



DEVELOPMENT PERMIT NO. DP001310

1085499 B.C. LTD.

Name of Owner(s) of Land (Permittee)

2301 EXTENSION 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 buildings, structures and other developments thereon:

Legal Description:

**PARCEL A (DD 380791I) OF SECTION 13, RANGE 3, CRANBERRY DISTRICT, EXCEPT PART IN PLAN 21898
PID NO. 009-789-618**

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 Subject Property Map
Schedule B PLA Plan
Schedule C Preliminary Grading Plan
Schedule D Slope Analysis Plan
Schedule E Tree Retention 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.
6. This permit prevails over the provisions of the bylaw in the event of conflict.


CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Proposed Subdivision Plan (PLA Plan) prepared by J.E. Anderson & Associates dated 2023-NOV-16, as shown on Schedule B.
2. The subject property is developed in substantial compliance with the Conceptual Grading Plans prepared by J.E. Anderson & Associates, dated 2024-JAN-19, as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Conceptual Tree Retention Plan prepared by J.E. Anderson & Associates, dated 2023-DEC-21, as shown on Schedule D.
4. At the time of registration of the subdivision, the owner will register a Land Title Act *Section 219* vegetation retention covenant on Lots 1, 2, 3, 4, and 11, in accordance with Section 4.2.f of the Geotechnical Assessment prepared by Lewkowich Engineering Associates Ltd, dated March 28, 2023.

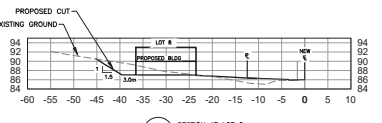
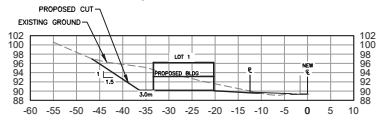
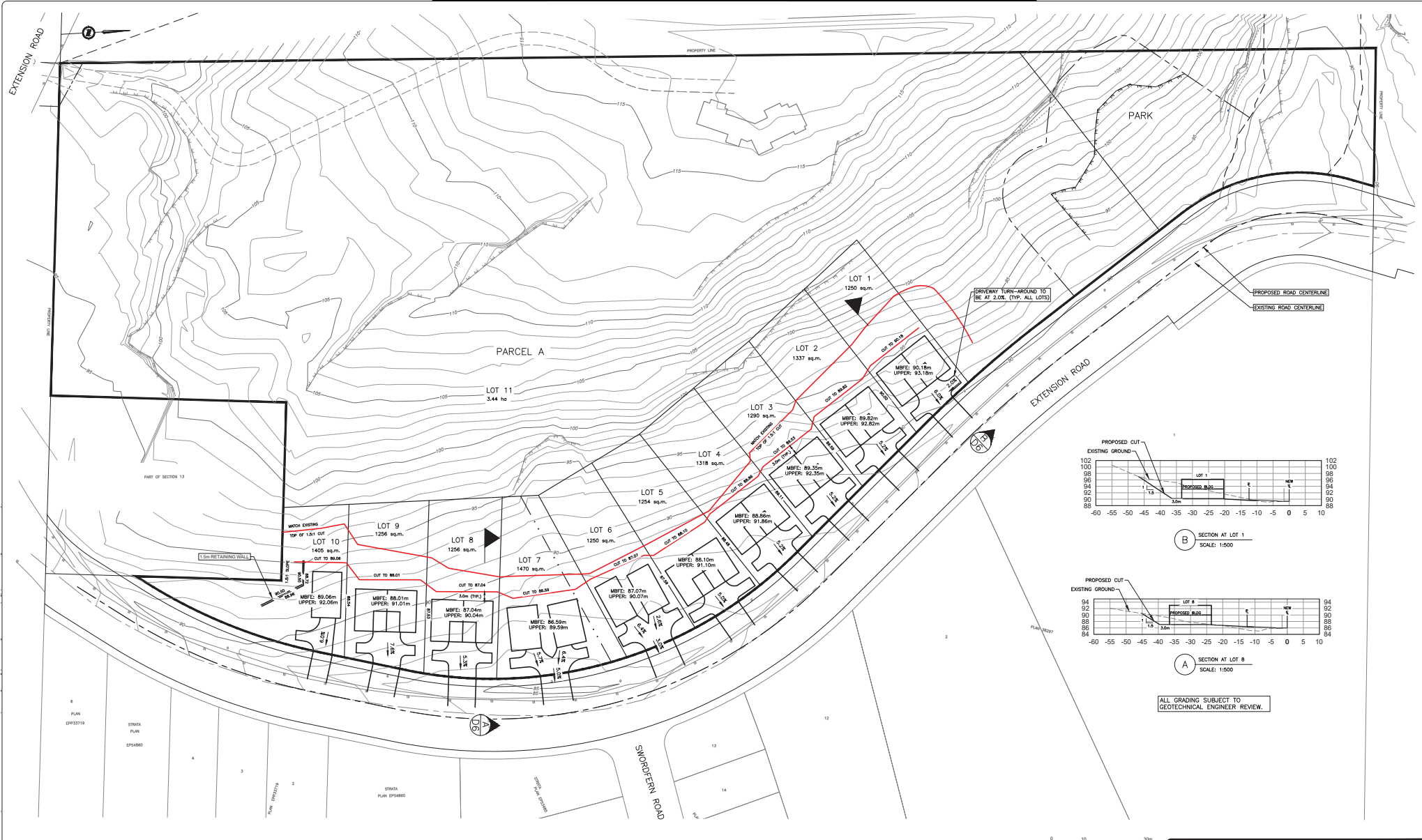
REVIEWED AND APPROVED ON

Date

Dec 2 / 24.



J. Holt, Director of Planning & Development
Planning & Development
Pursuant to Section 154 (1)(b) of the Community Charter



ALL GRADING SUBJECT TO GEOTECHNICAL ENGINEER REVIEW.



LEGAL DESCRIPTION	ISSUED										LAMP STANDARD LS	CLEANOUT CO	DITCH DI	METER ME	FLUSH FL	VALVE VA	REDUCER RD	HYDRANT HY	AIR VALVE AV	JURISDICTION CITY OF NANAIMO	CLIENT 1085499 BC LTD	
	LOT PARCEL A (3807911) OF EAST 40 ACRES, SECTION 13, RANGE 3, CRANBERRY DISTRICT, EXCEPT PLAN 21898																					
PROJECT DATUM	ELEVATIONS ARE GEODETIC AND TO NAD83										WATER	SEWER	GAS	U/G WIRING	POLE (Hydrn, Tel)	MANHOLE	CATCHBASIN	SERVICE RISER	MOUNTABLE CURB	NON-MOUNT. CURB	EDGE ASPHALT	MUN. FILE: SUB01489
	NO.	DESCRIPTION	YYYY	MM	DD	DE	DA	CK	DRAN													
	3	RE-ISSUED FOR SUBDIVISION APPLICATION	2024	01	19																PROJECT 2301 EXTENSION ROAD PRELIMINARY GRADING PLAN	
	2	RE-ISSUED FOR SUBDIVISION APPLICATION	2023	11	20																89925 01 D6	
	1	ISSUED FOR SUBDIVISION APPLICATION	2023	03	29																MUN. DWG NUM 89925 01 D6	
																					ENGINEERS SEAL MUN. DWG NUM SHEET 6 OF 7	

JEA J.E. ANDERSON & ASSOCIATES
 SURVEYORS - ENGINEERS
 VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
 81A-3411 SHENTON ROAD, NANAIMO, BC, V9T 2H1
 PHONE: 250-758-4631 EMAIL: nanaimo@jeaanderson.com WEB: www.jeaanderson.com

TREE RETENTION PLAN



LEGEND:
 [Hatched Box] TREED AREA
 [Green Box] TREE RETENTION AREA (TOTAL AREA = 0.54 ha)

RECEIVED
2023-DEC-21
DP001310
Subdivision Section



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