



DEVELOPMENT PERMIT NO. DP001327

MOUNT BENSON DEVELOPMENTS INC
Owner of Land (Permittee)

5420 ALTAVISTA 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 buildings, structures and other developments thereon:

Legal Description:

THAT PART OF DISTRICT LOT 50, WELLINGTON DISTRICT, LYING TO THE SOUTH OF A STRAIGHT BOUNDARY JOINING POINTS ON THE EASTERLY AND WESTERLY BOUNDARIES OF SAID LOT DISTANT 12.59 CHAINS AND 17.59 CHAINS FROM THE NORTH EAST AND NORTH WEST CORNERS OF SAID LOT EXCEPT PLAN VIP78550, VIP84086, VIP84702, VIP87626, VIP88206, EPP45899, EPP45902, EPP62849 & EPP62850

PID No. 001-097-873

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 Subdivision Plan
Schedule C Conceptual Grading Plans
Schedule D Cross Sections Lots 2-6
Schedule E Slope Analysis Plan
Schedule F Tree Management Plan
Schedule G Density Transfer Areas Plan
Schedule H Trail 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 and density transfer shall be developed in accordance with the Density Transfer Areas Plan prepared by Williamson & Associates Professional Surveyors dated 2025-JAN-06, as shown on Schedule G.
2. The subject property is developed in substantial compliance with the Conceptual Grading Plans prepared by Newcastle Engineering Ltd. dated 2025-FEB-05, as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Cross Sections Lots 2-6 prepared by Newcastle Engineering Ltd. dated 2025-FEB-05, as shown on Schedule D.
4. The subject properties trail network is developed in substantial compliance with the Trail Plan by Williamson and Associates Professional Surveyors dated 2022-MAR-17, as shown on Schedule H.
5. The subject property is developed in substantial compliance with the Conceptual Tree Management Plan prepared by Newcastle Engineering Ltd. dated 2024- JAN-30, as shown on Schedule F.

REVIEWED AND APPROVED ON

July 7, 2025
Date

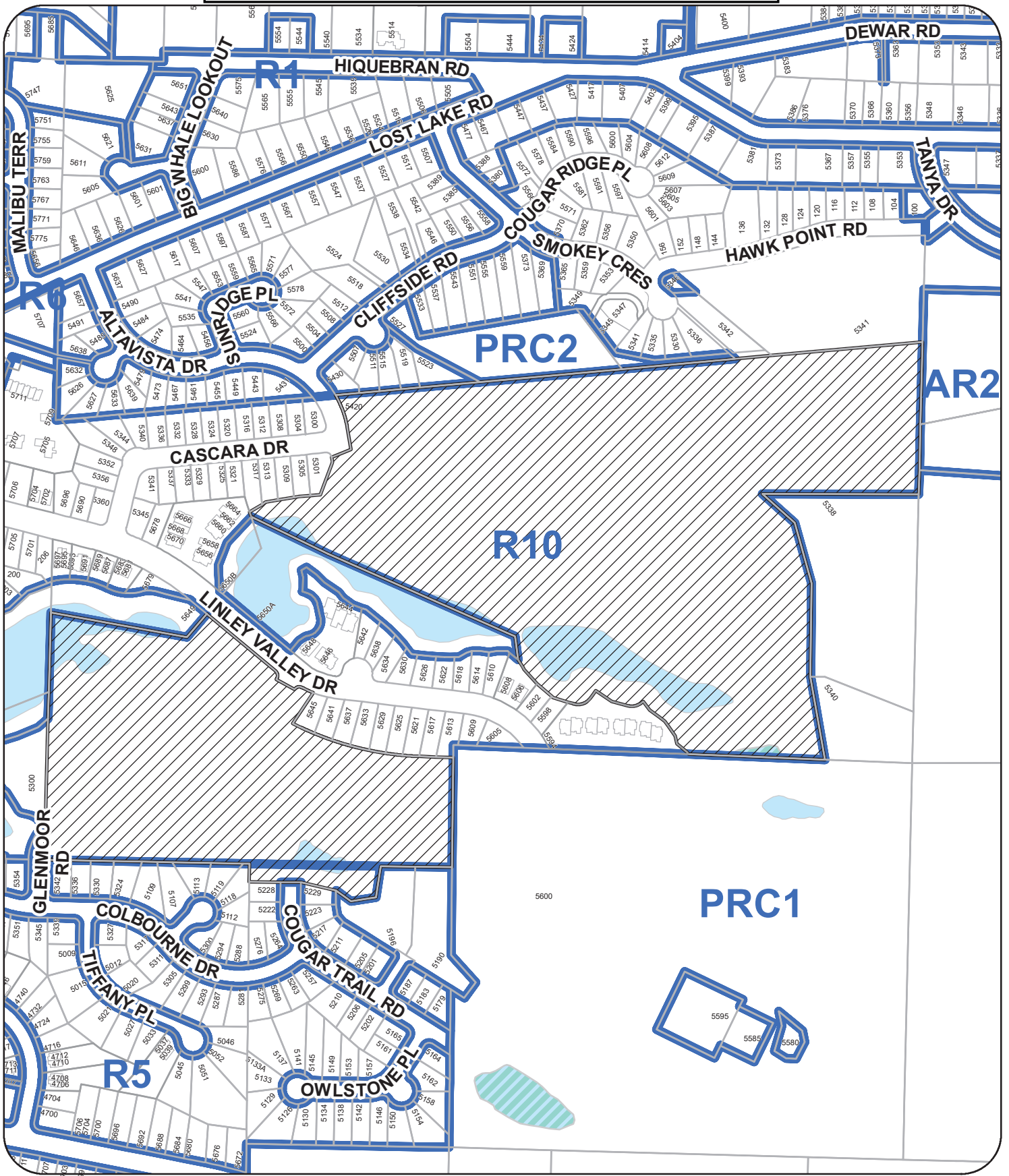


J. Holm, Director of Planning & Development
Planning & Development

Pursuant to Section 154 (1)(b) of the Community Charter

MR/mb
Prospero attachment: DP001327

SUBJECT PROPERTY MAP



 5420 ALTAVISTA DRIVE

Development Permit No. DP001327
5420 Altavista Drive

Schedule B


SUBDIVISION PLAN



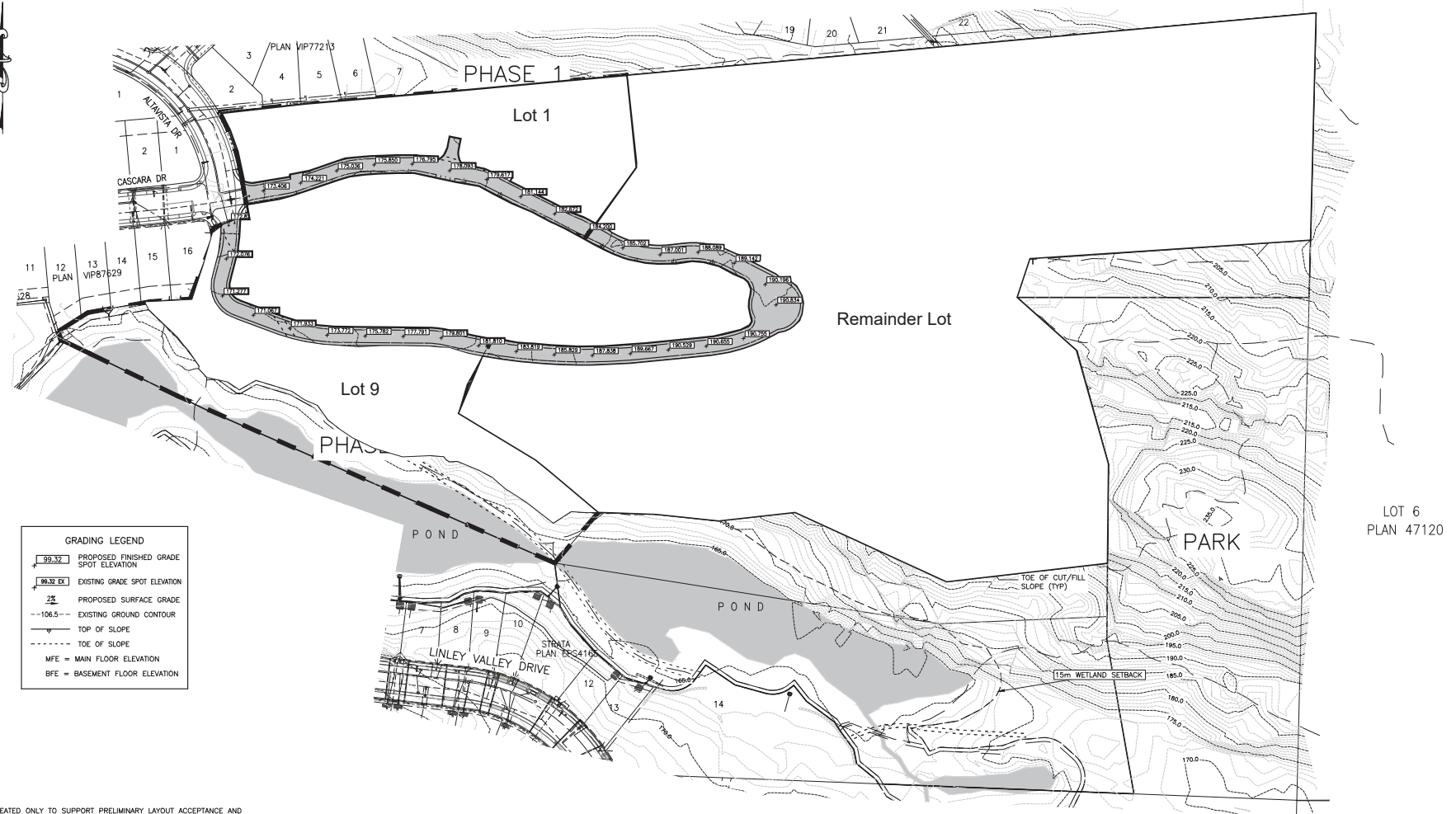
NO.	DATE	REVISION
00	JUL 06/12	FIRST ISSUE
01	AUG 29/12	FINISHED
02	MAR 20/13	LIMIT AMENDMENTS: OF AMENDMENT APPLICATION
03	APR 16/13	NEW STREET DESIGN
04	JAN 20/14	REVISED PHASES 2,3,4

PROJECT: LINLEY PARK ESTATES
 5701 VANDERNEUK ROAD
CLIENT: MOUNT BENSON
 DEVELOPMENTS INC.

DRAWING DATE: JULY 06/12
 SCALE: 1:1250
 DRAWN BY: CH
 FILE: 00112-38 TAP
 SHEET: 1 OF 1



WILLIAMSON & ASSOCIATES
 PROFESSIONAL SURVEYORS
 3086 BARKING ROAD NANANGO B.C. 271 485
 PHONE: (250) 736-7723 FACSIMILE: (250) 736-7724
 EMAIL: WAP@TELUSNET



GRADING LEGEND	
	PROPOSED FINISHED GRADE SPOT ELEVATION
	EXISTING GRADE SPOT ELEVATION
	PROPOSED SURFACE GRADE
	EXISTING GROUND CONTOUR
	TOP OF SLOPE
	TOE OF SLOPE
	MFE = MAIN FLOOR ELEVATION
	BFE = BASEMENT FLOOR ELEVATION

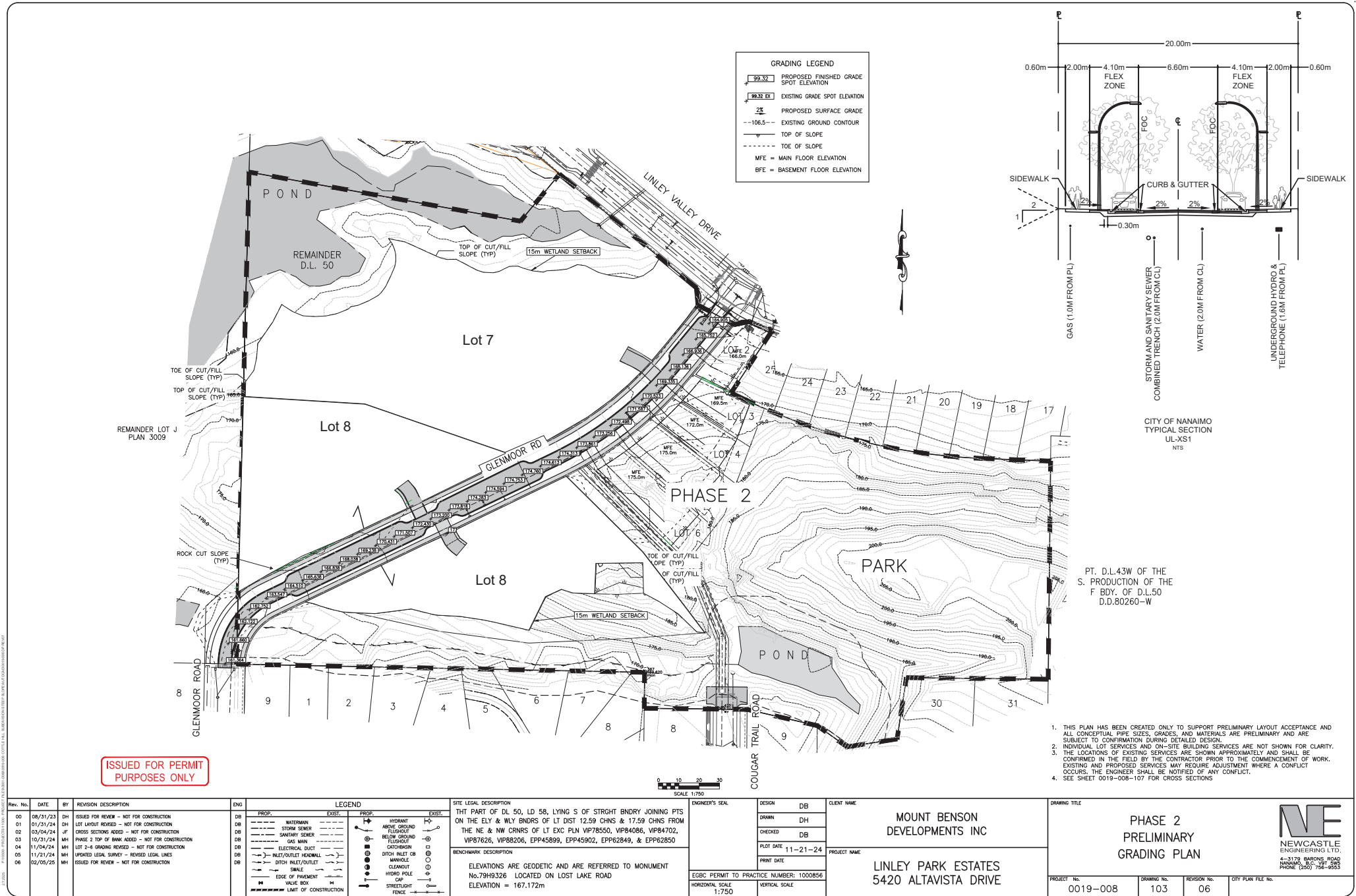
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ISSUED FOR PERMIT PURPOSES ONLY



Rev. No.	DATE	BY	REVISION DESCRIPTION	ENG	LEGEND		SITE LEGAL DESCRIPTION	ENGINEER'S SEAL	DESIGN	DB	CLIENT NAME	DRAWING TITLE
00	08/31/23	DH	ISSUED FOR REVIEW - NOT FOR CONSTRUCTION	DB	PROG.	EXIST.	THT PART OF DL 50, LD 58, LYING S OF STRIGHT BNDRY JOINING PTS ON THE ELY & WLY BNDRS OF LT DIST 12.59 CHNS & 17.59 CHNS FROM THE NE & NW CRNRS OF LT EXC PLN VIP78550, VIP84086, VIP84702, VIP87826, VIP88206, EPP45899, EPP45902, EPP62849, & EPP62850	[Signature]	DESIGN	DB	MOUNT BENSON DEVELOPMENTS INC	PHASE 1, 3, & 4 PRELIMINARY GRADING PLAN
01	01/31/24	DH	LOT LAYOUT REVISED - NOT FOR CONSTRUCTION	DB	WATERMAIN	HYDRANT			DRAWN	DH		
02	11/21/24	MH	UPDATED LEGAL SURVEY - REVISED LEGAL LINES	DB	STORM SEWER	FLOODOUT			CHECKED	DB		
03	02/05/25	MH	ISSUED FOR REVIEW - NOT FOR CONSTRUCTION	DB	SANITARY SEWER	BELOW GROUND	BENCHMARK DESCRIPTION	PROJECT NAME	LINLEY PARK ESTATES 5420 ALTAVISTA DRIVE		PROJECT No.	0019-008
					GAS MAIN	FLOODOUT	ELEVATIONS ARE GEODETIC AND ARE REFERRED TO MONUMENT No.79H9326 LOCATED ON LOST LAKE ROAD ELEVATION = 167.172m	EGBC PERMIT TO PRACTICE NUMBER: 1000856	PRINT DATE	11-21-24	DRAWING No.	102
					ELECTRICAL EXIST	DISCHARGE		HORIZONTAL SCALE	1:11000	VERTICAL SCALE	REVISION No.	03
					INLET/OUTLET HEADWALL	DITCH INLET OB					CITY PLAN FILE No.	
					DITCH INLET/OUTLET	MANHOLE						
					SINGLE	CLEANOUT						
					EDGE OF PAVEMENT	HYDRANT POLE						
					WALK BOX	CAF						
					LIMIT OF CONSTRUCTION	STREETLIGHT						
						FENCE						



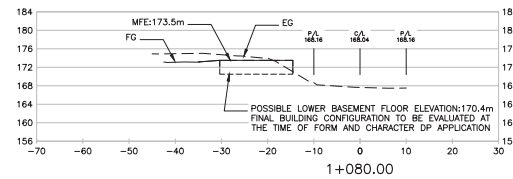
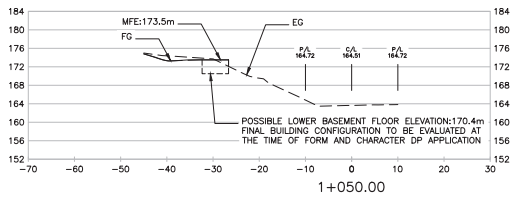
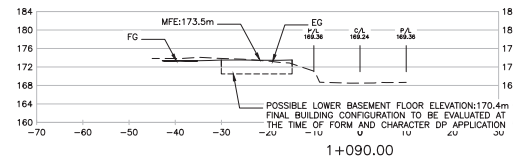
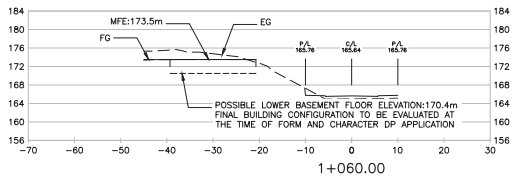
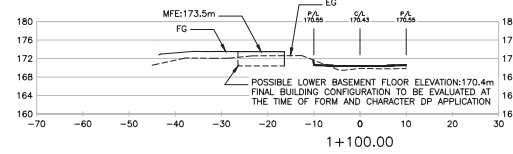
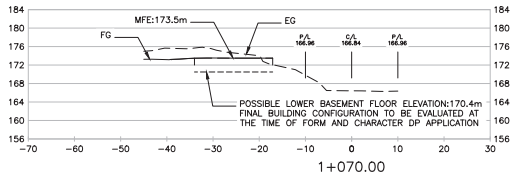


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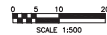
Rev. No.	DATE	BY	REVISION DESCRIPTION	ENG
00	08/31/23		ISSUED FOR REVIEW - NOT FOR CONSTRUCTION	
01	01/31/24	DH	LOT LAYOUT REVISED - NOT FOR CONSTRUCTION	
02	03/04/24	JF	CROSS SECTIONS ADDED - NOT FOR CONSTRUCTION	
03	10/21/24	MH	PHASE 2 TOP OF BANK ADDED - NOT FOR CONSTRUCTION	
04	11/04/24	MH	LOT 2-6 GRADING REVISED - NOT FOR CONSTRUCTION	
05	11/21/24	MH	UPDATED LEGAL SURVEY - REVISED LEGAL LINES	
06	02/05/25	MH	ISSUED FOR REVIEW - NOT FOR CONSTRUCTION	

LEGEND		SITE LEGAL DESCRIPTION		ENGINEER'S SEAL		CLIENT NAME	
PROG.	EXIST.	PROG.	EXIST.	DESIGN	DB	CLIENT NAME	DRAWING TITLE
---	---	---	---	DR	DH	MOUNT BENSON DEVELOPMENTS INC	PHASE 2 PRELIMINARY GRADING PLAN
---	---	---	---	CHECKED	DB		
---	---	---	---	PRINT DATE	11-21-24		
BENCHMARK DESCRIPTION ELEVATIONS ARE GEODETIC AND ARE REFERRED TO MONUMENT No.79H9326 LOCATED ON LOST LAKE ROAD ELEVATION = 167.172m				EGCBC PERMIT TO PRACTICE NUMBER: 1000856 HORIZONTAL SCALE: 1:750 VERTICAL SCALE:		PROJECT NAME LINLEY PARK ESTATES 5420 ALTAVISTA DRIVE	





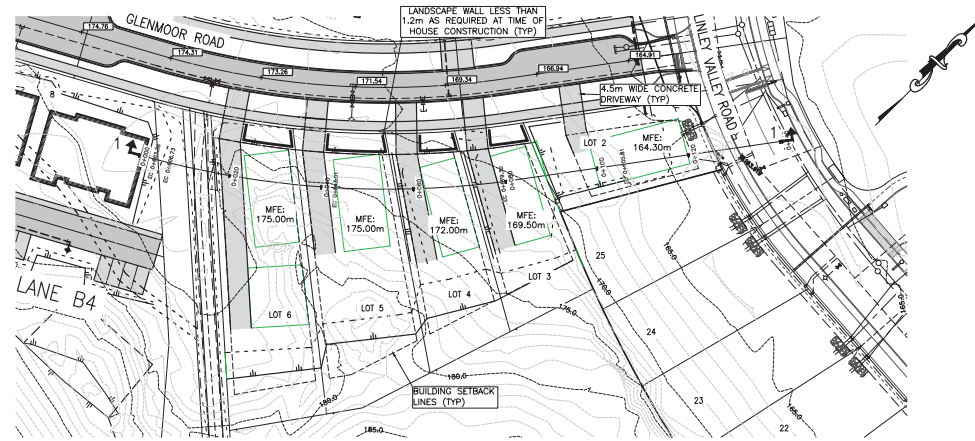
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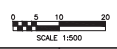
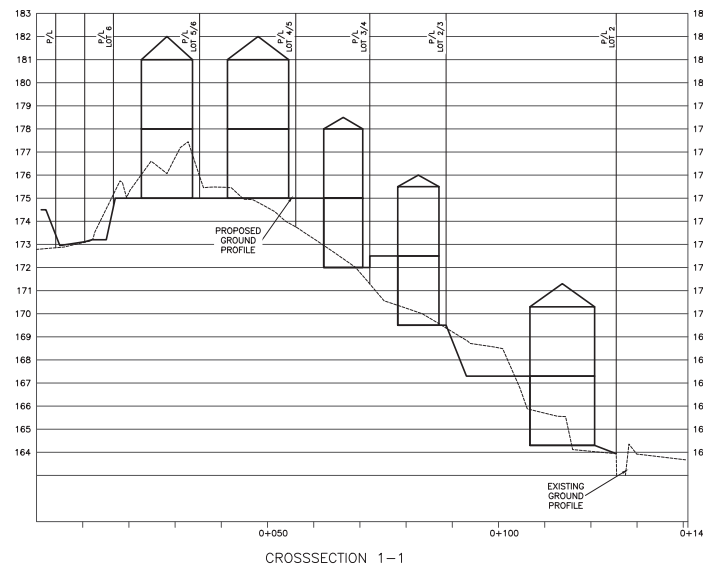
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4. SEE SHEET 0019-008-103 FOR CROSS SECTION LOCATIONS

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GRADING LEGEND	
\pm 36.39	PROPOSED FINISHED GRADE SPOT ELEVATION
\rightarrow	PROPOSED SURFACE SLOPE
\pm 37.45 EX	EXISTING GROUND ELEVATION
- - - 46.0 - - -	EXISTING GROUND CONTOUR
	BFE = BASE FLOOR ELEVATION
	MFE = MAIN FLOOR ELEVATION



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--- WATERMAIN	--- STORM SEWER	--- SANITARY SEWER	--- GAS MAIN	--- ELECTRICAL EXIST	--- INLET/OUTLET HEADWALL	--- DITCH INLET/OUTLET	--- SINGLE	--- EDGE OF PAVEMENT	M	--- WALK BOX	--- LIMIT OF CONSTRUCTION																							
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01	02/07/25	MH	ISSUED FOR REVIEW - NOT FOR CONSTRUCTION	DB							<p>PROJECT No. 0019-008</p> <p>DRAWING No. 108</p> <p>REVISION No. 01</p> <p>CITY PLAN FILE No.</p>																							

NE
NEWCASTLE ENGINEERS LTD.
4-3179 BARONS ROAD
MUNICIPALITY, B.C. V6T 2S5
PHONE (604) 736-2883

Development Permit No. DP001327 Schedule E
 5420 Altavista Drive
SLOPE ANALYSIS PLAN

TREE & VEGETATION RETENTION
 (Includes transfers and EPA)
 (excludes pond areas)

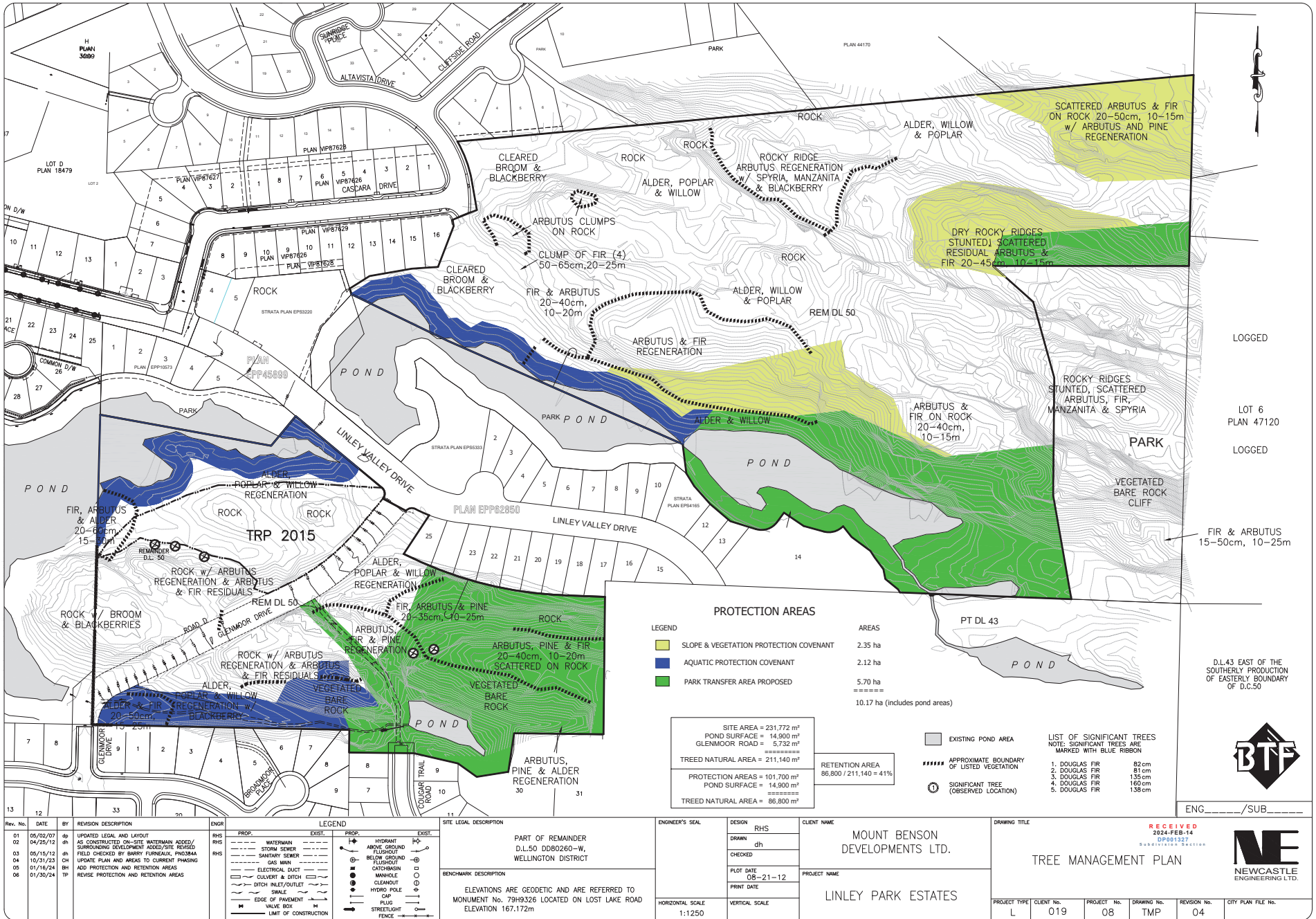
PHASE	RETENTION (%)
PLAN EPP45899	36%
PLAN EPP92950	22%
PHASE 1	42%
PHASE 2 & 3	44%
PHASE 4	42%
PHASE 5	26%

ENVIRONMENTAL PROTECTION AREA

TOTAL EPA	10.17 ha
SITE AREA	23.18 ha
	44%



TREE MANAGEMENT PLAN



RECEIVED
2024-FEB-14
DP001327

ENG _____ / SUB _____

Development Permit No. DP001327 Schedule G
 5420 Altavista Drive
DENSITY TRANSFER AREAS PLAN

ZONING R10 @ 16 units/ha

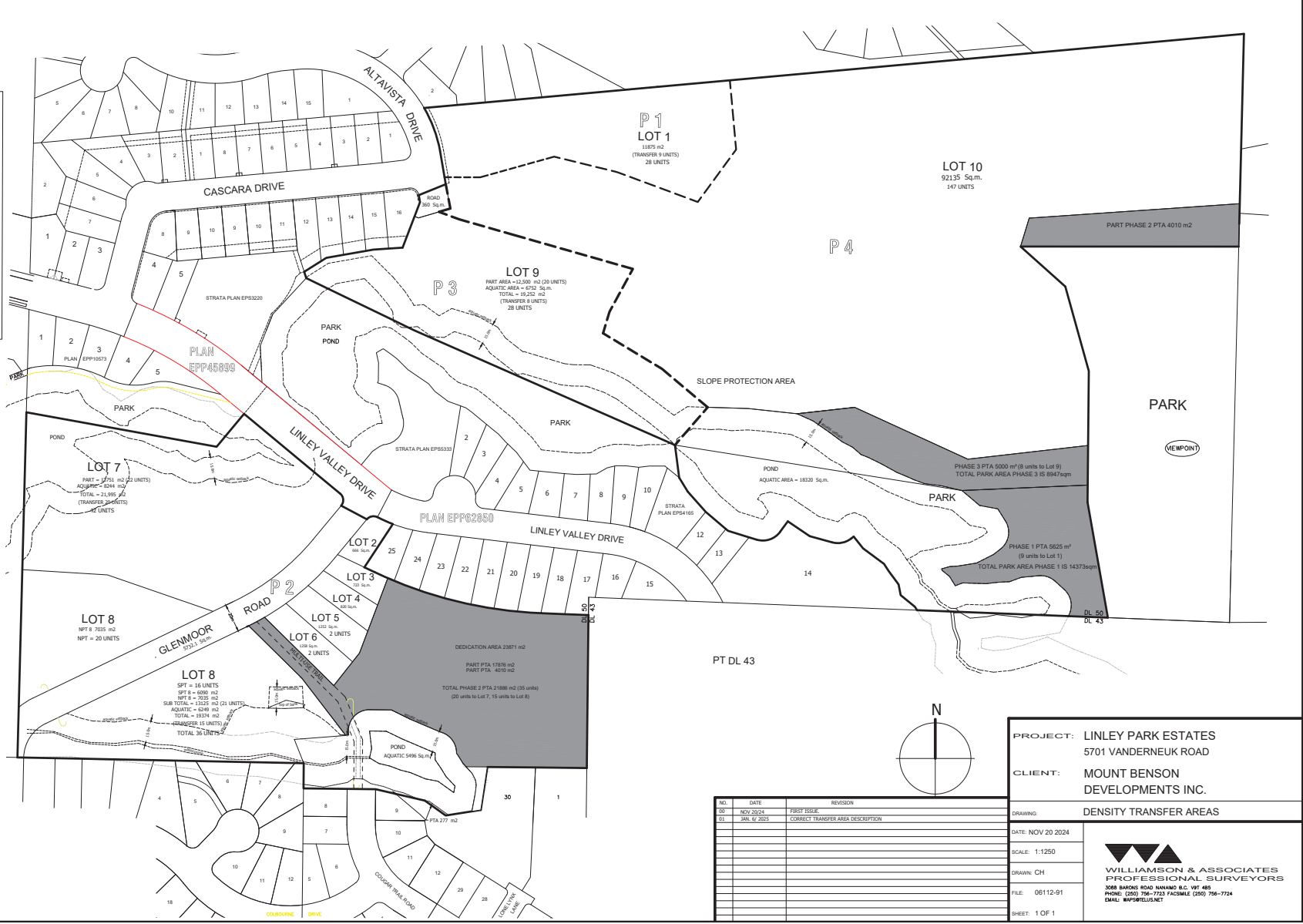
TOTAL SITE AREA	231772 m ²
AQUATIC AREA	43061 m ²
ROAD AREA	6092 m ²
PARK DEDICATION 5%	DONE
DENSITY AREA	180619 m ²

DENSITY CALCULATION

LOT	AREA*	UNITS	TRANSFER	TOTAL
1	11875	19	9	28
2	866	1	0	1
3	723	1	0	1
4	820	1	0	1
5	1252	2	0	2
6	1258	2	0	2
7	13751	22	20	42
8	13125	21	15	36
9	12500	20	8	28
10	92135	147	0	147

148105 236 52 288
 32511 = PARK TRANSFER AREA
 180616 = DENSITY AREA
 * AREAS DO NOT INCLUDE AQUATIC LAND.

ENVIRONMENTAL PROTECTION AREA
 TOTAL EPA 10.17 ha
 SITE AREA 23.18 ha
 44%



PROJECT: LINLEY PARK ESTATES
 5701 VANDERNEUK ROAD

CLIENT: MOUNT BENSON DEVELOPMENTS INC.

DRAWING: DENSITY TRANSFER AREAS

DATE: NOV 20 2024

SCALE: 1:1250

DRAWN: CH

FILE: 06112-91

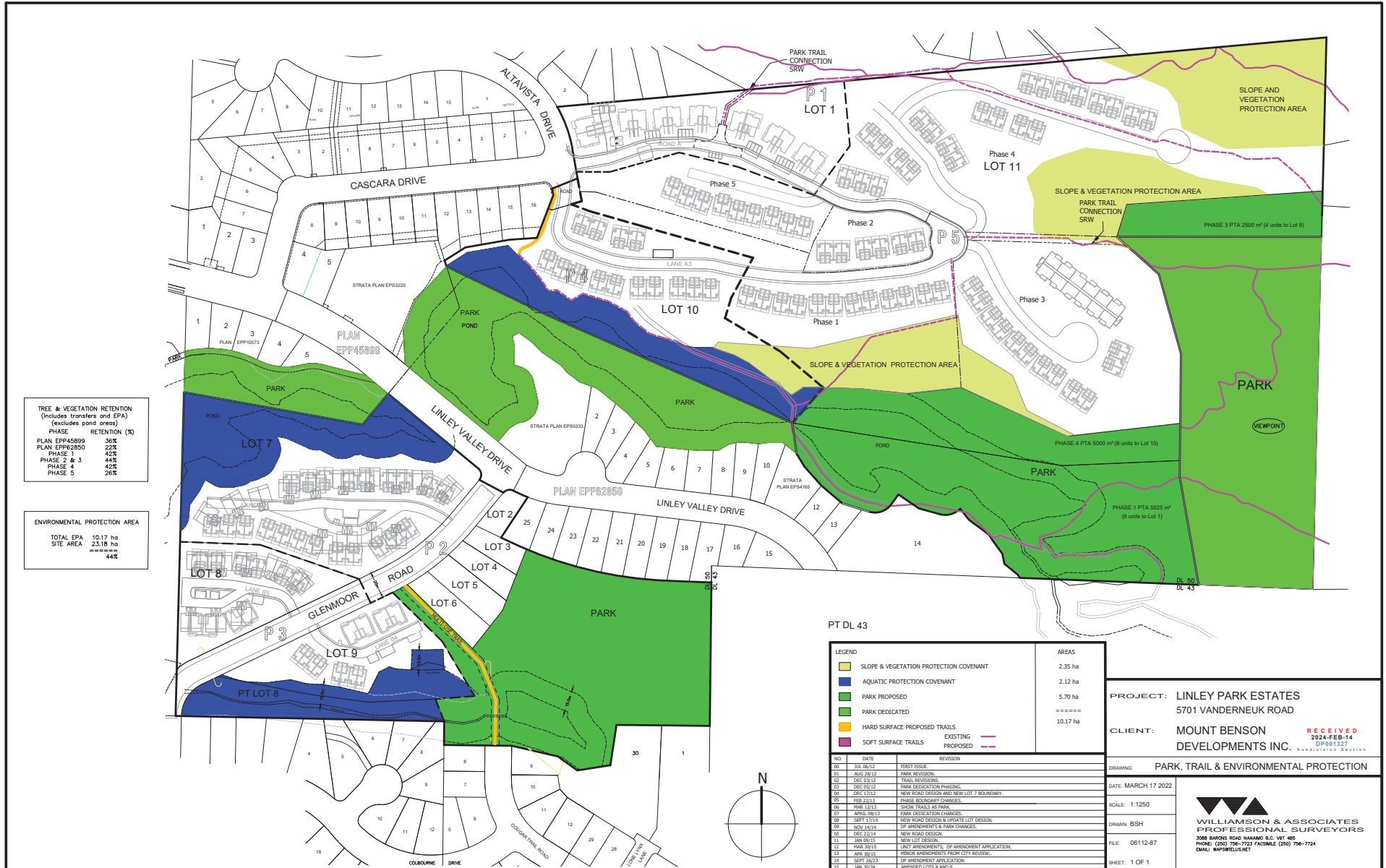
SHEET: 1 OF 1

NO.	DATE	REVISION
00	NOV 20/24	FIRST ISSUE
01	JAN 07 2025	CORRECT TRANSFER AREA DESCRIPTION

WILLIAMSON & ASSOCIATES
 PROFESSIONAL SURVEYORS
 3068 BAYBROS ROAD NANAIMO B.C. V9T 4B5
 PHONE: (250) 756-7723 FACSIMILE: (250) 756-7724
 EMAIL: WAF@WILLIAMSON.SURVEYORS.COM

Development Permit No. DP001327
5420 Altavista Drive

Schedule H
TRAIL PLAN



TREE & VEGETATION RETENTION
(Includes transfers and EPA)
(Excludes pond areas)

PHASE	RETENTION (%)
PLAN EPP45899	36%
PLAN EPP62500	22%
PHASE 1	42%
PHASE 2 & 3	44%
PHASE 4	42%
PHASE 5	26%

ENVIRONMENTAL PROTECTION AREA

TOTAL EPA	10.17 ha
SITE AREA	23.18 ha
	44%

PT DL 43

LEGEND	AREAS	
	SLOPE & VEGETATION PROTECTION COVENANT	2.35 ha
	AQUATIC PROTECTION COVENANT	2.12 ha
	PARK PROPOSED	5.70 ha
	PARK DEDICATED	10.17 ha
	HARD SURFACE PROPOSED TRAILS	
	SOFT SURFACE TRAILS	
	EXISTING	
	PROPOSED	

NO.	DATE	REVISION
01	JUL 06/12	FIRST ISSUE
02	AUG 28/12	PARK REVISION
03	DEC 03/12	TRAIL REVISION
04	DEC 05/12	PARK DEDICATION PHASING
05	DEC 17/12	NEW ROAD DESIGN AND NEW LOT 7 BOUNDARY
06	FEB 22/13	PHASE BOUNDARY CHANGES
07	MAR 12/13	SHORT TRAILS OF PARK
08	APRIL 08/13	PARK DEDICATION CHANGES
09	SEPT 17/14	NEW ROAD DESIGN & UPDATE LOT DESIGN
10	NOV 04/14	OF AMENDMENTS & PARK CHANGES
11	DEC 22/14	NEW ROAD DESIGN
12	JAN 06/15	NEW LOT DESIGN
13	MAR 30/15	UNIT AMENDMENTS OF AMENDMENT APPLICATION
14	APR 30/15	HOUSE AMENDMENTS FIRST CITY REVIEW
15	SEPT 25/13	OF AMENDMENT APPLICATION
16	JAN 30/21	AMENDED LOTS 8 AND 9

PROJECT: LINLEY PARK ESTATES
5701 VANDERNEUK ROAD

CLIENT: MOUNT BENSON DEVELOPMENTS INC.

DRAWING: PARK, TRAIL & ENVIRONMENTAL PROTECTION

DATE: MARCH 17 2022

SCALE: 1:1250

DRAWN: BSH

FILE: 06112-87

SHEET: 1 OF 1

WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS

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