



**DEVELOPMENT PERMIT NO. DP001313**

**1299144 BC LTD**

**Name of Owner(s) of Land (Permittee)**

**270 NEEN 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:

**THE EAST 60 ACRES OF SECTION 11, RANGE 5, MOUNTAIN DISTRICT,  
EXCEPT PART IN PLAN 213 RW**

**PID No. 000-034-568**

3. The land described herein shall be developed 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**

**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.

**CONDITIONS OF PERMIT**

1. The subject property is developed in accordance with the PLA Plan prepared by J.E. Anderson & Associates, dated 2023-JUNE-13, 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-JUNE-13, 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-JUNE-13, as shown on Schedule E.

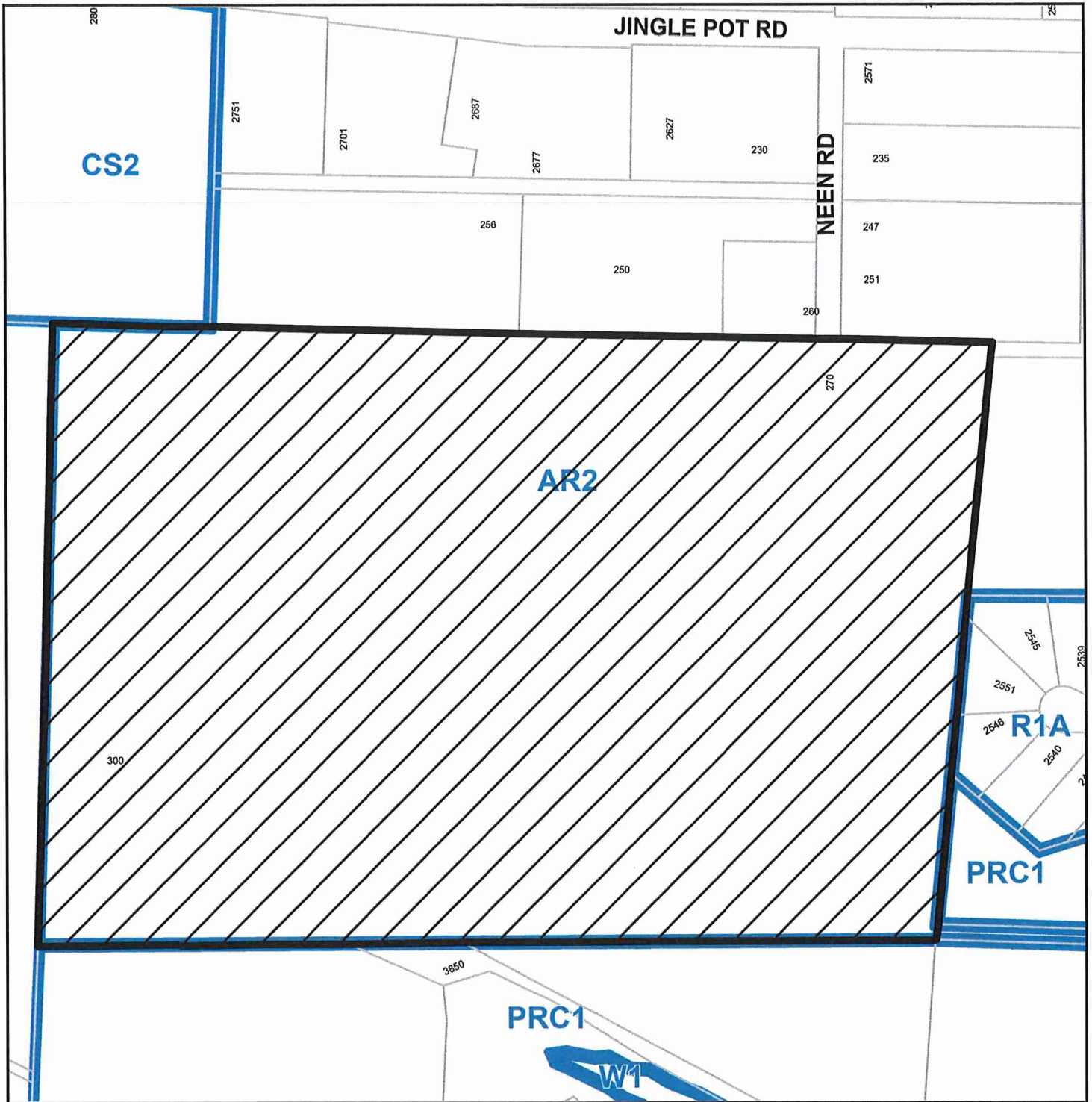
REVIEWED AND APPROVED ON

Mar 15, 2024  
Date

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

MR/mb  
Prospero attachment: DP001313

**SUBJECT PROPERTY MAP**



**DEVELOPMENT PERMIT NO. DP1313**

CIVIC: 270 Neen Road

LEGAL: THE EAST 60 ACRES OF SECTION 11, RANGE 5, MOUNTAIN DISTRICT,  
EXCEPT PART IN PLAN 213 RW

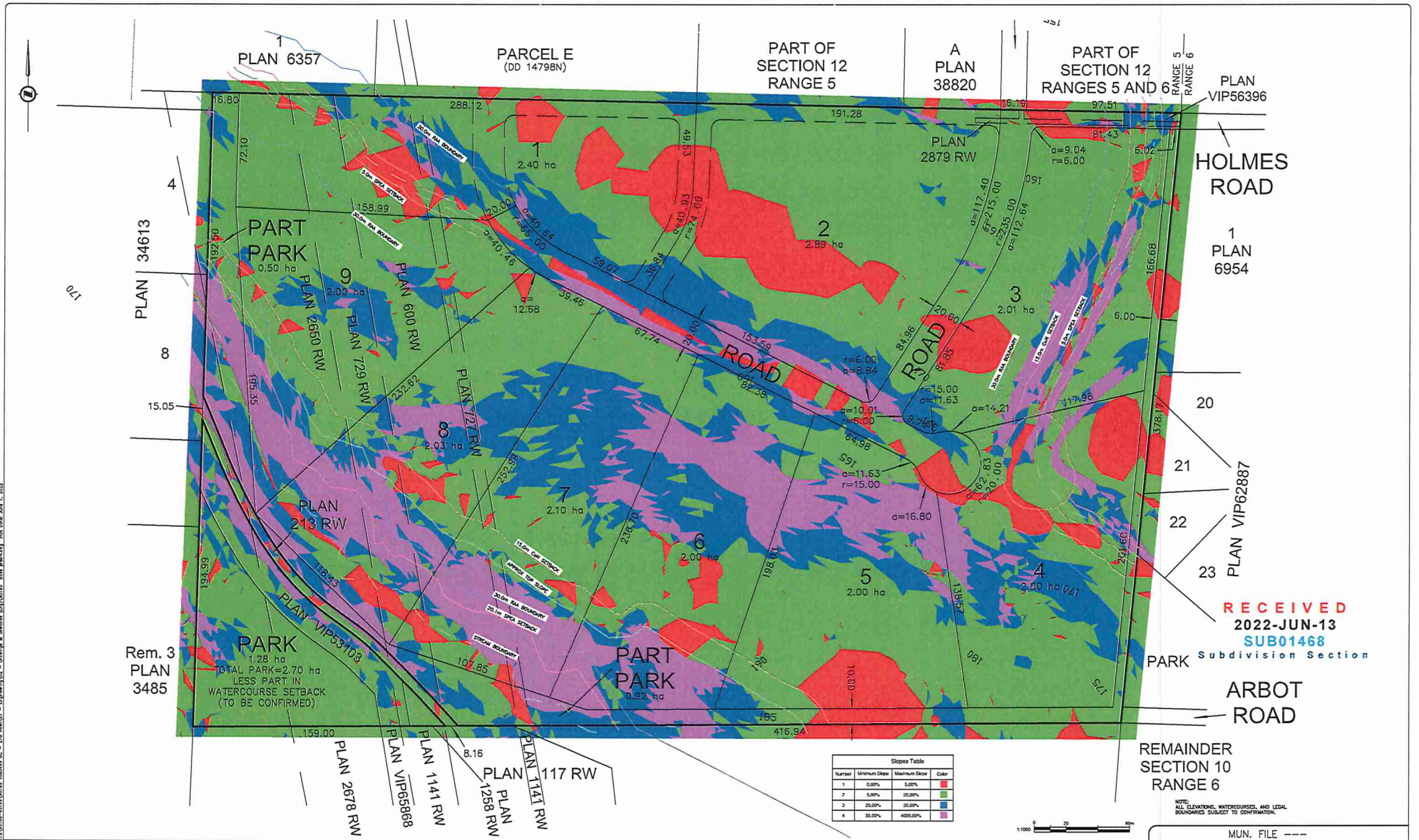


**Subject Property**





**SLOPE ANALYSIS PLAN**



**RECEIVED**  
2022-JUN-13  
SUB01468  
Subdivision Section

LEGAL DESCRIPTION	THE EAST 60 ACRES OF SECTION 11, RANGE 5, MOUNTAIN DISTRICT, EXCEPT PART IN PLAN 213 RW
PROJECT DATUM	ELEVATIONS ARE DERIVED FROM CON LIDAR

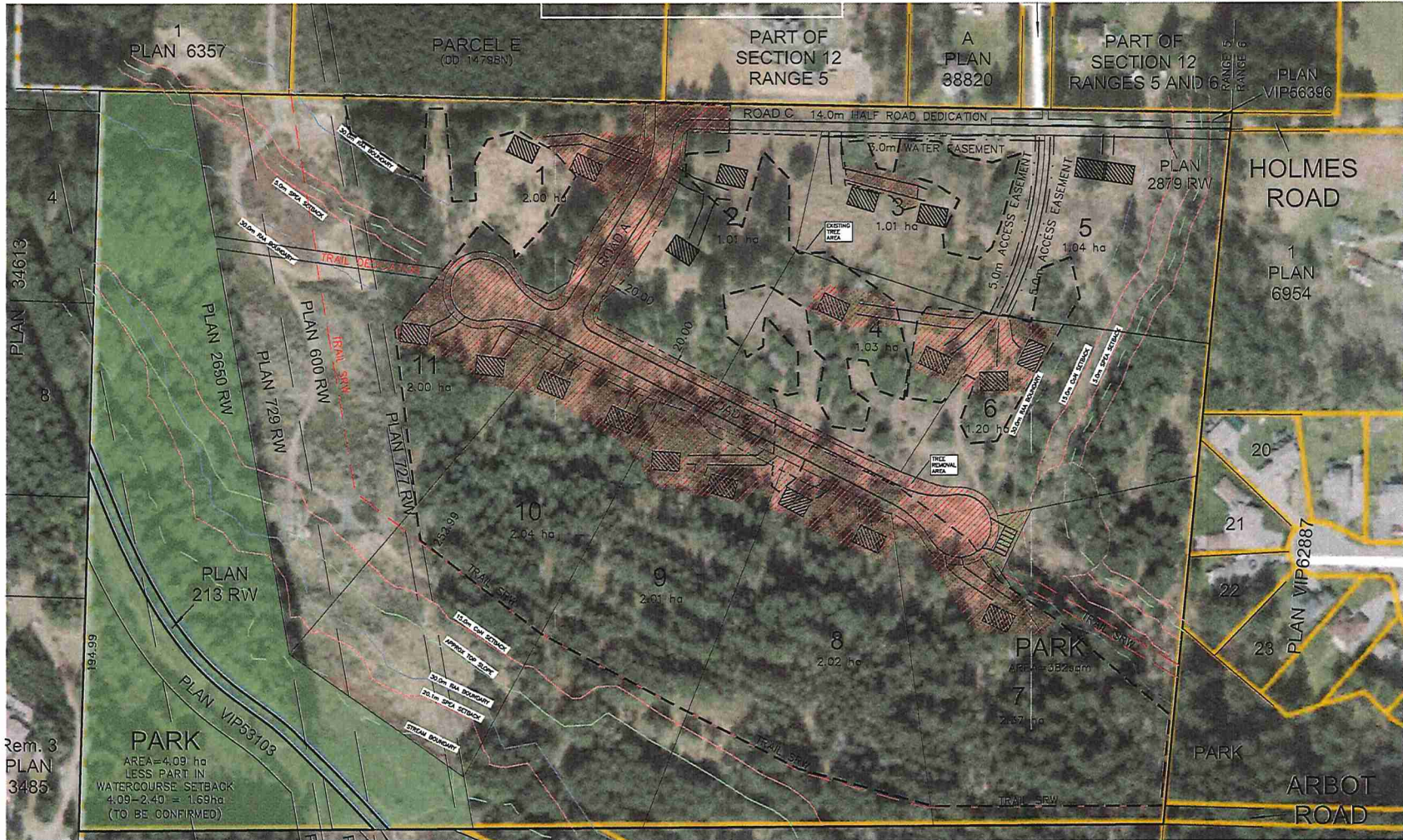
ISSUED		DATE		BY			
NO.	DESCRIPTION	YYYY	MM	DD	DE	DA	CK
1	ISSUED FOR PLA APPLICATION	2022	03	23			

LEGEND	
LAMP STANDARDS	WLS
POLE (Hydra, Tel)	HP
U/V C WIRING	W
CAS	C
WATER	W
SEWER	S
DRAIN	D
CLEANOUT	CO
CATCHBASIN	CB
MANHOLE	M
SEWER RISER	SR
MOUNTABLE CURB	MC
NON-MOUNT. CURB	NMC
EDGE ASPHALT	EA
DITCH	D
METER	M
FLUSH VALVE	FV
VALVE	V
REDUCER	R
HYDRANT	H
AIR VALVE	AV

**JEA** J.E. ANDERSON & ASSOCIATES  
SURVEYORS - ENGINEERS  
VICTORIA NANAIMO PARKVILLE CAMPBELL RIVER  
#1A-311 SHENTON ROAD, NANAIMO, BC, V9T 2H1  
PHONE: 250-755-4831 EMAIL: nra@jeaanderson.com WEB: www.jeaanderson.com

JURISDICTION	CITY OF NANAIMO	CLIENT	1085766 BC LTD
PROJECT	270 NEED ROAD SLOPE ANALYSIS		
ENGINEERS SEAL		MUN. FILE NO.	90190 01 C2
		SHEET	1 OF 1

TREE RETENTION PLAN



NOTE:  
BUILDING SITES AND DRIVEWAY LOCATIONS  
ARE CONCEPTUAL ONLY.  
FINAL ROAD GRADING TO BE DETERMINED  
AT DETAILED DESIGN STAGE.  
FINAL EXACT BUILDING LOCATIONS TO BE  
DETERMINED AT BUILDING PERMIT STAGE  
OF EACH LOT/SITE.

PROPOSED TREE RETENTION  
APPROXIMATE BULK EXISTING TREENED AREA OUTSIDE OF PARK LAND,  
WATERCOURSES AND THEIR SETBACKS = 32.4ha  
PROPOSED TREE REMOVAL AREA FOR ROADS AND FUTURE BUILDING  
SITES = 2.7ha  
TREE RETENTION = 70%  
NOTE:  
AREAS SUBJECT TO CONFIRMATION DURING DETAILED DESIGN STAGE.

RECEIVED  
2023-JUN-27  
CITY OF NANAIMO

NOTE:  
ALL ELEVATIONS, WATERCOURSES, AND LEGAL  
BOUNDARIES SUBJECT TO CONFIRMATION.



LEGAL DESCRIPTION	THE EAST 80 ACRES OF SECTION 11, RANGE 5, MOUNTAIN DISTRICT, EXCEPT PART IN PLAN 213 RW
PROJECT DATUM	ELEVATIONS ARE DERIVED FROM CoN LIDAR

ISSUED		DATE	BY	CHK	APP
1	ISSUED FOR PLA AND DPAS APPLICATIONS	2023 06 13	DE	DA	CK
NO.	DESCRIPTION	YYYY MM DD	DE	DA	CK

LEGEND	
LAMP STANDARD	CLEANOUT
POLE (Metric, Tall)	CATCHBASIN
U/C WORKING	MANHOLE
GAS	SERVICE RISER
WATER	MOUNTABLE CURB
SEWER	NON-MOUNT. CURB
DIAM	EDGE ASPHALT
	DITCH
	METER
	FLESH
	VALVE
	REDUCER
	HYDRANT
	AIR VALVE

**JEA** J.E. ANDERSON & ASSOCIATES  
SURVEYORS - ENGINEERS  
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER  
#1A-3111 SHENTON ROAD, NANAIMO, BC, V9T 2H1  
PHONE: 250-754-4321 EMAIL: nanaimo@jeadesign.com WEB: www.jeadesign.com

JURISDICTION	CITY OF NANAIMO	CLIENT	1085766 BC LTD
PROJECT	270 NEEN ROAD CONCEPTUAL TREE RETENTION PLAN		
ENGINEER SEAL		MUN. DWG. NUM	90190 01 C5
		SHEET	5 OF 6

NANAIMO SURVEYORS ASSOCIATION: 2011/01/15 10:58:13 BC - 270 Neen Rd - J.E. Anderson & Associates Inc. (2013) - 270 Neen Rd - J.E. Anderson & Associates Inc. (2013) - 270 Neen Rd - J.E. Anderson & Associates Inc. (2013)