

# ATTACHMENT A PERMIT TERMS AND CONDITIONS

## TERMS OF PERMIT

The City of Nanaimo “Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 6.3.1.5 Location and Siting of Buildings and Structures to Watercourses* – to reduce the watercourse setback from the top of bank of a creek from 15m to 0m to allow a culverted creek crossing.

## CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the proposed Subdivision Plan prepared by Mark Garrett, dated 2018-MAR-16.
2. The density will be transferred as per the tables below:

6,998m<sup>2</sup> of park area available for density transfer. Available density transfer is 11 units, 7 are allocated.

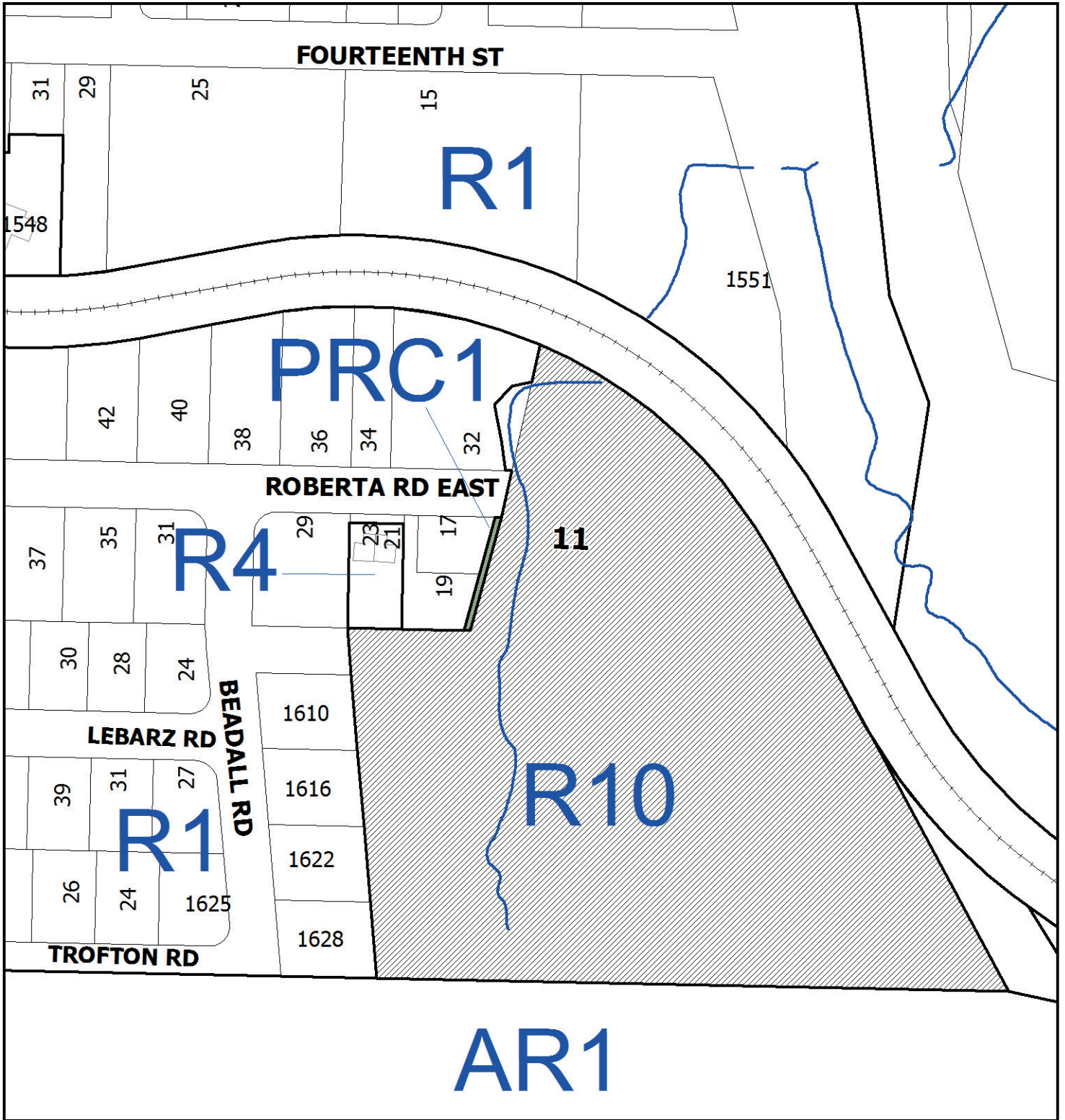
### Duplex Lots

<i>Lot #</i>	<i>Lot Size Area (m<sup>2</sup>)</i>	<i>Total Number of Units</i>	<i>Density Transferred</i>
2	1,456.5	2	0
3	847.3	2	1
6	711	2	1
17	704	2	1
19	884	2	1
20	908	2	1
21	788	2	1
22	1,123.6	2	1
Total # of units transferred			7

### Park Area

<i>Description</i>	<i>Area</i>
Total Park Area Provided (not including riparian area)	9,305m <sup>2</sup>
Required 5% Park	2,307m <sup>2</sup>
Available Park for Density Transfer	6,998m <sup>2</sup>
<ul style="list-style-type: none"> <li>• 0.6998ha x 16 = 11 units available for density transfer</li> <li>• 7 allocated / 4 unallocated</li> </ul>	

ATTACHMENT B  
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001068



**LOCATION PLAN**

 **Subject Property**

Civic: 11 Roberta Road East  
Lot 2, Section 2, Nanaimo District, Sections 17 and 18,  
Range 4, Cranberry District, Plan 3146, Except those  
parts in Plans 8000, 10198, 10500, 13778 and 19183

# ATTACHMENT C PROPOSED SUBDIVISION PLAN

- 1.1 ZONING**  
R10 STEEP SLOPE ZONING
- 1.2 EXISTING LOT SIZE**  
46,144 METERS SQ.
- 1.3 PARK DEDICATION**  
REQUIRED 5% / 2,307.2 M. SQ.  
GIVEN BEYOND RIPARIAN SETBACK  
9,305.1 M. SQ. / 20.18% EXTRA 6,997.9 M. SQ.
- 1.4 ROAD DEDICATION**  
PROPOSED 18 METER ROAD WIDTH  
ROAD DEDICATION 5,585.1 M. SQ.
- 1.4 TOTAL AREA CALCULATION**  
46,144 M. SQ. EXISTING LESS  
ROAD DEDICATION 5,585.1 M. SQ.  
RIPARIAN AREA 14,914.9 M. SQ.  
REQUIRED PARK 5% / 2,307.2 M. SQ.  
NOTE: TRADE OFF AREA OF 6,997.9 M. SQ.  
FROM EXTRA PARK DEDICATION  
REMAINING AREA 23,336.8 M. SQ.
- 2.1 DENSITY**  
DENSITY ALLOWABLE IS 2.3368 HA X 16 PER HA.  
OR 37 UNITS
- 2.2 PROPOSED DENSITY**  
26 LOTS  
LOTS 1,2,3,6,17,19,20,21 & 26 DUPLEX FOR 18 UNITS  
LOTS 7,8,9,10,11,12,13,14,15 & 16 SMALL LOTS  
FOR 10 UNITS. NOTE: 5% OR LESS GRADE  
FROM PROPERTY CENTER LINE  
LOTS 4,5,18,22,23,24 & 25 LARGE LOTS  
FOR 7 UNITS  
TOTAL UNITS 35
- 2.3 DENSITY TRANSFER**  
DUPLEX LOTS  
LOTS 2,3,6,17,19,20,21 & 26 DUPLEX FOR  
8 UNITS EXTRA UNITS  
NOTE: TRADE OFF AREA OF 6,997.9 M. SQ.  
FROM EXTRA PARK DEDICATION  
11 UNITS ALLOWABLE

## Roberta Meadows

Address: 11 ROBERTA ROAD EAST,  
NANAIMO, BC CANADA  
Folio: 04245.000  
Plan: 3146  
Size: 9.1 ACRES

Legal Description: LOT 2, SECTION 2,  
NANAIMO DISTRICT, SECTIONS 17 AND  
18, RANGE 4, CRANBERRY DISTRICT,  
PLAN 3146, EXCEPT THOSE PARTS IN  
PLANS 8000, 10198, 10500, 13778 AND  
19183

Zoning STEEP SLOPE RESIDENTIAL  
ZONE - R10

NOTES: DATE:



- DP 1 SITE MASTER PLAN
- DP 1.2 LOT 2
- DP 1.3 LOT 3
- DP 1.4 LOT 18
- DP 1.5 LOT 18-21 PROFILES
- DP 1.6 LOT 22-26 PROFILES
- DP 2 ROAD GRADING PLAN
- PROVIDED BY NEWCASTLE  
ENGINEERING
- DP 3 SLOPE ANALYSES

**MARK GARRETT**  
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NANAIMO B.C.  
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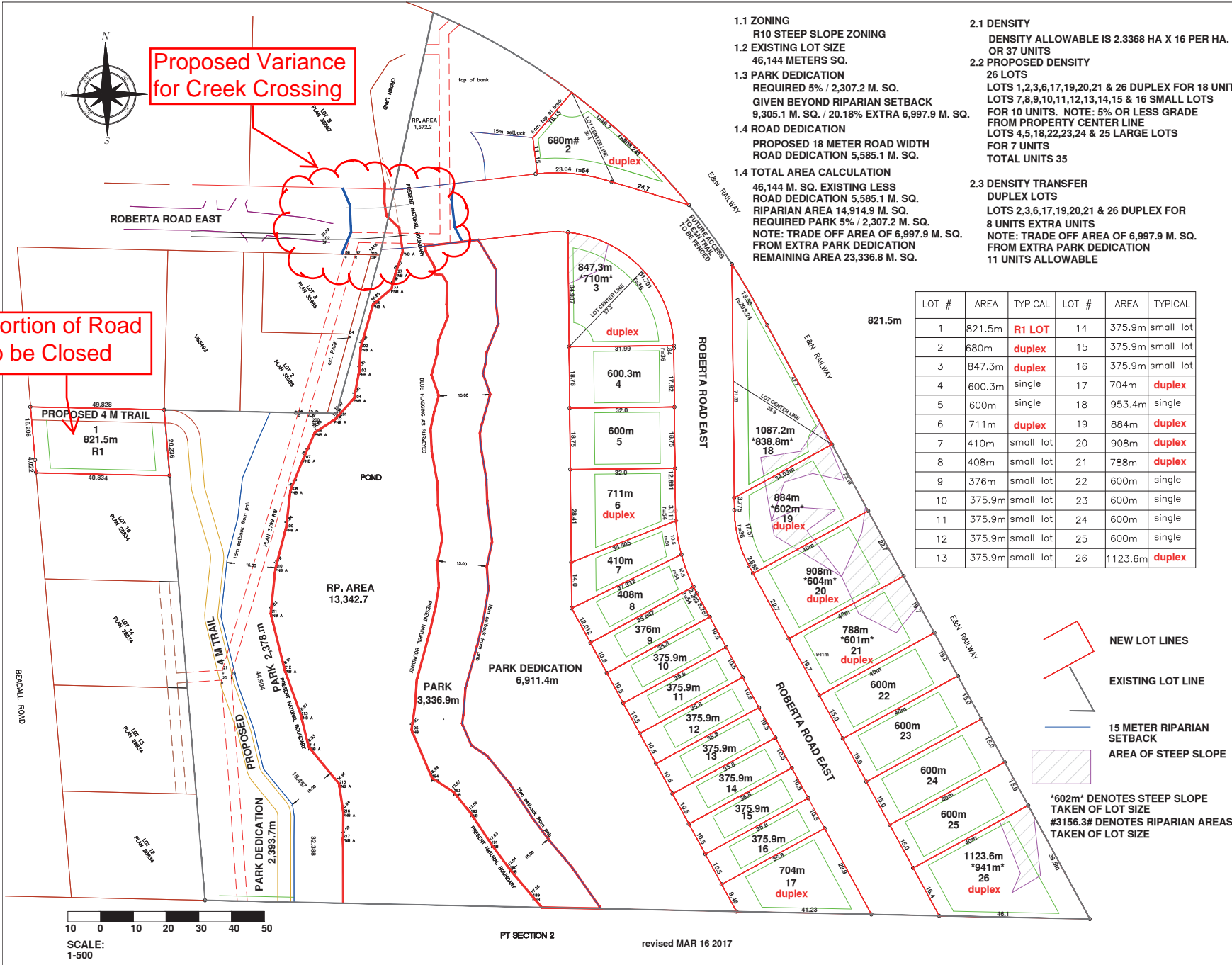
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project shown. Written consent is required  
from the designer before any reproduction.  
Contractor to verify all lines, levels, surveys,  
dimensions, specifications, location of building  
site, and location of all services prior to  
construction. All work to be done in  
accordance with the B.C. building code, current  
edition, and all local building bylaws.

DRAWN BY: MARK GARRETT  
DATE: MAR 2018  
SCALE: 1:500

PROJECT NO. DRAWING NO.

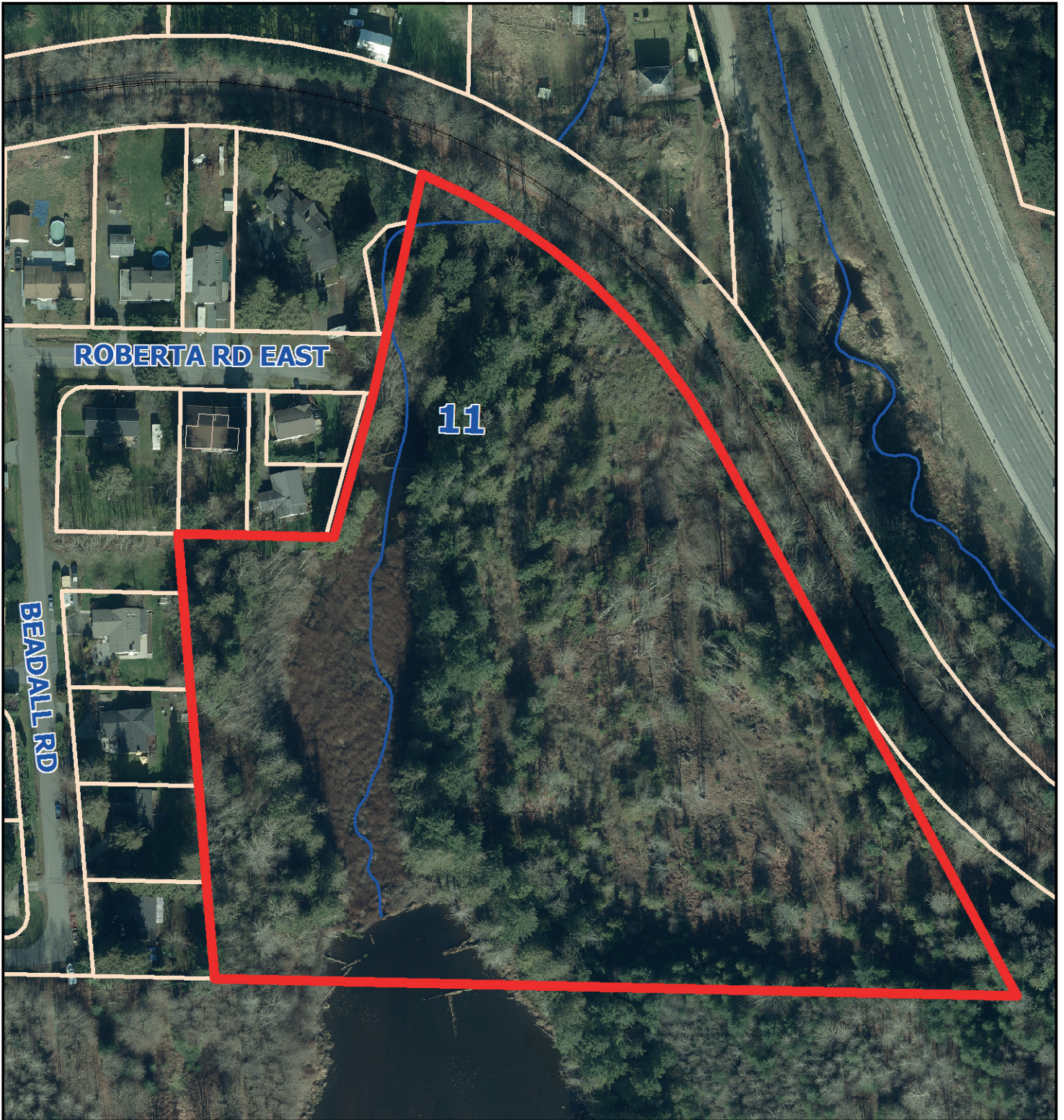
## SITE MASTER PLAN

DP 1



LOT #	AREA	TYPICAL	LOT #	AREA	TYPICAL
1	821.5m	R1 LOT	14	375.9m	small lot
2	680m	duplex	15	375.9m	small lot
3	847.3m	duplex	16	375.9m	small lot
4	600.3m	single	17	704m	duplex
5	600m	single	18	953.4m	single
6	711m	duplex	19	884m	duplex
7	410m	small lot	20	908m	duplex
8	408m	small lot	21	788m	duplex
9	376m	small lot	22	600m	single
10	375.9m	small lot	23	600m	single
11	375.9m	small lot	24	600m	single
12	375.9m	small lot	25	600m	single
13	375.9m	small lot	26	1123.6m	duplex

ATTACHMENT D  
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001068

