOT AS SHOWN ON FORM 1**

PID No. 023-374-381

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 Remediation 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. A separate application must be made for a building permit.

PERMIT TERMS

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

1. *Section 63 1.1 Location and Siting of Buildings and Structures to Watercourses* to reduce the minimum required watercourse setback from Brannen Lake from 15m to 1.1 m to allow an existing non-conforming dwelling and proposed site improvements.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan prepared by Turner & Associates Land Surveying, dated 2022-APR-04, as shown on Schedule B.
2. The subject property shall be developed in accordance with Environmental Impact Assessment & Remediation Plan prepared by Aquaparian Environmental Consulting Ltd., dated 2021-FEB-11, including Section 6.0 Environmental Protection Recommendations, and as shown on Schedule C.
3. A landscape bond is required for 100% of the Landscape Cost Estimate prepared by Aquaparian Environmental Consulting Ltd., dated 2021-FEB-11 , to be held for three (3) year maintenance period. A certified letter of completion is required from the Qualified Environmental Professional at the end of the three (3) year maintenance period.

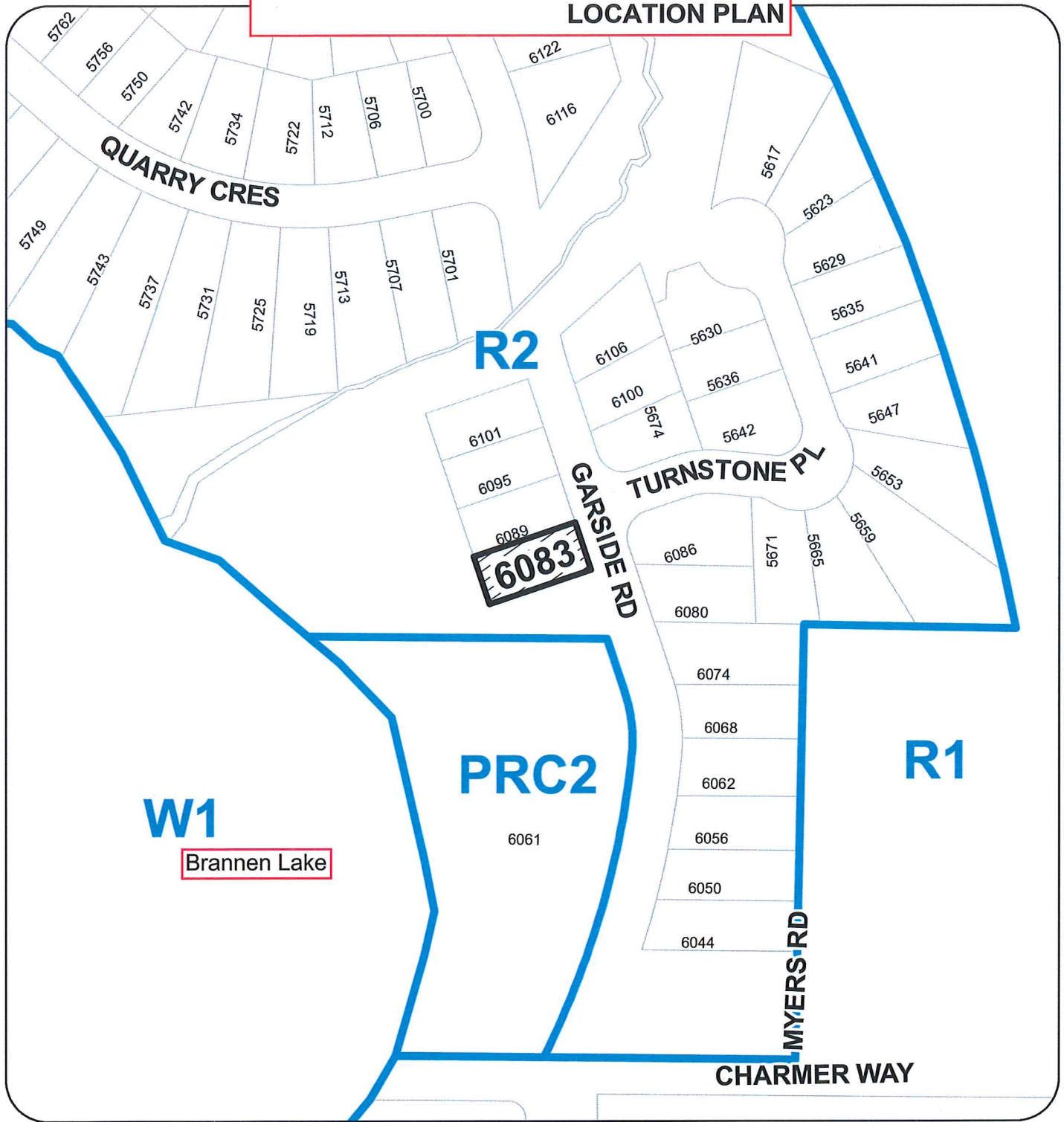
AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 24TH DAY OF OCTOBER, 2022.


Corporate Officer


Date

SR/In
Prospero attachment: DP001272

Development Permit DP001272 Schedule A
 6083 Garside Road



 SUBJECT PROPERTY

DEVELOPMENT PERMIT NO. DP001272

LOCATION PLAN

CIVIC: 6083 GARSIDE ROAD
 LEGAL: STRATA LOT 7, DISTRICT LOT 24G WELLINGTON DISTRICT, STRATA PLAN VIS3925 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Development Permit DP001272 Schedule B
6083 Garside Road

SITE PLAN



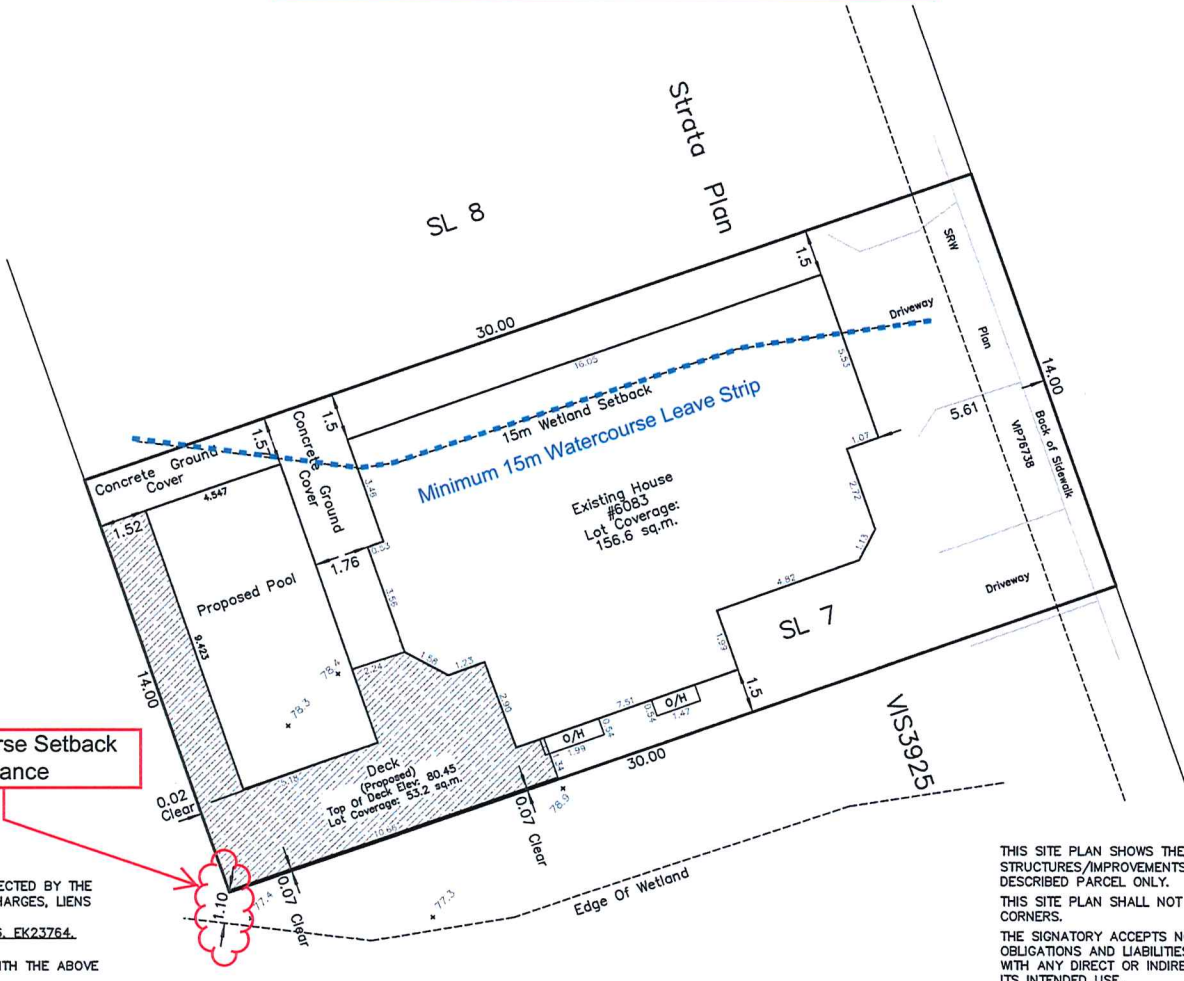
DENSITY CALCULATION	
Lot Area	420.0 m ²
House Footprint	156.6 m ²
Proposed Deck	53.2 m ²
Lot Coverage	50.0 %

Common Property

Watercourse Setback Variance

Legend
x 78.0 Denotes Spot Elevation

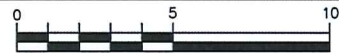
NOTE:
THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS AND INTERESTS:
EH91605, EH146222, FH146223, EJ58814, EJ58816, EK23764, EK33459 & FN109210.
THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE NOTED DOCUMENTS.



RECEIVED
DP1272
2022-JUN-20
CURRENT PLANNING

THIS SITE PLAN SHOWS THE RELATIVE LOCATION OF THE EXISTING AND PROPOSED STRUCTURES/IMPROVEMENTS WITH RESPECT TO THE BOUNDARIES OF THE DESCRIBED PARCEL ONLY.
THIS SITE PLAN SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.
THE SIGNATORY ACCEPTS NO RESPONSIBILITY FOR AND HEREBY DISCLAIMS ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE SITE PLAN BEYOND ITS INTENDED USE.

SITE PLAN SHOWING:
STRATA LOT 7, DISTRICT LOT 24G,
WELLINGTON DISTRICT, STRATA PLAN VIS3925.



SCALE 1:150
DISTANCES AND ELEVATIONS ARE IN METRES.
GEODETIC ELEVATIONS ARE DERIVED FROM GNSS OBSERVATIONS (CVD28BC DATUM).

Certified correct this 4th day of April, 2022.

Matthew Schnurch

Digitally signed by Matthew
Schnurch FXMA33
Date: 2022.06.06 11:35:32 -07'00'

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

Turner & Associates
land surveying
250.753.9778
435 Terminal Avenue North
Nanaimo, BC V9S 4J8
www.turnersurveys.ca

Client: DOUGLAS POPE	Civic Address: 6083 GARSIDE ROAD, NANAIMO
File: 17-145-7	Property Zoning: R2
Scale: 1:150	Drawn by: DRW

5.0 VEGETATION REMEDIATION PLAN

The following remediation plan is intended to remove invasive Himalayan blackberry and to introduce native vegetation to improve the highly impacted 15m DPA.

5.1 Planting Plan:

Planting of a strip of native vegetation alongside the existing red-osier dogwood thicket is intended to extend the riparian habitat of the DPA to the lot boundary. The proposed planting area alongside the house and deck is mostly bare rocky soils (fill). Some plants can be installed along this strip and some of the proposed plantings can be interspersed with the existing riparian vegetation to fill in voids. In addition, a small area of Himalayan blackberry can be removed (including the roots) from the area of the culvert and native shrubs can be planted in this area. The recommended planting area is 43m².

Table 1. Planting Plan

COMMON NAME	SPECIES	SPACING	SIZE	NO.	COST PER	TOTAL
Red-osier dogwood	<i>Cornus servicea</i>	2m ²	1 Gal	18	\$6.00	\$108
Salmonberry	<i>Rubus spectabilis</i>	1m ²	1 Gal	8	\$6.00	\$48
TOTAL				26		\$156

*Note: cost estimates are based on the Streamside Native Plants Wholesale Price Guide and may vary based on the source.

Bond Estimate:

Plants: \$156

Labour estimate (includes invasive species removal and planting): 16hr x \$30/hr: \$480

Bond Estimate: **\$636**



5.2 Plant Sources

Streamside Native Plants

7455 Island Highway West, Bowser, British Columbia V0R 1G0

Phone/Fax: 250-757-9999 / Toll Free: 877-570-3138

www.streamsidenativeplants.com

E-mail: Richard@streamsidenativeplants.com

The nursery is located at 7455 Island Highway West (Highway 19A) Bowser B.C.

Green Thumb Nurseries

6261 Hammond Bay Road

Nanaimo BC V9T 5M4

250-758-0808

E-mail: grnthumb@shaw.ca

5.3 Installation & Maintenance Recommendations

- Remove invasive Himalayan blackberry from the riparian area including the roots.
- Planting is best completed either in the fall or early spring and should be maintained and irrigated as necessary through the first two summer seasons to optimize survival; however, the saturated soil conditions may be sufficient to maintain the plants without irrigation. Visually inspect the plantings through the first two summers or until established.
- For shrub plantings, add a handful of bone meal (reduces transplant shock) mixed with topsoil to the planting hole. Topsoil will need to be added to the planting hole along the side of the house where the fill soils are rocky. Topsoil is not required for plantings that are interspersed with the existing vegetation since soils in these areas appear to be suitable for planting. Water plantings immediately and as necessary until established. Planting in cool wet weather will reduce transplant shock and allow the plants to establish root systems without drought stress.
- Every year the site will need to be inspected for invasive species growth and dead plants. Invasives are to be removed as often as necessary and dead plants are to be replaced over a recommended three-year maintenance period.



203-321 WALLACE ST, NANAIMO, BC V9R 5B6

SARAH BONAR 250-714-8446 CHRIS ZAMORA 250-714-8864

