



**DEVELOPMENT PERMIT NO. DP001311**

**FIELDING HOMES LTD**  
Name of Owner(s) of Land (Permittee)

**1347 FIELDING 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:

**LOT 5, BLOCK A, SECTION 2, NANAIMO DISTRICT, PLAN 2846, EXCEPT  
PARCEL A (DD 52792N) AND EXCEPT PART IN PLAN 13895  
PID No. 006-394-825**

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 GRADING PLAN**  
**Schedule D SLOPE ANALYSIS PLAN**

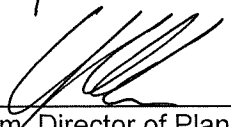
4. If the landowner does not substantially start any construction with respect to which this permit was issued within two years after the date it was issued, the permit lapses.
5. This permit is not a building permit, nor does it constitute approval of any signage. Separate applications must be made 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 prepared by J.E. Anderson & Associates dated 2022-SEP-01, 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 2023-NOV-22, as shown on Schedule C.
3. A Vegetation Management Plan is required to be included in the Design Stage Acceptance applications and prepared by a qualified professional to meet the recommendations, as outlined in the Bio- inventory report from Toth and Associates Environmental Services, dated 2023-NOV-7. A certified letter of completion is required from the qualified environmental professional before Final Approval of the Subdivision.

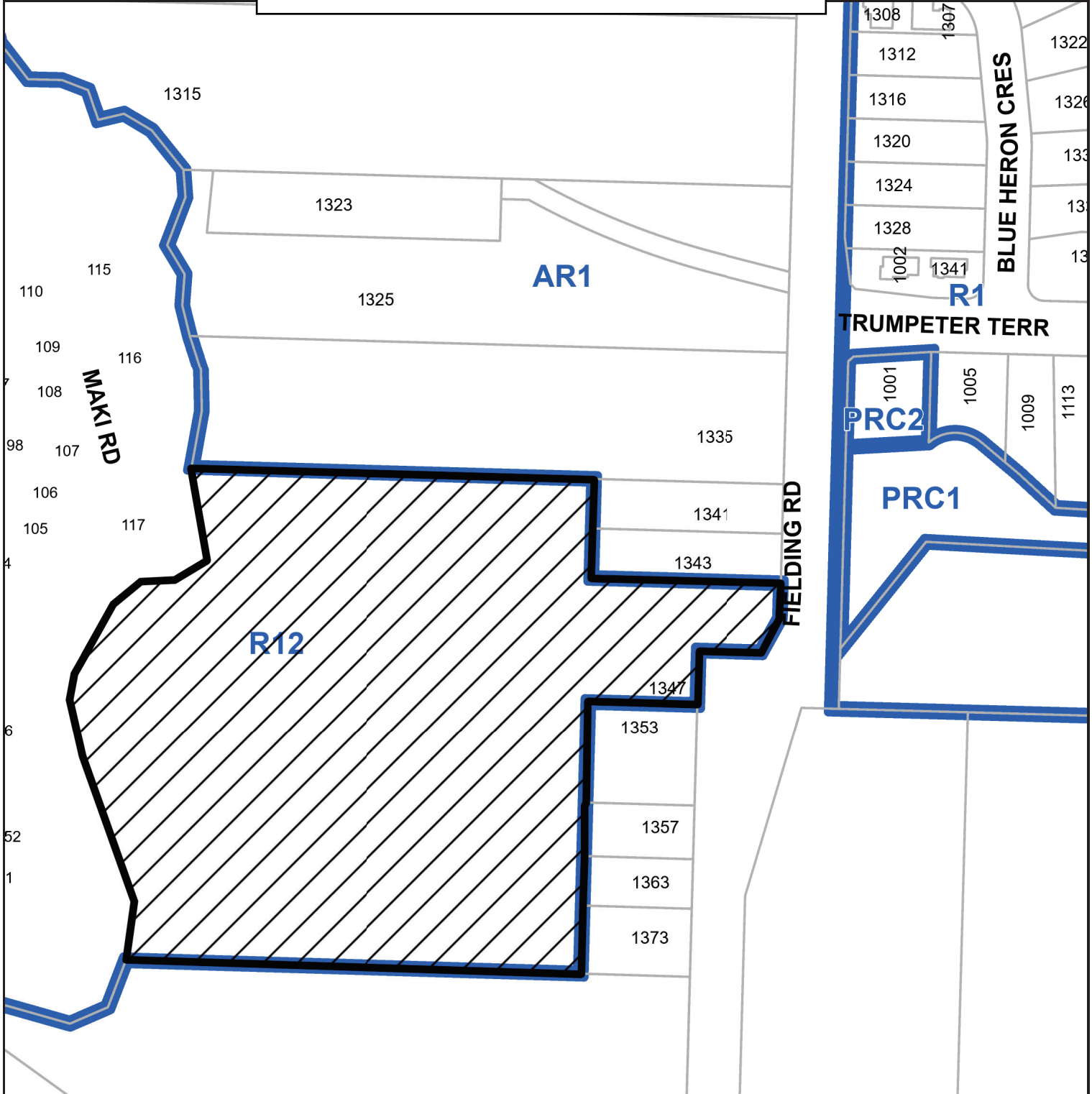
REVIEWED AND APPROVED ON

May 2, 2024.  
Date

  
\_\_\_\_\_  
J. Holm, Director of Planning & Development  
**Planning & Development**  
Pursuant to Section 154 (1)(b) of the Community Charter

MR/mb  
Prospero attachment: DP001311

**SUBJECT PROPERTY MAP**



**DEVELOPMENT PERMIT NO. DP001311**

  
 **Subject Property**

CIVIC: 1347 Fielding Road  
LEGAL: LOT 5, BLOCK A, SECTION 2, NANAIMO DISTRICT, PLAN 2846, EXCEPT PARCEL A (DD 52792N) AND EXCEPT PART IN PLAN 13895

Development Permit No. DP001311  
1347 Fielding Road

Schedule B  
PLA PLAN

PROPOSED BARE  
LAND STRATA  
SUBDIVISION PLAN  
(SLOPE ANALYSIS)  
  
FIELDING HOMES LTD.

REM. OF LOT 5, BLOCK A,  
SECTION 2, NANAIMO  
DISTRICT, PLAN 2846

ADDRESS : 1347 FIELDING ROAD,  
NANAIMO, B.C.

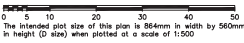
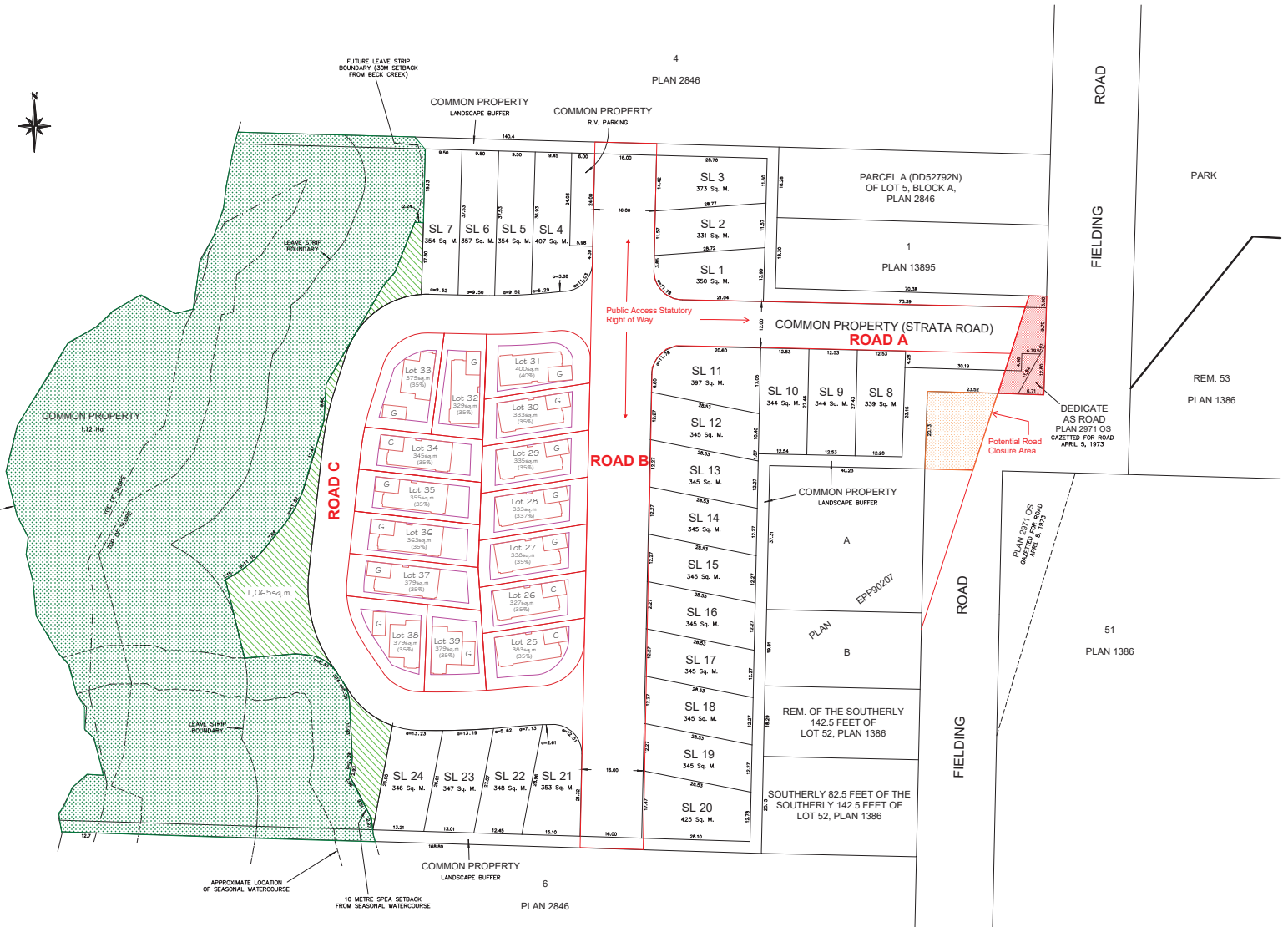
PROJECT SURVEYOR : D.W. HOLME  
DRAWN BY: COWI/CS DATE : SEPT. 1, 1/22  
OUR FILE : 90303 REVISION :

**JEA** J. E. ANDERSON  
SURVEYORS  
ENGINEERS  
1A - 3411 SHEXTON ROAD, NANAIMO, B.C. V1T  
2N1  
TEL: 250 - 758 - 4631 FAX: 250 - 758 -  
4660  
E-MAIL : nanaimo@anderson.com  
NANAIMO - VICTORIA - PARKSVILLE - CAMPBELL  
RIVER

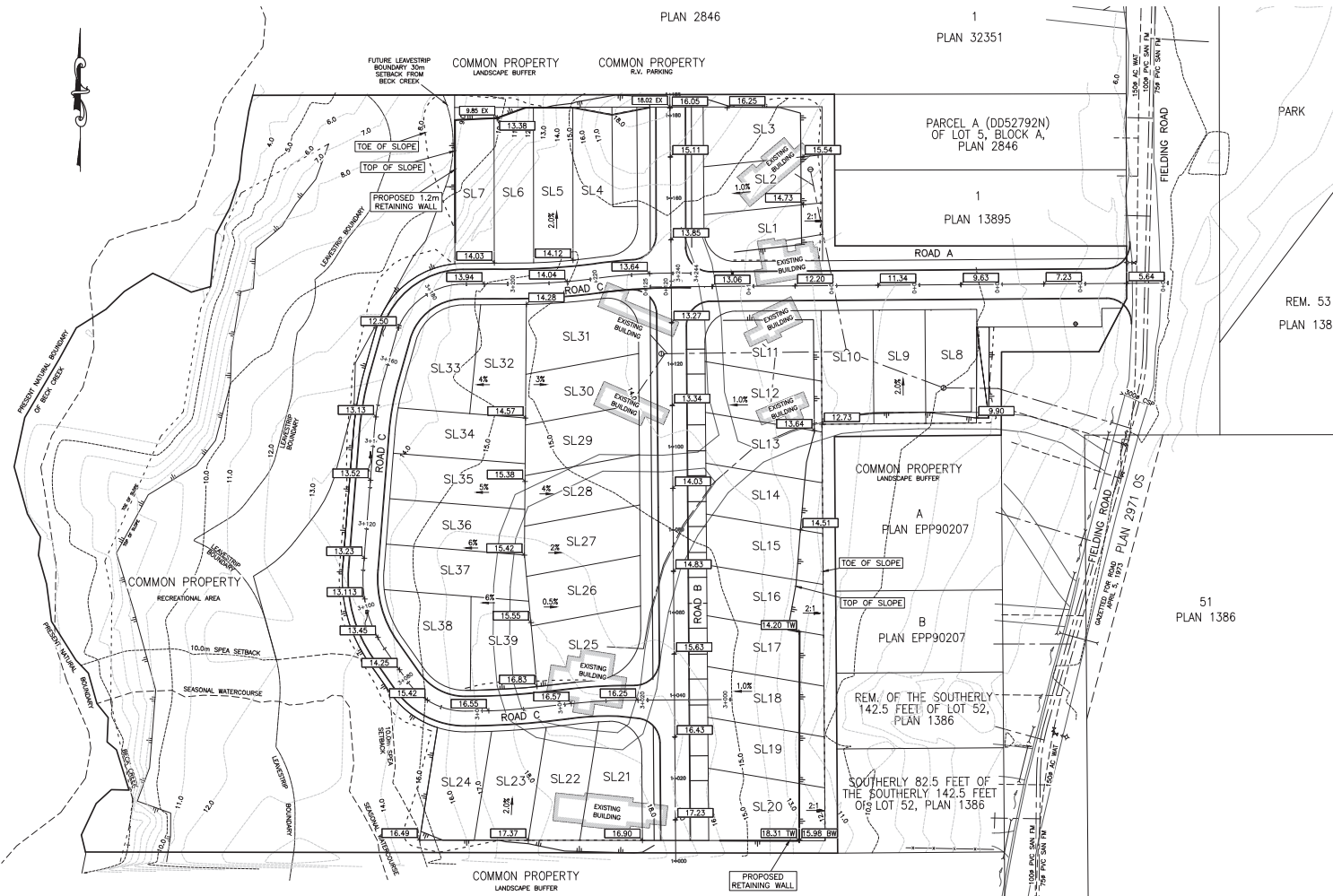
LEGEND  
ALL DIMENSIONS ARE IN METRES  
SUBJECT TO CHARGES SHOWN  
ON TITLE NO. C4882102  
(P.L.D. 005-094-952)  
DIMENSIONS ARE DERIVED FROM  
LAND TITLE OFFICE RECORDS  
THIS PLAN HAS BEEN PREPARED IN  
ACCORDANCE WITH THE PROFESSIONAL  
REFERENCE MANUAL

REM. 1  
PLAN VIP52494

PRESENT NATURAL  
BOUNDARY OF



GRADING PLAN



**GRADING LEGEND**

	ELEV	PROPOSED FINISHED GRADE SPOT ELEVATION
	92.32 EX	EXISTING GRADE SPOT ELEVATION
	2%	PROPOSED SURFACE GRADE
	-106.5	EXISTING GROUND CONTOUR
		TOP OF SLOPE
		TOE OF SLOPE



ISSUED FOR PERMIT PURPOSES ONLY

NOTES:  
THE LOCATIONS OF EXISTING SERVICES ARE SHOWN APPROXIMATELY AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK. EXISTING & PROPOSED SERVICES MAY REQUIRE ADJUSTMENT WHERE A CONFLICT OCCURS. THE ENGINEER SHALL BE NOTIFIED OF ANY CONFLICT.

<p>Rev. No. DATE BY REVISION DESCRIPTION</p> <p>00 01/20/23 WZ SUBMITTED TO CITY OF NANAIMO FOR REVIEW - NOT FOR CONSTRUCTION</p> <p>01 04/19/23 DN CITY OF NANAIMO COMMENTS ADDRESSED - NOT FOR CONSTRUCTION</p> <p>02 11/22/23 YL CITY OF NANAIMO COMMENTS ADDRESSED - NOT FOR CONSTRUCTION</p>		<p><b>LEGEND</b></p> <table border="0"> <tr> <td>PROG. WATER MAIN</td> <td>EXIST. WATER MAIN</td> <td>PROG. FRONT YARD FLAGSTONE PAVEMENT</td> <td>EXIST. FRONT YARD FLAGSTONE PAVEMENT</td> </tr> <tr> <td>PROG. STORM SEWER</td> <td>EXIST. STORM SEWER</td> <td>PROG. SEASONAL WATERCOURSE</td> <td>EXIST. SEASONAL WATERCOURSE</td> </tr> <tr> <td>PROG. SANITARY SEWER</td> <td>EXIST. SANITARY SEWER</td> <td>PROG. DITCH</td> <td>EXIST. DITCH</td> </tr> <tr> <td>PROG. GAS MAIN</td> <td>EXIST. GAS MAIN</td> <td>PROG. DITCH INLET/OUTLET</td> <td>EXIST. DITCH INLET/OUTLET</td> </tr> <tr> <td>PROG. ELECTRICAL FACT</td> <td>EXIST. ELECTRICAL FACT</td> <td>PROG. SINGLE</td> <td>EXIST. SINGLE</td> </tr> <tr> <td>PROG. INLET/OUTLET HEADWALL</td> <td>EXIST. INLET/OUTLET HEADWALL</td> <td>PROG. EDGE OF PAVEMENT</td> <td>EXIST. EDGE OF PAVEMENT</td> </tr> <tr> <td>PROG. MANHOLE</td> <td>EXIST. MANHOLE</td> <td>PROG. HYDRO POLE</td> <td>EXIST. HYDRO POLE</td> </tr> <tr> <td>PROG. CLEANOUT</td> <td>EXIST. CLEANOUT</td> <td>PROG. STREETLIGHT</td> <td>EXIST. STREETLIGHT</td> </tr> <tr> <td>PROG. HYDRO POLE</td> <td>EXIST. HYDRO POLE</td> <td>PROG. FENCE</td> <td>EXIST. FENCE</td> </tr> <tr> <td>PROG. GCP</td> <td>EXIST. GCP</td> <td></td> <td></td> </tr> <tr> <td>PROG. LIMIT OF CONSTRUCTION</td> <td>EXIST. LIMIT OF CONSTRUCTION</td> <td></td> <td></td> </tr> </table>		PROG. WATER MAIN	EXIST. WATER MAIN	PROG. FRONT YARD FLAGSTONE PAVEMENT	EXIST. FRONT YARD FLAGSTONE PAVEMENT	PROG. STORM SEWER	EXIST. STORM SEWER	PROG. SEASONAL WATERCOURSE	EXIST. SEASONAL WATERCOURSE	PROG. SANITARY SEWER	EXIST. SANITARY SEWER	PROG. DITCH	EXIST. DITCH	PROG. GAS MAIN	EXIST. GAS MAIN	PROG. DITCH INLET/OUTLET	EXIST. DITCH INLET/OUTLET	PROG. ELECTRICAL FACT	EXIST. ELECTRICAL FACT	PROG. SINGLE	EXIST. SINGLE	PROG. INLET/OUTLET HEADWALL	EXIST. INLET/OUTLET HEADWALL	PROG. EDGE OF PAVEMENT	EXIST. EDGE OF PAVEMENT	PROG. MANHOLE	EXIST. MANHOLE	PROG. HYDRO POLE	EXIST. HYDRO POLE	PROG. CLEANOUT	EXIST. CLEANOUT	PROG. STREETLIGHT	EXIST. STREETLIGHT	PROG. HYDRO POLE	EXIST. HYDRO POLE	PROG. FENCE	EXIST. FENCE	PROG. GCP	EXIST. GCP			PROG. LIMIT OF CONSTRUCTION	EXIST. LIMIT OF CONSTRUCTION			<p>SITE LEGAL DESCRIPTION</p> <p>LOT 5, BLOCK 6, SECTION 2, NANAIMO DISTRICT, PLAN 2846 EXCEPT PARCEL A (DD52792N) AND EXCEPT PART IN PLAN 13895 PID 006-394-825</p> <p>BENCHMARK DESCRIPTION</p> <p>ELEVATIONS ARE GEODETIC AND ARE REFERRED TO MONUMENT</p>		<p>ENGINEER'S SEAL</p> <p>DESIGN DB</p> <p>DRAWN DH</p> <p>CHECKED</p> <p>PLAT DATE 11-28-23</p> <p>PRINT DATE</p> <p>EGBC PERMIT TO PRACTICE NUMBER: 1000856</p> <p>HORIZONTAL SCALE 1:500</p> <p>VERTICAL SCALE</p>		<p>CLIENT NAME</p> <p>GS FIELDING GROUP</p> <p>PROJECT NAME</p> <p>1347 FIELDING ROAD</p>		<p>DRAWING TITLE</p> <p>SITE GRADING PLAN</p> <p>PROJECT No. 1158-001</p> <p>DRAWING No. 101</p> <p>REVISION No. 02</p> <p>CITY PLAN FILE No.</p>	
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ENG01\_\_\_\_/DP\_\_\_\_/SUB01486



Development Permit No. DP001311      Schedule D  
 1347 Fielding Road  
**SLOPE ANALYSIS PLAN**

PROPOSED BARE LAND STRATA SUBDIVISION PLAN (SLOPE ANALYSIS)

**FIELDING HOMES LTD.**

REM. OF LOT 5, BLOCK A, SECTION 2, NANAIMO DISTRICT, PLAN 2846

ADDRESS : 1347 FIELDING ROAD, NANAIMO, B.C.

PROJECT SURVEYOR : D.W. HOLME

DRAWN BY : DMH/CB    DATE : JAN. 30/24

OUR FILE : 90303    REVISION :

**JEA** J.E. ANDERSON & ASSOCIATES  
 SURVEYORS - ENGINEERS

1A - 3411 SHEPHTON ROAD, NANAIMO, B.C. V8T 8H1  
 TEL: 250-759-4021 FAX: 250-759-4050  
 EMAIL: [info@jea-engineers.com](mailto:info@jea-engineers.com)  
 NANAIMO - VICTORIA - PARKSVILLE - CAMPBELL RIVER

**LEGEND**

ALL DIMENSIONS ARE IN METRES

SUBJECT TO CHARGES SHOWN ON TITLE NO. C45823102 (P.L.D. 006-304-625)

DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROFESSIONAL REFERENCE MANUAL

Slopes Table			
Number	100% Slope	Maximum Slope	Color
1	5.00%	10.00%	
2	15.00%	20.00%	
3	25.00%	30.00%	
4	30.00%	40.00/20%	

