

**ATTACHMENT A**  
**PERMIT TERMS AND CONDITIONS (DP1058)**

**CONDITIONS OF PERMIT**

1. The riparian area improvements shall be completed in substantial compliance with the Landscape Plan prepared by Victoria Drakeford Landscape Architect dated 2017-OCT-28 as shown on Attachment C.
2. A landscape bond is required for 100% of the landscape estimate prepared by Victoria Drakeford., and contained in the Landscape Plan dated 2018-OCT-27 as shown on Attachment C.
3. A five-year maintenance period with two assessments per year is required. A certified letter of completion is required from the Landscape Architect at the end of the five-year maintenance period.
4. The applicant is to obtain the necessary provincial approvals for any improvements that are located within the foreshore area.

**ATTACHMENT B**  
**PERMIT TERMS AND CONDITIONS (DVP317)**

**TERMS OF PERMIT**

The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

1. *Section 7.5.1 Siting of Buildings* – to reduce the minimum rear yard setback in the R1 Zone from 7.5m to 1.5m for a single residential dwelling

**CONDITIONS OF PERMIT**

1. The subject property shall be developed in accordance with the proposed building envelope and setbacks shown on the site survey prepared by Williamson and Associates, dated 2015-SEP-24, as shown on Attachment E.

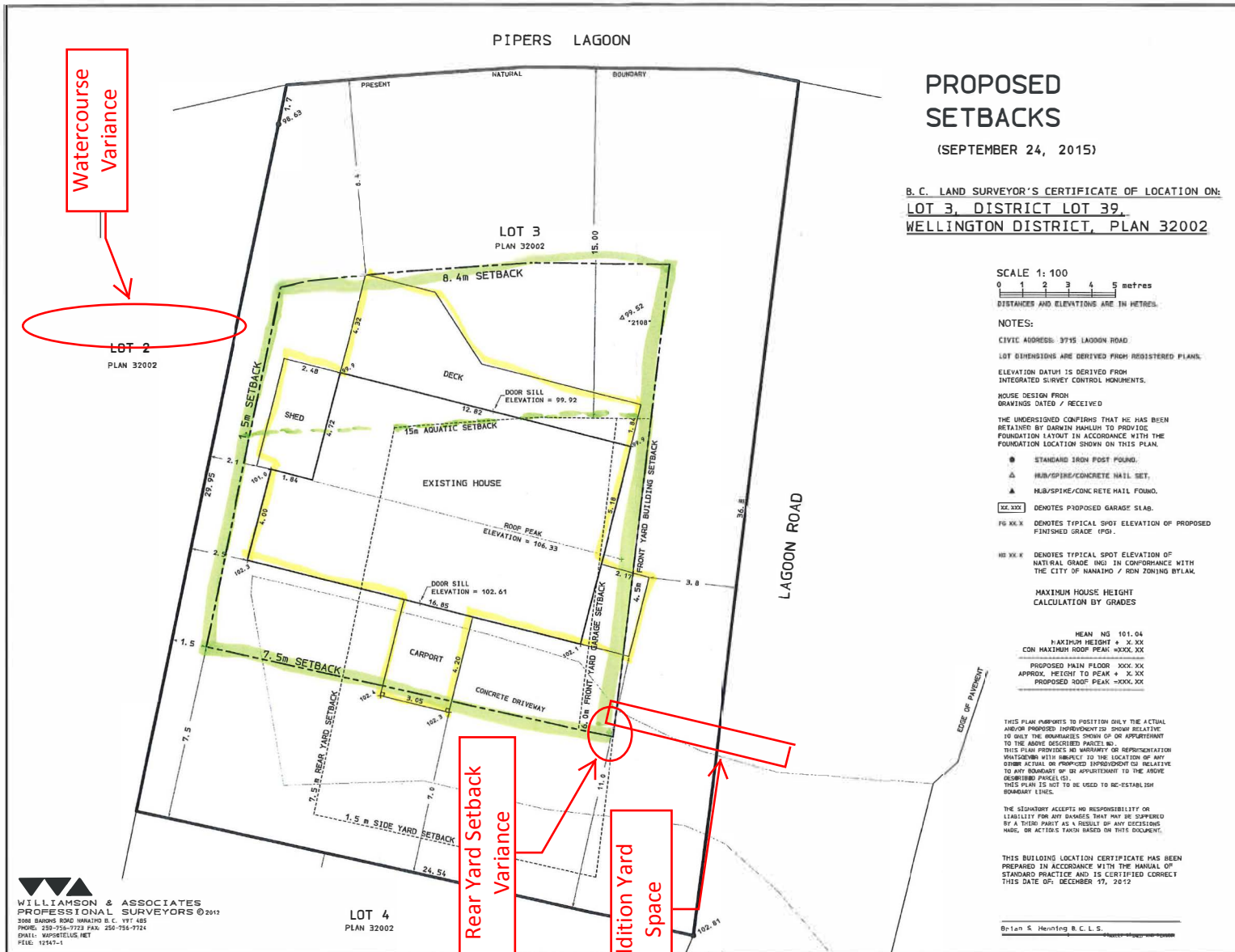
Civic: 3715 Lagoon Road  
Lot 3, District Lot 39,  
Wellington District, Plan 32002

 **Subject  
Property**

**ATTACHMENT D**  
**SITE PLAN**  
**(Existing Bylaw 4500 Setbacks)**



# ATTACHMENT E SITE PLAN (Proposed Setbacks)



RECEIVED  
JUL 10 2017  
DUP317  
CITY OF NANAIMO  
CIVIL ENGINEERING



The Mahlum Residence lies in an area that would have once been part of a Garry Oak ecosystem. This ecosystem is well represented in Pipers Lagoon Park, which lies across the lagoon to the north of the property. Several Garry Oaks still surround the property. It is the intent of the owners to return the garden as near as possible to the original diverse ecosystem that was once on this site.

[illegible]

		<b>Ferns</b>		
Gr	12	<i>Droserota expansa</i>	Spiry Wood Fern	#1
Pin	10	<i>Polystichum aquilula</i>	Lacock Fern	#1
Th	20	<i>Polystichum trichomanes</i>	Sword Fern	#1
<b>Garry Oak Meadow Plants</b>				
18		<i>Aschilus mollis</i>	Yarrow	
33		<i>Artemisia canescens</i>	Yellow Ox-eye	bulbs
39		<i>Artemisia tridentata</i>	Thrift	10 cm
66		<i>Castilleja canescens</i>	Common Castles	bulbs
67		<i>Indovillea hendersonii</i>	Broad-leaved Shooting Star	bulbs
12		<i>Eriogonum fasciculatum</i>	Woolly Sunflower	#10 cm
60		<i>Trillium albidum</i>	Chickadee Lily	bulbs
18		<i>Heuchera villosa</i>	Heuchera, Broad-leaved alumnus	bulbs
19		<i>Lomatium uliginosum</i>	Sage Gild	#10 to 11 cm
20		<i>Penstemon brevis</i>	Lance-leaved Stonecrop	bulbs
21		<i>Sedum angustatum</i>	Oregon Stonecrop	bulbs
22		<i>Sedum spaldingii</i>	Broad-leaved Stonecrop	bulbs
18		<i>Psychotria tenuifolia</i>	Louisa Fern	#1
<b>Grasses in meadow – can go to any of the following</b>				
24		<i>Dactylis californica</i>	California Cynopsis	grasses
15		<i>Festuca idahoensis</i> var <i>coarctata</i>	Poor-will's Fescue	grasses
25		<i>Elymus elymus</i>	Wild Rye	grasses

**Meadow Grass**  
Garry Oak Upland Mix available from Pickseed  
[http://pickseed.com/USCanada/nativeSeed/uses/acclamation\\_info\\_2012.pdf](http://pickseed.com/USCanada/nativeSeed/uses/acclamation_info_2012.pdf)  
**Roomers Fescue**  
**California Outgrass**

NOTES:

1. ALL PLANTS AND PLANTING TO BE TO BCSLA/BCNTA LANDSCAPE STANDARDS LATEST EDITION.
2. SOIL DEPTHS TO BE 6" FOR MEADOW AREAS, 12" FOR REST OF GARDEN, 1 CU YD. FOR TREES.

Quantity A: Private property: all quantities of plants to be confirmed after garden layout and rock placement is complete.  
Quantity B: City property: plant quantities to be confirmed on site at time of planting. Plant in groups of 5.

2018022817


DATE \_\_\_\_\_ REV. \_\_\_\_\_ DESCRIPTION \_\_\_\_\_  
CONSULTANT \_\_\_\_\_


**VICTORIA DRACHFORD  
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PROJECT  
MAHLUM  
RESIDENCE  
3715 LAGOON ROAD  
NANAIMO BC

SHEET TITLE: LANDSCAPE PLAN

SCALE	1:100m	DATE	
DRAWN	V/D	CHECKED	
PROJECT NUMBER	Mahlum		
DRAWING NUMBER	L1		



ATTACHMENT G  
AERIAL PHOTO



DEVELOPMENT VARIANCE PERMIT NO. DVP00317