



DEVELOPMENT PERMIT NO. DP001374

1351030 BC LTD
Name of Owner of Land (Permittee)

2555 EAST WELLINGTON 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 1, SECTION 13, RANGE 5 AND 6, MOUNTAIN DISTRICT, PLAN 28073 EXCEPT PART IN PLAN 2891RW

PID No. 002-278-171

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 Environmentally Sensitive Area Survey
Schedule C QEP Report and Recommendations

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. With registration of the subdivision, a Land Title Act Section 219 Covenant is to be registered on the subject properties to require that future development is in accordance with the recommendations outlined in the Environmental Assessment report prepared by Aquaparian Environmental Consulting Ltd., dated 2025-January-08.

REVIEWED AND APPROVED ON

Mar 11/25

Date



J. Holm, Director of Planning & Development

Planning & Development

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

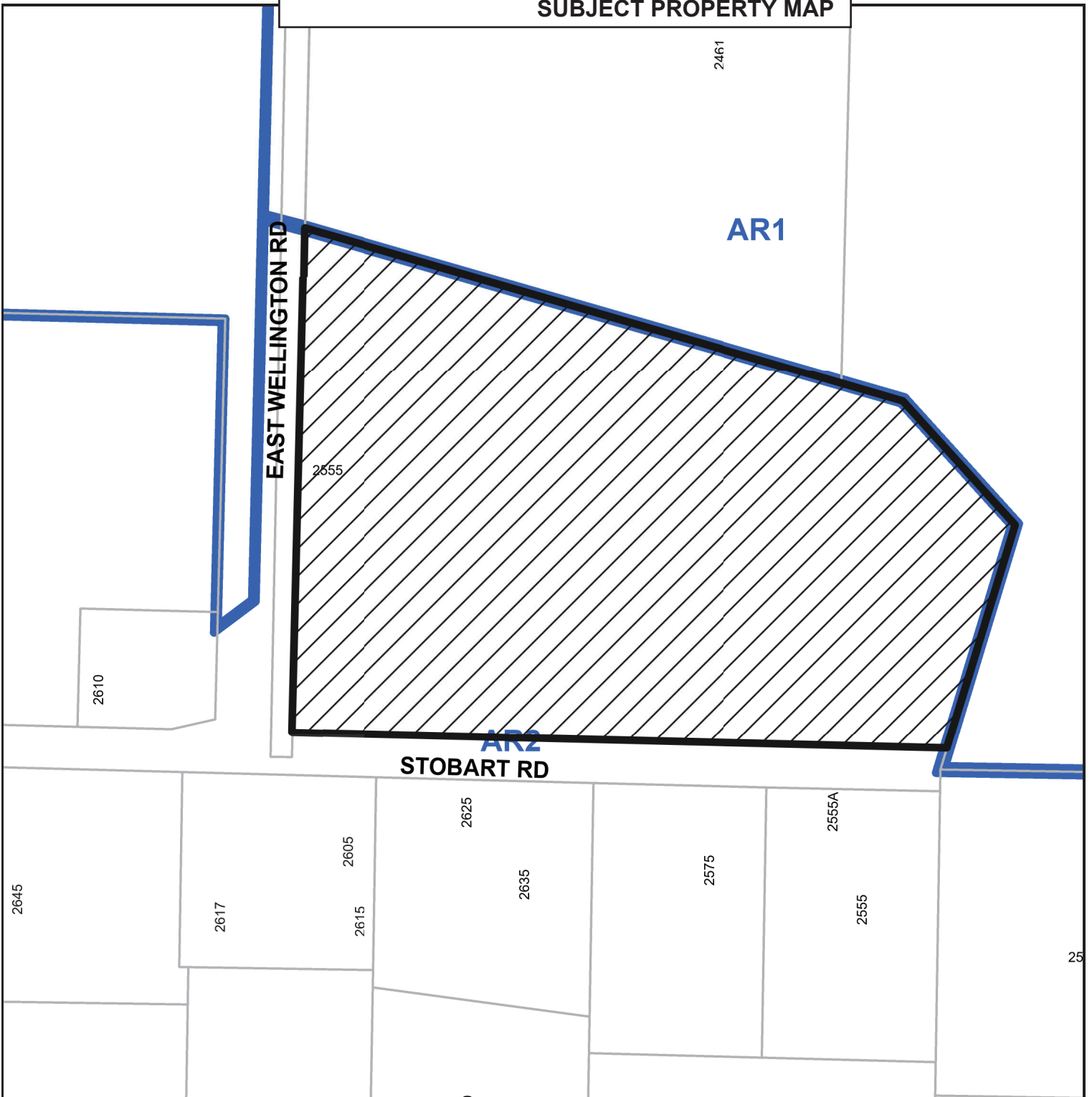
MR/mb

Prospero attachment: DP001374

Development Permit No. DP001374
2555 East Wellington Road

Schedule A

SUBJECT PROPERTY MAP



2555 EAST WELLINGTON ROAD

REFERENCE PLAN OF PART OF LOT 2, SECTION 13, RANGE 5 AND PART OF LOTS 5 AND 6, SECTION 13, RANGES 5 AND 6, ALL IN MOUNTAIN DISTRICT, PLAN EPP141303 FOR COVENANT PURPOSES PURSUANT TO SECTION 99(1)(E), LAND TITLE ACT

BCGS 92F,020

The intended plot size of this plan is 864mm in width by 560mm in height (D size) when plotted at a scale of 1:750.

LEGEND

- denotes Control Monument found.
- denotes Standard Capped Post found.
- ⊕ denotes Standard Iron Post found.
- denotes Standard Iron Post placed.

All distances shown are in metres
This plan lies within Integrated Survey Area No. 20, Nanaimo, NAD83 (CSRS) 3.0.0.BC.1.NM

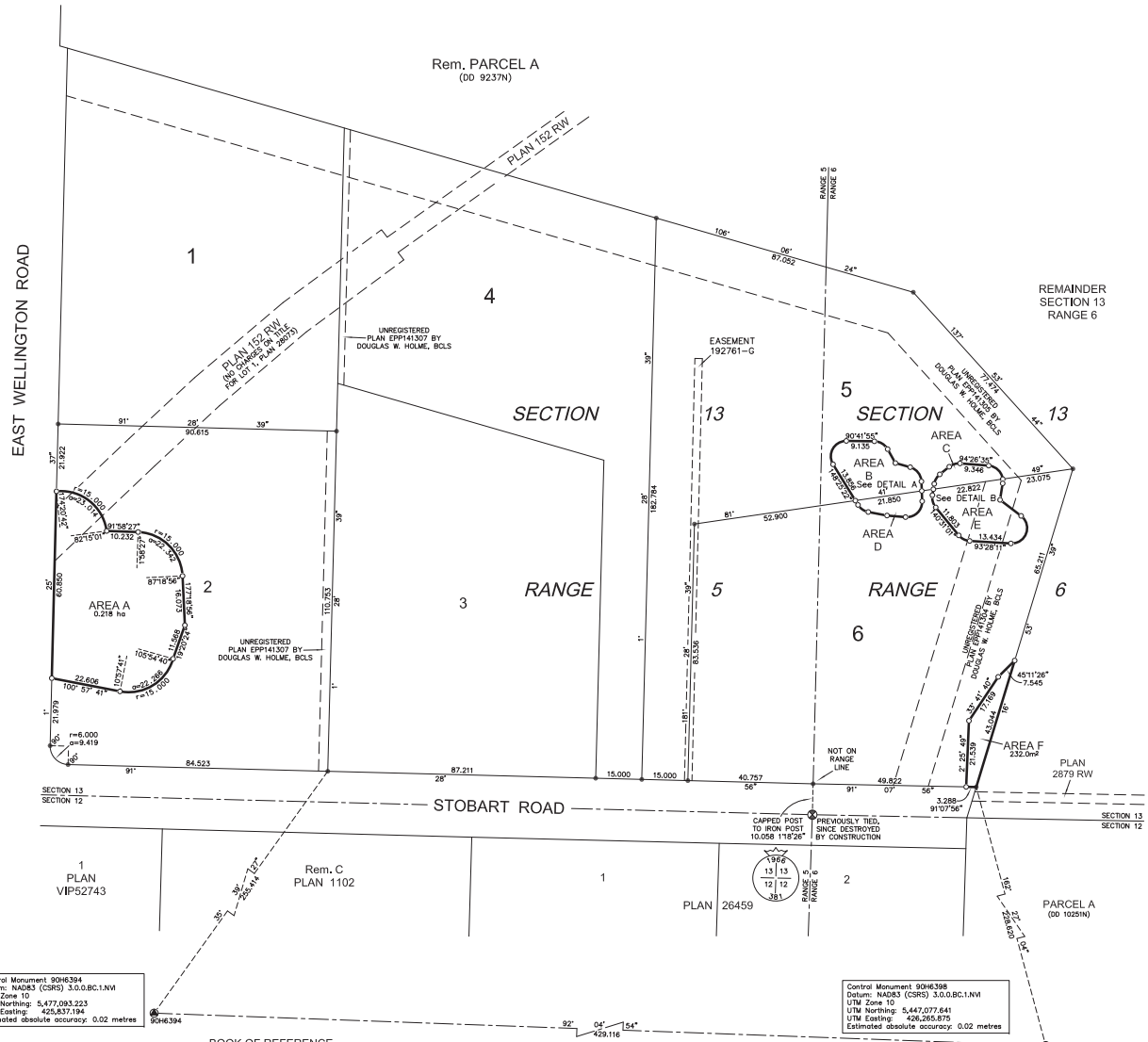
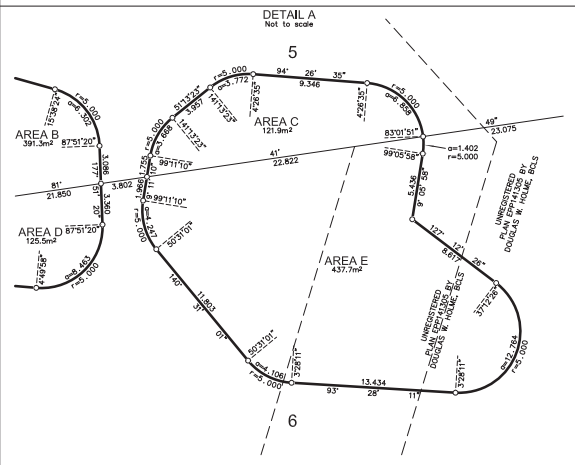
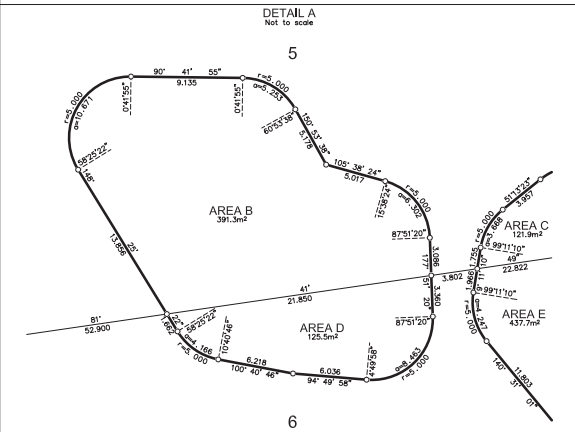
Grid bearings are derived from observations between geodetic control monuments 9046394 and 9046398 and are referred to the central meridian of UTM Zone 10.

The UTM coordinates and estimated absolute accuracy achieved are derived from observations between geodetic control monuments 9046394 and 9046398.

This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9996476. The average combined factor has been determined based on control monument 9046394 and 9046398.



DRAFT



Control Monument 9046394
Datum: NAD83 (CSRS) 3.0.0.BC.1.NM
UTM Zone 10
UTM Northing: 5,477,093.223
UTM Easting: 425,837.194
Estimated absolute accuracy: 0.02 metres

Control Monument 9046398
Datum: NAD83 (CSRS) 3.0.0.BC.1.NM
UTM Zone 10
UTM Northing: 5,447,077.641
UTM Easting: 426,260.875
Estimated absolute accuracy: 0.02 metres

PART	LOT No.	SIZE
AREA A	2	0.218 ha
AREA B	5	391.3m ²
AREA C	5	121.9m ²
AREA D	6	125.5m ²
AREA E	6	437.7m ²
AREA F	6	232.0m ²

QEP REPORT AND RECOMMENDATIONS



January 8, 2025

Russell McMann
2555 East Wellington Road
Nanaimo BC V9R 6W5

Via Email: [REDACTED]

**RE: 2555 EAST WELLINGTON ROAD – LOTS 2, 5 & 6
LETTER REPORT TO SUPPORT A DEVELOPMENT PERMIT**

1.0 INTRODUCTION

Aquaparian Environmental Consulting Ltd (Aquaparian) was retained by Russell McMann to complete a letter report to support a Development Permit Application for the development of newly subdivided Lots 2, 5 and 6 at 2555 East Wellington Road, Nanaimo BC. A site plan prepared by JE Anderson & Associates has been included as Figure 1. Aquaparian completed a Biophysical Assessment of the property at the subdivision stage that identified three small wetlands within the larger parcel. The subdivision resulted in six new parcels which are now being developed for residential use. Lots 2, 5 and 6, contain wetland habitat and Lot 6 includes part of the riparian area of a small stream. The City of Nanaimo's City Plan identifies the wetlands and stream as Watercourse Environmentally Sensitive Areas (ESAs) through Development Permit Area (DPA) 1. The ESAs include a 15m *leave* strip to protect the sensitive habitat features. Table 1 below identifies the six new lots and the areas of each ESA (if applicable):

Table 1: 2555 East Wellington Rd Area Calculations

Lot #	ESA area within Lot (sqm)	Non ESA area within Lot (sqm)	Total Lot area (sqm)	% ESA area	ESA Description
1	0.00	10020.00	10020.00	0.00%	n/a
2	2180.00	7840.00	10020.00	21.76%	wetland
3	0.00	10020.00	10020.00	0.00%	n/a
4	0.00	10020.00	10020.00	0.00%	n/a
5	513.20	9506.80	10020.00	5.12%	wetland
6	563.20	9456.80	10020.00	5.62%	wetland

As understood, lots 2, 5 and 6 do not meet the minimum lot size exclusive of the area of the

ESAs and therefore require a Development Permit for the lot development stage. The intent of this report is to provide recommendations for protection of the ESAs during development of the three lots as per Zoning Bylaw 4500 Section 18.1.5 in order to support a Development Permit application.

2.0 RECOMMENDATIONS

Aquaparian understands that the wetland ESAs are not proposed to be disturbed or impacted during development. At the time of preparing this report, the boundaries of the ESAs have been demarcated with permanent timber fencing, meeting the requirements of Zoning Bylaw 4500 Section 18.1.5 – a(i). Ensure fencing is equipped with signage identifying the areas as environmentally sensitive. The following are recommendations to protect the ESAs during the development stage.

- Building envelopes are not to abut protective fencing surrounding ESAs;
- Earthworks should be completed during the dry season, if possible, to prevent sediment migration into ESAs. If earthworks cannot be completed during the dry months, work should be completed when there is minimal precipitation in the forecast with erosion and sediment controls in place. Install silt fencing along the outside of the fenced ESAs with the bottom of the skirt keyed into the ground to capture any fines and prevent them from entering the ESAs;
- No sediment-laden water is to be discharged off site or into the ESAs. Sediment and erosion measures are to be implemented as necessary and additional measures (such as additional silt fencing, straw bales, interceptor ditching, sediment control ponds, sediment traps, staged gravel filters, or other methods) may be required depending on weather conditions and construction methods;
- No removal, pruning, damage, or other alterations of vegetation within the ESAs is permitted;
- Trees to be retained should be protected from damage including the root systems. Trees within the ESA that are near the fencing may have critical root zones that extend outside of the fence line. If heavy equipment will be driving close to the ESA fencing, install temporary fencing outside the drip lines of trees or as specified by an arborist in the vicinity of the work area to prevent damage and compaction of root systems from heavy equipment;
- No deleterious substances (oils, grease, gasoline, diesel, etc.) are to be allowed to enter the ESAs;

- All heavy equipment used on-site should be inspected daily and have a proper spill kit on board in case of any leakage or spills of hydrocarbons;
- On-site machinery should be power washed and free of leaks before entering the site;
- All fill brought to the site is to be clean i.e. free of hazardous contaminants and free of invasive weeds or seeds; and,
- Vegetation clearing within lots is required is to be completed outside the migratory songbird nesting season for the area (March 1st – August 15th) unless a nesting bird survey is first completed by a suitably qualified Biologist 3-5 days prior to clearing.

3.0 CLOSURE

This report has been completed in accordance with generally accepted biological practices. No other warranty is made, either expressed or implied. Aquaparian trusts that the information provided in this report meets your requirements. Any questions regarding information provided in this document, please contact the undersigned at (250) 591-2258.

Respectfully submitted,

AQUAPARIAN ENVIRONMENTAL CONSULTING LTD.

Prepared by:



Jeni Rowell, B.Sc.
Biologist-in-Training

<https://netorg5387218.sharepoint.com/sites/Shared/Shared Documents/Documents/Projects/Projects/N930 2555 East Wellington Rd BA/2555 East Wellington Letter Report Jan 2025.doc>

Reviewed by:

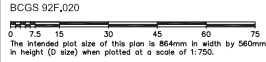


Sarah Bonar, R.P.Bio.
Senior Biologist/Principal

FIGURE 1 – SITE PLAN

REFERENCE PLAN OF PART OF LOT 2, SECTION 13, RANGE 5 AND PART OF LOTS 5 AND 6, SECTION 13, RANGES 5 AND 6, ALL IN MOUNTAIN DISTRICT, PLAN EPP141303 FOR COVENANT PURPOSES PURSUANT TO SECTION 99(1)(E), LAND TITLE ACT

PLAN EPP141306



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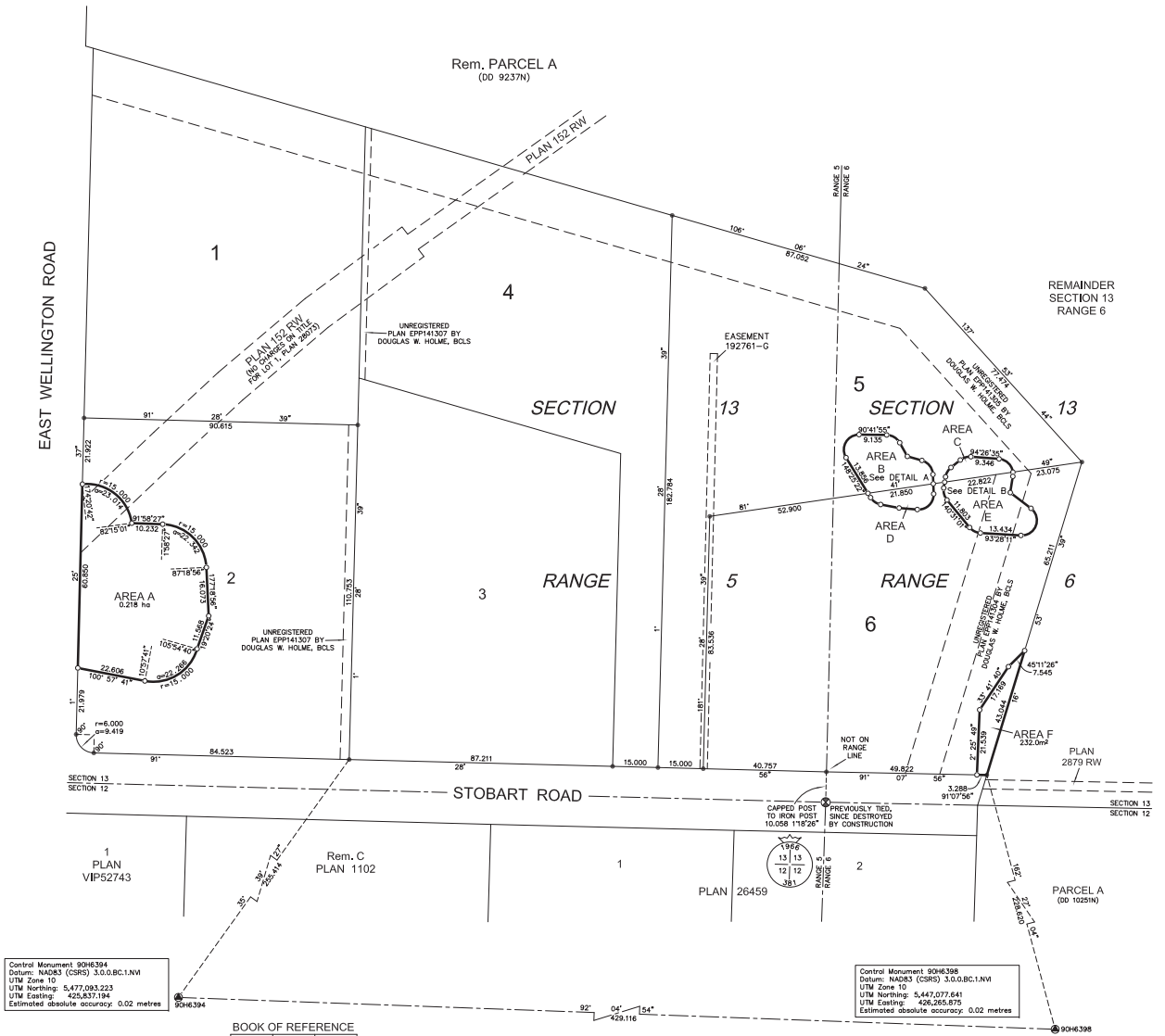
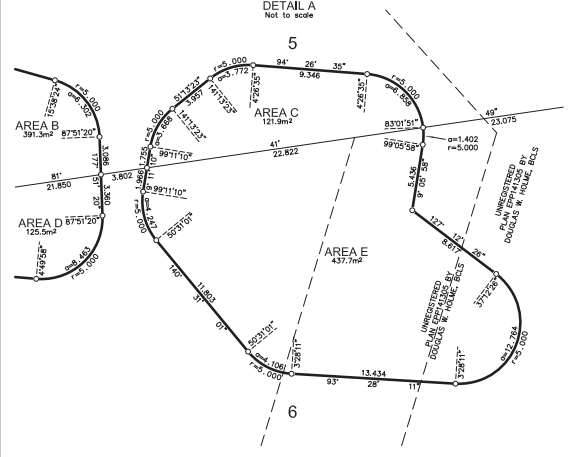
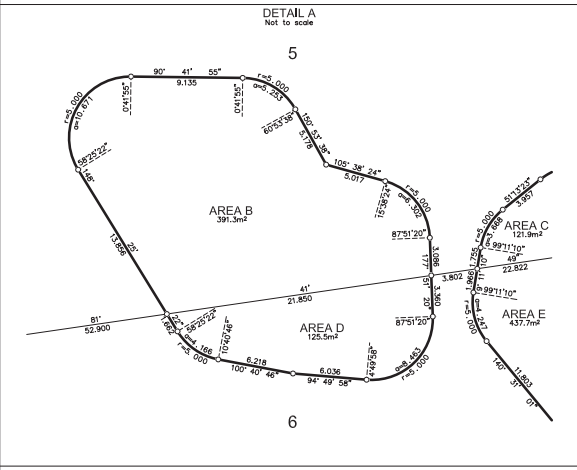
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J.E. ANDERSON & ASSOCIATES
 B.C. Land Surveyors - Consulting Engineers
 Victoria - Nanaimo - Parksville - Campbell River, B.C.
 File: 90313

This plan lies within the Regional District of Nanaimo
 The field survey represented by this plan was completed on the ___th day of _____, 2024.
 Douglas W. Holme, BCLS 792