

**REGIONAL DISTRICT OF NANAIMO**

**ELECTORAL AREA PLANNING COMMITTEE  
TUESDAY, MAY 8, 2007  
6:00 PM**

*(RDN Board Chambers)*

**A G E N D A**

**PAGES**

**CALL TO ORDER**

**DELEGATIONS**

**MINUTES**

- 2-4 Minutes from the regular meeting of the Electoral Area Planning Committee held April 10, 2007.

**BUSINESS ARISING FROM THE MINUTES**

**PLANNING**

*AMENDMENT APPLICATIONS*

- 5-12 Zoning Amendment Application No. ZA0704 Ben Mellin on behalf of KR Burrell – Spider Lake and Marshland Roads – Area II.

*DEVELOPMENT PERMIT APPLICATIONS*

- 13-20 Development Permit Application No. 60703 - Request for 10% Frontage Relaxation – Ring Contracting Ltd. – 470 Nanaimo River Road – Area C.
- 21-25 Development Permit Application No. 60717 - Clemens/Greeve – Maple Guard Drive – Area H.

*DEVELOPMENT VARIANCE PERMIT APPLICATIONS*

- 26-33 Development Variance Permit Application No. 90703 – 1887 Bonito Crescent – Area E.

**ADDENDUM**

**BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS**

**NEW BUSINESS**

**IN CAMERA**

**ADJOURNMENT**

## REGIONAL DISTRICT OF NANAIMO

### MINUTES OF THE ELECTORAL AREA PLANNING COMMITTEE MEETING HELD ON TUESDAY, APRIL 10, 2007, AT 6:30 PM IN THE RDN BOARD CHAMBERS

#### Present:

Director D. Bartram	Chairperson
Director J. Burnett	Electoral Area A
Director M. Young	Electoral Area C
Director G. Holme	Electoral Area E
Director L. Biggemann	Electoral Area F
Director J. Stanhope	Electoral Area G

#### Also in Attendance:

C. Mason	Chief Administrative Officer
M. Pearse	Senior Manager, Corporate Administration
P. Thorkelsson	General Manager, Development Services
G. Garbutt	Manager, Current Planning
N. Tonn	Recording Secretary

#### DELEGATIONS

**Dave Watt, re Development Permit Application No. 60649 – Downs Archambault and Partners on behalf of Qualicum Landing Developments Ltd. – 5251 Island Highway West – Area H.**

Mr. Watt, representing Qualicum Landing Developments Ltd., provided background information with respect to Development Permit Application No. 60649 and proposed additional compensation to remaining tenants of the property.

**Don French, re Development Permit Application No. 60649 – Downs Archambault and Partners on behalf of Qualicum Landing Developments Ltd. – 5251 Island Highway West – Area H.**

Mr. French spoke in opposition to Development Permit Application No. 60649 based upon the decision to make Van Isle Road the main entrance/exit to the proposed development.

**Vern Hattle, re Development Permit Application No. 60649 – Downs Archambault and Partners on behalf of Qualicum Landing Developments Ltd. – 5251 Island Highway West – Area H.**

Mr. Hattle raised his concerns with respect to Development Permit Application No. 60649 and noted possible traffic safety and construction related noise problems relative to the application's approval.

**Miroslav Danielka, re Development Permit Application No. 60649 – Downs Archambault and Partners on behalf of Qualicum Landing Developments Ltd. – 5251 Island Highway West – Area H.**

Mr. Danielka reiterated the previous delegations' concerns with traffic and construction noise and requested that the permit be amended to have all construction traffic enter/exit from Highway 19A rather than from Van Isle Road.

## LATE DELEGATIONS

MOVED Director Stanhope, SECONDED Director Biggemann, that a late delegation be permitted to address the Committee.

CARRIED

**Richard Verdec, re Development Permit Application No. 60649 – Downs Archambault and Partners on behalf of Qualicum Landing Developments Ltd. – 5251 Island Highway West – Area H.**

Mr. Verdec spoke in opposition to Development Permit Application No. 60649 with respect to the increased traffic on Van Isle Road and requested that the application be referred to Ministry of Transportation for a further review.

## MINUTES

MOVED Director Holme, SECONDED Director Stanhope, that the minutes of the Electoral Area Planning Committee meeting held March 13, 2007 be adopted.

CARRIED

## PLANNING

### DEVELOPMENT PERMIT APPLICATIONS

**Development Permit Application No. 60649 – Downs Archambault and Partners on behalf of Qualicum Landing Developments Ltd. – 5251 Island Highway West – Area H.**

MOVED Director Holme, SECONDED Director Young,:

1. That Development Permit Application No. 60649, with variances to allow the construction of a 62 unit Resort Condominium development, be approved according to the terms outlined in Schedule No. 1 and subject to the notification requirements pursuant to the *Local Government Act*.
2. That the developer work with Mr. Hattle to consider the restrictions during construction proposed by Mr. Hattle during his presentation as follows:
  - a) Ensure that for the period of construction, all Qualicum Landing traffic use the south access road (inbound and outbound).
  - b) No parking on Van Isle Road.
  - c) Ensure that no construction related noise occurs other than from 7:30 am to 5:30 pm, Monday through Saturday.
  - d) Ensure that the developer provide the area residents with the name and phone number of an on-site representative to address immediate concerns.
3. That the RDN staff, the developer, and the Van Isle Road residents work with Ministry of Transportation to review the access to Qualicum Landing Development with a view to determining what it would take to have MOT approve a main entrance and exit of Highway 19A.

CARRIED

**Development Permit Application No. 60706 – Anstey/Hamilton – 3748 Horne Lake Caves Road – Area H.**

MOVED Director Holme, SECONDED Director Stanhope, that Development Permit Application No. 60706, submitted by Murray Hamilton, on behalf of Mark and Patricia Anstey, to construct a recreational residence, temporary and permanent sheds, stairs, dock, driveway and retaining walls on the property legally described as Lot 34, District Lot 251, Alberni Land District, Strata Plan VIS5160 and designated within the Fish Habitat Protection Development Permit Area pursuant to Electoral Area 'H' Official Community Plan Bylaw No. 1335, 2003 be approved subject to the conditions outlined in Schedules No. 1, 2 and 3, and the notification procedure requirements of the *Local Government Act*.

CARRIED

**FRONTAGE RELAXATION**

**Request for Relaxation of the Minimum 10% Perimeter Requirement – JE Anderson & Associates on behalf of B. Kaspar – Morello & Alcott Roads – Area E.**

MOVED Director Holme, SECONDED Director Stanhope, that the request to relax the minimum 10% frontage requirement for Proposed Lot 1, submitted by JE Anderson & Associates, BCLIS on behalf of Bernard Kaspar in conjunction with the proposed subdivision of Lot 1, DL 35, Nanoose District, Plan 2230, Except Parts in Plans 8472, 1423-R and VIP56073, be approved.

CARRIED

**ADJOURNMENT**

MOVED Director Holme, SECONDED Director Stanhope, that this meeting terminate.

CARRIED

TIME: 7:20 PM

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CHAIRPERSON



RDN			
CAO	GMF&IS		
GMDS	GMR&PS		
GMES	GMTS		
MAY - 1 2007			
EMCA	EAP		
CHAIR	BOARD		

MEMORANDUM

TO: Geoff Garbutt
Manager, Current Planning

DATE: April 25, 2007

FROM: Susan Cormie
Senior Planner

FILE: 3360 30 0704

SUBJECT: Zoning Amendment Application No. ZA0704 - Ben Mellin, on behalf of KR Burrell
Electoral Area 'H' - Spider Lake and Marshland Roads, Spider Lake Area

PURPOSE

To consider an application to rezone property in the Spider Lake area of Electoral Area 'H' in order to facilitate a 4-lot subdivision.

BACKGROUND

The Regional District has received an application to rezone a parcel in the Spider Lake area of Electoral Area 'H' to allow the subdivision of the parent parcel to create 4 parcels a minimum of 2.0 ha in size.

The subject property, which is 8.0 ha in size and legally described as Lot 3, Block 390, Newcastle District, Plan 39504, is currently zoned Resource Management 1 and is situated within Subdivision District 'A' (RM1A) pursuant to the "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987". (see Attachment No. 1 for location of subject property)

The subject property is relatively flat with a moderate slope down to the east towards Spider Lake Road. The parcel currently supports 1 dwelling unit along with accessory buildings. The balance of the parent parcel is vegetated predominately with a combination of Douglas fir and pine.

Surrounding land uses include Rural zoned parcels to the north and west; Spider Lake Road and Rural and Resource Management zoned properties to the east; and Marshland Road and Resource Management zoned properties to the south.

The subject property is designated within the following development permit areas pursuant to the Electoral Area 'H' Official Community Plan Bylaw No. 1335, 2003 (OCP):

- The Environmentally Sensitive Areas Development Permit Area specifically for the protection of the aquifer; and
The Fish Habitat Protection Development Permit Area for the purposes of protecting riparian areas within and adjacent to streams.

Therefore, this amendment application is subject to a development permit, which may be considered concurrently with the amendment application.

The subject property has a blanket statutory right-of-way registered to BC Hydro and a blanket covenant for floodplain, no removal of vegetation, and no buildings for Spider Lake and watercourses registered to the Province of BC (note: parent parcel is not adjacent to Spider Lake nor is there a watercourse within or nearby the property).

### **Submitted Proposal**

The applicant is proposing to create 4 minimum sized 2.0 ha parcels (*See Schedule No. 2 for proposed plan of subdivision*). In support of this amendment application the applicant's agent has supplied the following documentation:

- Proposed plan of subdivision;
- Hydrogeological assessment prepared by EBA Engineering Ltd., dated December 21, 2006;
- Septic disposal information prepared by Rob's Septic Installation, Registered Onsite Wastewater Practitioner dated November 5, 2005; and
- Letter concerning applicable criteria from OCP's Development Guideline Criteria.

The parcels are proposed to be serviced by individual on-site septic disposal systems and water wells.

The proposed parcels will be able to meet the minimum 10% perimeter frontage requirement pursuant to Section 944 of the *Local Government Act*, therefore there is no request for relaxation this requirement as part of this application.

### **Official Community Plan Policy No. 5.4.4**

Pursuant to the "Regional District of Nanaimo Electoral Area 'H' Official Community Plan Bylaw No. 1335, 2003" (OCP), the subject property is designated within the Rural Lands Designation. Policy No. 5.3.4 allows for the consideration of applications to rezone to a minimum permitted parcel size of 2.0 ha where the proposal meets the following criteria:

- a) One dwelling unit per parcel;
- b) Bare Land Strata subdivision shall not be permitted;
- c) No frontage relaxation required;
- d) No further road dedication to accommodate parcel frontage or additional parcels (verified as of the date of adoption of this Plan); and,
- e) Provision of a comprehensive plan for subdivision of the area being rezoned with a report from a recognized professional with geotechnical and geohydraulic experience indicating an assessment of the environmental suitability of the subdivision that is accepted by the RDN, Water, Land and Air Protection, and the Environmental Health Officer.

The Electoral Area Planning Committee may recall that there have been several zoning amendment applications in the Spider Lake area considered by the Board, which included conditions to register covenants on title in order to meet the criteria of the OCP.

### **ALTERNATIVES**

1. To approve the application to rezone the subject property from Resource Management 1 Subdivision District 'A' (RM1A) to Rural 1 Subdivision District 'D' (RUID) subject to the conditions outlined in Schedule No. 1.
2. To deny the amendment application.

## OFFICIAL COMMUNITY PLAN / DEVELOPMENT IMPLICATIONS

### *On-Site Servicing*

Approval of this zoning amendment application to reduce the minimum parcel size from 8.0 ha to a minimum of 2.0 ha which will result in a total of 4 parcels including the remainder parcel. The applicant has supplied reports considering the availability of potable water and septic disposal conditions. It is noted that proof of potable water and septic disposal are requirements of subdivision and are subject to the approval of the Regional Approving Officer through the subdivision approval process.

### *Official Community Plan Criteria Implications*

With respect to the OCP criteria No. 3a), b), and c) concerning a maximum of one dwelling unit per parcel; no Bare Land Strata subdivision permitted; and no frontage relaxation permitted, the applicant's agent has indicated in writing that the applicant is in concurrence to register a Section 219 covenant on title of proposed parcels restricting these criteria concurrently with the plan of subdivision. The registration of this covenant will be required to be completed prior to consideration of adoption if the application proceeds.

With respect to OCP Criterion No. d) concerning additional dedication of road to serve the proposed subdivision, no additional road is proposed to be dedicated; therefore the criterion can be met.

With respect to OCP Criterion No. e) concerning the protection of the aquifer in this case, the applicant is in concurrence to register the submitted hydrogeological report on title, which cites that there is a high probability of supplying adequate water for residential purposes to the proposed parcels. The report also recommends that a professional hydrologist be retained during the development of the lots to make recommendations pertaining to the appropriate well head and aquifer protection, and to collect and compile information pertaining to the new wells to improve the understanding of the resource and to allow for future responsible management of these valuable aquifers.

### *Development Guidelines Criteria / Community Values Statement*

With respect to the Development Guidelines Criteria as set out in the OCP, the applicants have provided that the applicable criteria outlined in the Community Values Statement will be able to be met.

### *Provision of Park Land*

The submitted plan of subdivision proposes the creation of 3 additional parcels at 2.0 ha in size, which is subject to the provision of park land pursuant to Section 941 of the *Local Government Act*. If the applicant cannot provide a plan of subdivision showing all parcels to be greater than 2.0 ha in size, the provision of park land will be required to be considered at the time of subdivision. It is noted that other similar zoning amendment applications in the Spider Lake area were able to provide verification that the corresponding subdivision applications were exempt from the provisions of Section 941.

## SUSTAINABILITY CHECKLIST

The applicant has submitted a completed RDN Sustainable Community Builder Checklist.

## ENVIRONMENTALLY SENSITIVE AREAS IMPLICATIONS

The applicant has submitted a declaration stating that there is no watercourse feature on or within 30.0 metres of the parent parcel. The Environmentally Sensitive Areas Atlas indicates there are no environmentally sensitive features within the parent parcel. With respect to the Environmentally Sensitive Areas Development Permit Area for the protection of the aquifer, the applicant is in concurrence to register the submitted EBA hydrogeological report on title. This report provides recommendations

concerning well development and the protection of the aquifer. In addition, the applicant is in concurrence with the condition to enter into a development permit as outlined in Schedule No. 1 and will submit an application for a development permit if the zoning amendment proceeds. The development permit would run concurrently with the amendment application.

#### **PUBLIC CONSULTATION IMPLICATIONS**

In consultation with the Electoral Area Director, as the proposal is consistent with the OCP, it was decided that a Public Information Meeting would not be held for this application.

If this application proceeds, a Public Hearing will be required to be held as part of the zoning amendment process.

#### **INTERGOVERNMENTAL IMPLICATIONS**

*Ministry of Transportation* – Ministry staff has verbally indicated that the Ministry has no objection to this application.

*Vancouver Island Health Authority (VIHA)* – The health inspector has indicated that the soils in the Spider Lake area provide good percolation and filtration.

*Local Fire Chief* – The Planning Department, in consideration of fire safety issues, has been referring applications for rezoning or OCP amendments to local fire departments. As part of the formal referral process, the local fire official will be informed of proposed change in his area.

#### **VOTING**

Electoral Area Directors – one vote, except Electoral Area 'B'.

#### **SUMMARY**

This report concerns an application to amend Bylaw No. 500, 1987 to allow rural residential uses and permit the subdivision of property located in the Spider Lake area of Electoral Area 'H'.

As noted above, staff recommends a Section 219 covenant be registered on the title of the property to restrict any further subdivision, including subdivision pursuant to the *Strata Property Act*, restrict the number of dwelling units per parcel to 1; restrict any road dedication or minimum 10% frontage relaxations to accommodate the future subdivision in order to address the OCP criteria. These recommended Conditions of Approval are outlined in *Schedule No. 1* of the staff report.

The subject property, pursuant to the Electoral Area 'H' OCP, is designated within the Environmentally Sensitive Features Development Permit Area specifically for protection of the aquifer. With respect to the aquifer, the applicant has provided a report prepared by a professional engineer that addresses the availability of potable water for the proposed lots and assurances that the new wells are not expected to adversely impact existing surrounding wells. Proof of potable water is reviewed by the Approving Officer through the subdivision process.

The applicant has also provided a septic disposal assessment, which indicates that there are sufficient areas for establishing septic disposal fields on each proposed parcel. The requirement to provide proof of adequate septic disposal areas is considered by the Approving Officer at time of subdivision.

Ministry of Transportation staff have indicated they have no issues with the proposed application. The Vancouver Island Health Authority has indicated that it will support the proposed application.



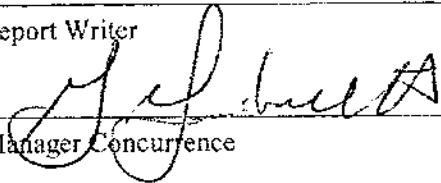
With respect to the provision of park land, this will be reviewed concurrently through the subdivision review process.

Given that the applicant is in concurrence to provide covenants as set out in the OCP criteria, enter into a development permit as part of the amendment process, and as the proposal is in keeping with the rural character of the Spider Lake neighbourhood, staff supports Alternative No. 1, to approve the amendment application subject to the conditions set out in Schedule No. 1, for 1<sup>st</sup> and 2<sup>nd</sup> reading and to proceed to public hearing.

### RECOMMENDATIONS

1. That Zoning Amendment Application No. ZA0704 as submitted by Ben Mellin, on behalf of KR Burrell to rezone Lot 3, Block 390, Newcastle District, Plan 39504 from Resource Management 1 Subdivision District A (RM1A) to Rural 1 Subdivision District D (RU1D) be approved to proceed to public hearing subject to the conditions included in Schedule No. 1.
2. That "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.337, 2007" be given 1<sup>st</sup> and 2<sup>nd</sup> reading.
3. That "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.337, 2007" proceed to public hearing.
4. That the public hearing on "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.337, 2007" be delegated to Director Bartram or his alternate.

Report Writer

  
Manager Concurrence

  
General Manager Concurrence

  
CAO Concurrence

### COMMENTS:

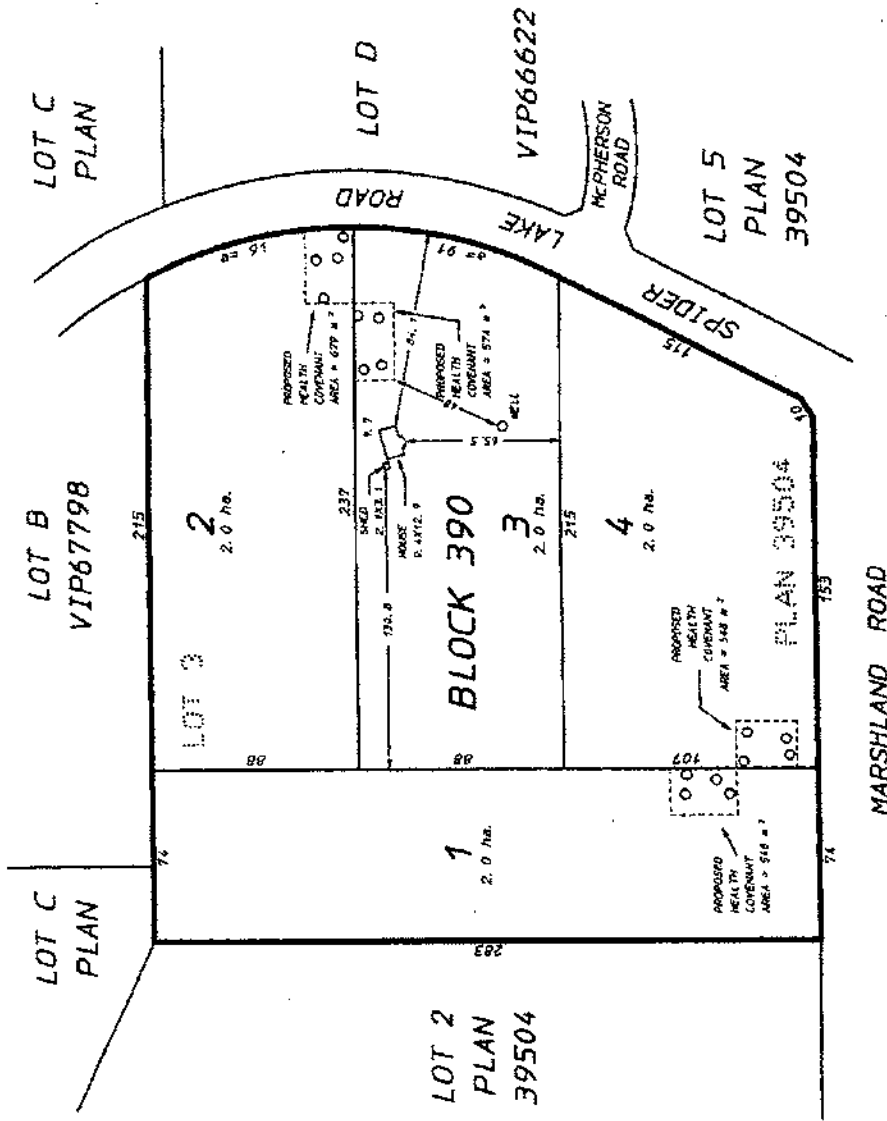
*devsvs/reports/2005/za 3360 30 0418/19 my Mellin Burrell 1<sup>st</sup> and 2<sup>nd</sup> PH*

**Schedule No. 1  
Zoning Amendment Application No. ZA0704  
Conditions of Approval**

The applicant is to provide the following documentation prior to the amendment applications being considered for 4<sup>th</sup> reading:

1. All covenants are to be prepared and registered by the applicant to the satisfaction of the Regional District. Draft covenant documents are to be forwarded to the RIDN for review prior to consideration of 4<sup>th</sup> reading. For all proposed parcels, the following Section 219 covenants shall be registered on title:
  - a) A Section 219 covenant restricting:
    - i) A maximum of one dwelling unit per parcel;
    - ii) No further subdivision of the land, including a Bare Land Strata Subdivision;
    - iii) No frontage relaxation; and,
    - iv) No further road dedication to accommodate parcel frontage or additional parcels.
  - b) A Section 219 covenant registering the Hydrogeological Assessment Report prepared by EBA Engineering for Lot 3, Block 390, Newcastle District, Plan 39504, dated December 21, 2006.
  - c) A Section 219 covenant restricting the subdivision of the parent parcel as set out in the proposed plan of subdivision attached as Schedule No. 2 to this staff report.
2. Applicant to apply for a development permit.

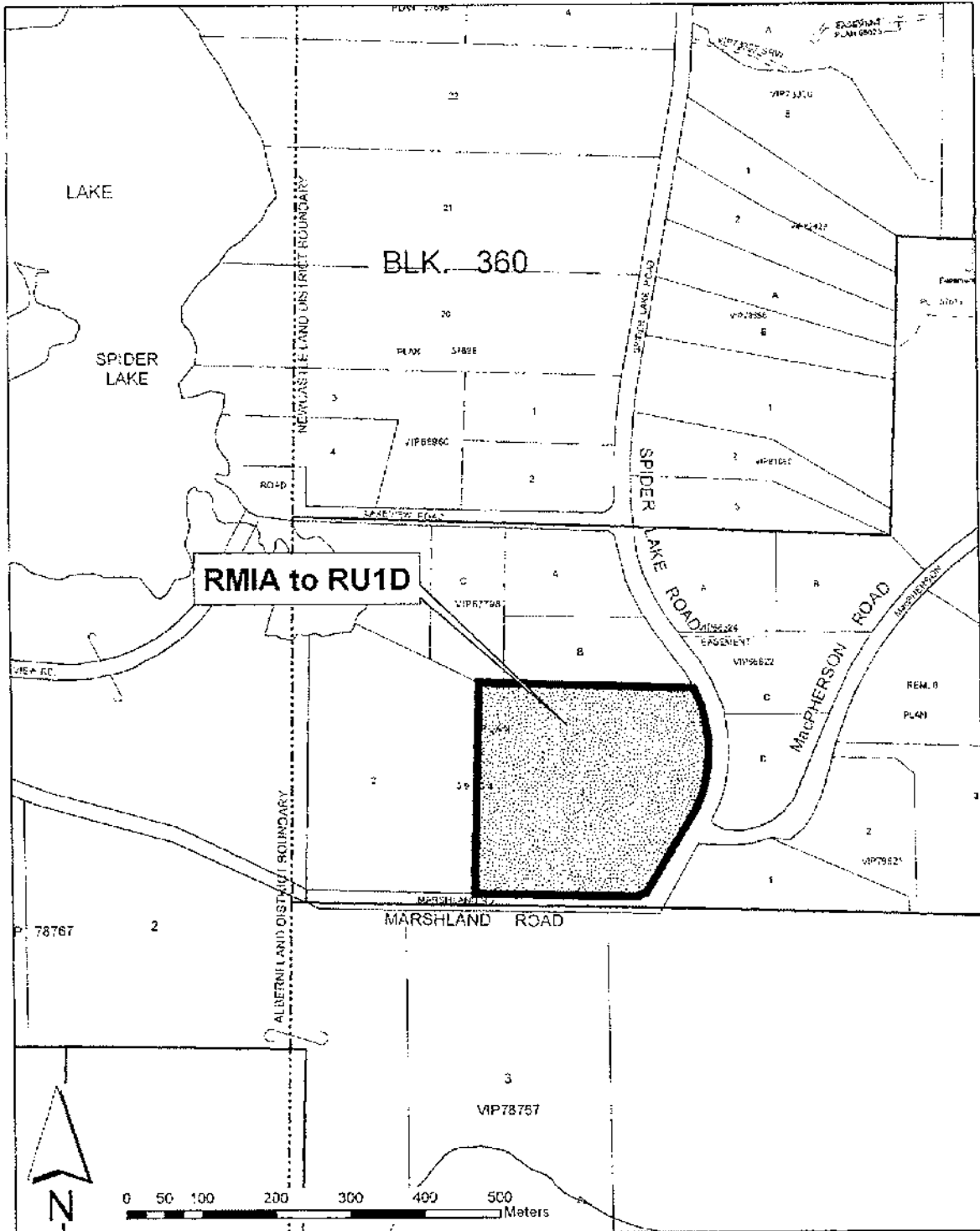
Schedule No. 2  
 Zoning Amendment Application No. 0704  
 Proposed Plan of Subdivision  
 (as submitted by applicant / reduced for convenience)



5 TO OVERHANG

<p><b>SIMS ASSOCI.</b>          LAND SURVEYING          233 FERRIS ROAD, WEST          AUBURN, REGION 1,1          VIC 3041          PHONE: 0500 252-1121          FAX: 0500 752-8241          FILE: 05-110-2          CORR: 05-110-22</p>	<p>DATE: 07/01/25          REVISIONS:</p>	<p>SCALE: 1:2000          ALL DISTANCES ARE IN METRES.          ALL DIMENSIONS AND AREAS ARE          SUBJECT TO FINAL SURVEY.</p>	<p><u>PROPOSED SUBDIVISION PLAN OF LOT 3</u>  <u>BLOCK 390, NEWCASTLE DISTRICT</u>  <u>PLAN 39504.</u></p>
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Attachment No. 1  
Zoning Amendment Application ZA0704  
Location of Parent Parcel





RDN	
CAO <i>GW</i>	GMF&IS
GMDS	GMR&PS
GMES	GMTS
MAY - 1 2007	
SMCA	<i>EW</i> ✓
CHAIR	BOARD

# MEMORANDUM

**TO:** Geoff Garbutt  
Manager, Current Planning

**DATE:** April 25, 2007

**FROM:** Susan Cormie  
Senior Planner

**FILE:** 3060 30 60703  
c/r 3320 20 26726

**SUBJECT:** Development Permit Application No. 60703 / Request for 10% Frontage Relaxation Ring Contracting Ltd.  
Electoral Area 'C' – 470 Nanaimo River Road

## PURPOSE

To consider an application for a development permit with variance in conjunction with the creation of a 2-lot subdivision within the Watercourse Protection Development Permit Area and to consider a request for relaxation of the minimum 10% frontage requirement on a parcel in located in Electoral Area 'C'.

## BACKGROUND

The parent parcel, legally described as Lot 2, Section 6, Range 5, Cranberry District, Plan VIP55807, is located at 470 Nanaimo River Road in Electoral Area 'C' (*See Attachment No. 1 for location of subject property*).

The property, which is 5.9 ha in size, is currently zoned Rural 9 (RU9) and is within Subdivision District 'D' (*2.0 ha minimum parcel size with or without community services*) pursuant to the "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987". The parent parcel currently supports a dwelling unit.

Surrounding land uses include resource management zoned property to the north; rural zoned properties to the east and west; and Nanaimo River Road and rural zoned property to the south. Documents registered on title of the parent parcel include a Section 219 covenant for the protection of Stark Creek and a 7.5 metre wide riparian area. The parent parcel is situated outside of an RDN Building Services area.

Pursuant to the "Arrowsmith Benson – Cranberry Bright Official Community Plan Bylaw No. 1148, 1999" (OCP), the parent parcel is designated within the Watercourse Protection Development Permit Area (DPA) in this case for the protection of Stark Creek which crosses the south west corner of the parent parcel as measured 15.0 metres from the natural boundary or where there is a bank within 15.0 metres of the natural boundary, 15.0 metres from the top of the bank.

### *Proposed Development*

The applicant is proposing to create 2 fee simple parcels – Proposed Lot A at 1.3 ha in size and Proposed Lot B at 3.6 ha in size with private potable water wells and individual septic disposal systems (*see Schedule No. 2 for proposed subdivision layout*).

The applicant is proposing to create Lot B with a minimum parcel size less than the required 2.0 ha parcel size permitted under Subdivision District 'D'. Section 4.3.4 of Bylaw No. 500, 1987 states that parcels within land to be subdivided may be reduced to 80% of the size otherwise permitted in the applicable subdivision district, subject to certain provisions including that the average size of the proposed parcels

conforms with the subdivision district and a covenant is registered on title of the larger parcel restricting further subdivision. In this case, the applicant is requesting a variance to reduce the minimum 80% parcel reduction requirement to a 65% parcel reduction for proposed Lot B (see Schedule No. 3 for proposed variance).

**10% Minimum Frontage Requirement**

Proposed Lot A, as shown on the submitted plan of subdivision, will not meet the minimum 10% perimeter frontage requirement pursuant to Section 944 of the *Local Government Act*. The requested frontages are as follows:

<i>Proposed Lot No.</i>	<i>Required Frontage</i>	<i>Proposed Frontage</i>	<i>% of Perimeter</i>
A	48.1 m	41.3 m	8.6 %

Therefore, as this proposed parcel does not meet the minimum 10% parcel frontage requirement, pursuant to Section 944 of the *Local Government Act*, approval of the Regional Board of Directors is required.

**ALTERNATIVES**

1. To approve Development Permit Application No. 60703 with variance, as submitted, subject to the conditions outlined in Schedules No. 1 and 2 and to approve the request for relaxation of the minimum 10% perimeter frontage requirement for proposed Lot A.
2. To deny the Development Permit as submitted and provide staff with further direction and to refuse the request for relaxation of the minimum 10% frontage requirement.

**DEVELOPMENT IMPLICATIONS**

***Environmentally Sensitive Features Implications***

The applicant has provided a Riparian Area Assessment prepared by a Qualified Environmental Professional which has been accepted by the Ministry of Environment for the portion of Stark Creek crossing the parent parcel. This report establishes a Stream Protection and Enhancement Area (SPEA) of 15.6 metres from the horizontal distance from the normal bank-full channel width and states that as there is no physical development proposed within the Stark Creek SPEA or below the top of the bank, environmental monitoring should not be necessary. However, as the Ministry of Environment requires that all RAR reports require a schedule for environmental monitoring, the report recommends that a post development site visit be conducted to document post development SPEA conditions with a report to the Regional District. This requirement is included in the Conditions of Approval set out in *Schedule No. 1*.

***Future Building Sites / Parcel Size Implications***

The applicant is proposing a lot line configuration to generally follow the top of the bank and to locate Stark Creek, its SPEA within proposed Lot B. This is a practical solution due to the steep bank Proposed Lot A would not have any suitable access below the bank. In addition, from an environmental perspective, it is more suitable to locate Stark Creek and its designated SPEA within one parcel.

There is currently a dwelling unit located on proposed Lot A. Under the zoning provisions, no additional dwelling units will be permitted. This will be further secured by way of covenant at time of subdivision. Staff notes that there is available area on the proposed parcel to construct an agricultural building. Therefore, Proposed Lot A will be capable of supporting the intended uses under the Rural 9 zone.

For these reasons, staff supports the request to vary the parcel averaging provision of Bylaw No. 500, 1987. The proposed variance is set out in *Schedule No. 3*.

***Minimum 10 % Frontage Implications***

With respect to the request to relax the minimum 10% perimeter frontage requirement, site constraints including the location of Stark Creek and the steep bank crossing the parent parcel, reduces the ability to meet minimum parcel frontage for Lot A. Despite the reduced frontage, access to serve the proposed parcel is achievable.

It is noted that while Lot B is proposed to be accessed by way of a panhandle, the minimum perimeter frontage will still be able to be met.

Ministry of Transportation staff has indicated that they will support this request for relaxation of the minimum 10% perimeter frontage requirement and have no objection to the panhandle access for Proposed Lot A.

***Site Servicing Implications***

The applicant has applied for an application for septic disposal approval to the Central Vancouver Island Health Authority.

The Ministry of Transportation is responsible for the storm drainage. As part of the subdivision review process, the Regional Approving Officer will examine the storm water management of the parent parcel and impose conditions of development as required.

Community water service will be provided by the Regional District.

**VOTING**

Electoral Area Directors – one vote, except Electoral Area ‘B’.

**SUMMARY**

This is a subdivision application that involves a development permit with variance and a request for relaxation of the minimum 10% frontage requirement for 1 of the 2 proposed parcels for the property located at 470 Nanaimo River Road Electoral Area ‘C’.

The subject property is within the Watercourse Protection Development Permit Areas pursuant to the Arrowsmith - Benson Cranberry - Bright OCP specifically for the purposes of ensuring protection of Stark Creek and its riparian area which crosses the parent parcel. The applicant is not proposing any works in the development permit area and no development below the steep slope. This will be included as a condition of the development permit (*see Schedule No. 1 for Conditions of Approval*).

It is noted that with respect to the Fish Habitat Development Permit Area, the subdivision application has in-stream status for a period 12 months from the date of adoption of this DPA. Despite this, as the applicant requires a development permit and the Regional Board cannot consider such an application without a Riparian Area Assessment being accepted by the Province, the applicant has submitted a report to the Ministry of Environment which has been accepted.

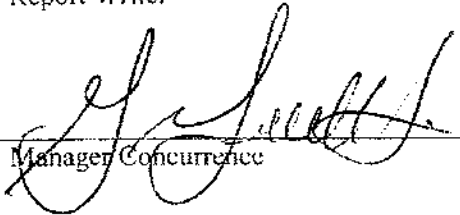
Concerning the request for relaxation of the minimum 10% perimeter frontage for Proposed Lot A, this lot will have sufficient buildable site area for intended uses. The Ministry of Transportation staff have indicated they have no objection to this request.

Therefore, given that there will be no works or development within the Watercourse Development Permit Area, the applicant has submitted a Riparian Area Assessment to the Ministry of Environment which has accepted the Assessment, and as the requests for relaxation of the minimum 10% frontage requirement and relaxation of the parcel averaging provision for Proposed Lot A will not limit the availability of intended uses, staff recommends Alternative No. 1, to approve the development permit with variance and to approve the request for relaxation of the minimum 10% frontage requirements as outlined in Schedules No. 1, 2, and 3 of this staff report and subject to the notification process pursuant to the *Local Government Act*.

### RECOMMENDATIONS

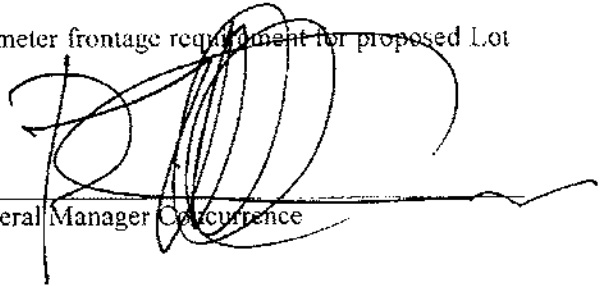
1. That Development Permit Application No. 60703 submitted by Ring Contracting Ltd., in conjunction with the subdivision on the parcel legally described as Lot 2, Section 6, Range 5, Cranberry District, Plan VIP55807 and located at 470 Nanaimo River Road in Electoral Area 'C' and designated within the Watercourse Protection Development Permit Area, be approved subject to the conditions outlined in Schedule Nos. 1, 2, and 3 of the corresponding staff report and notification procedure pursuant to the *Local Government Act*.
2. That the request for relaxation of the minimum 10% perimeter frontage requirement for proposed Lot A be approved.

Report Writer

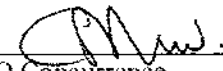


Manager Concurrence

General Manager Concurrence



CAO Concurrence



### COMMENTS:

Devsrs/reports/2006 ma dp 10% 3000 30 69703 (26726) Ring Contracting.doc



**Schedule No. 1**  
**Development Permit Application No. 60703**  
**In conjunction with the subdivision application for the property legally described as**  
**Lot 2, Section 6, Range 5, Cranberry District, Plan VIP55807**  
**Conditions of Approval**

The following sets out the conditions of approval:

**1. Subdivision**

The subdivision of the lands shall be in substantial compliance with Schedule No. 2 (to be attached to and forming part of this Permit).

**2. Watercourse Development Permit Area (for the protection of Stark Creek)**

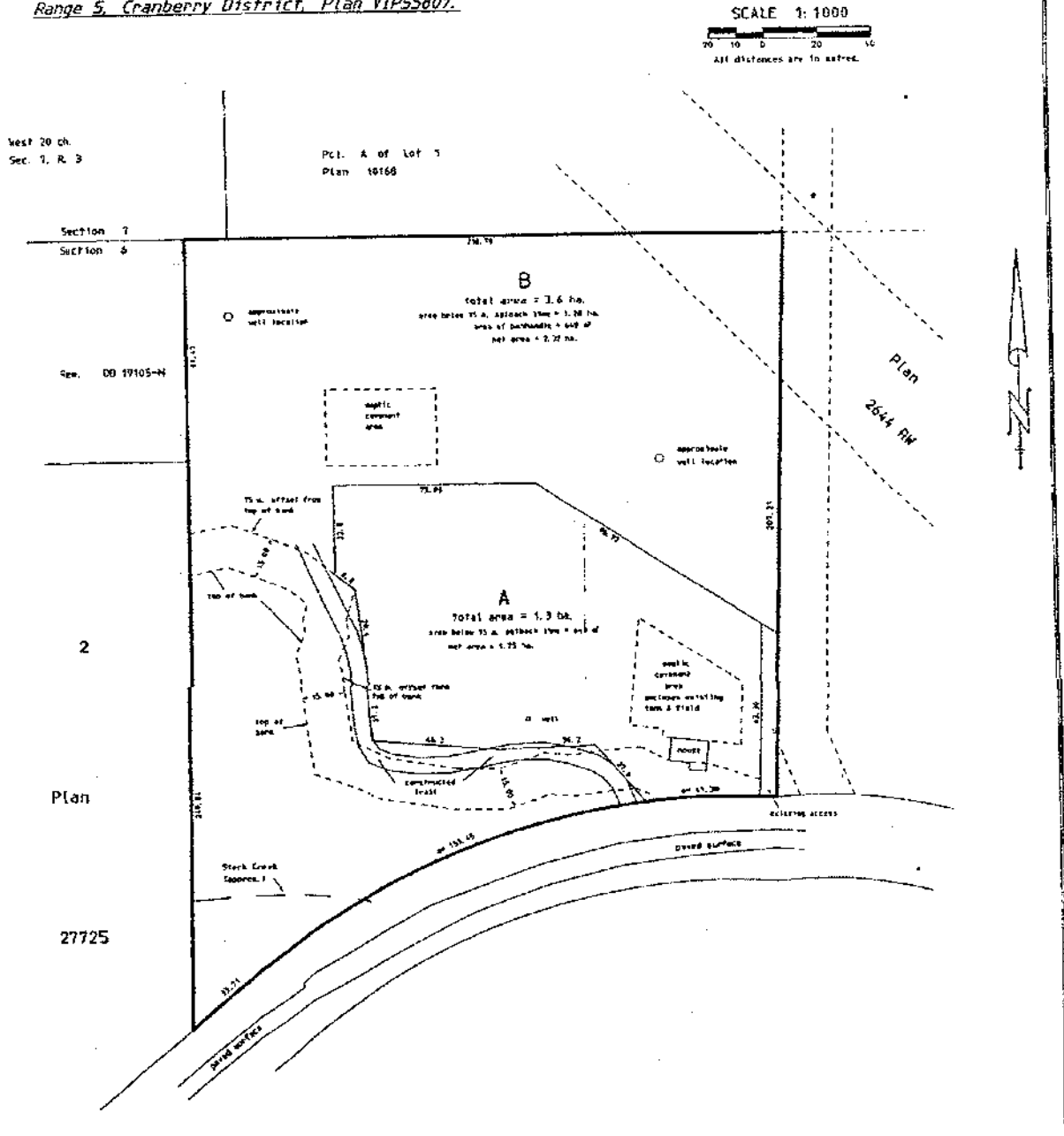
No development shall occur within the Watercourse Protection Development Permit Area, including but not limited to no building or structures including fences, decks, and patios, outdoor storage, septic fields, wells, and placement of soils; or any alteration of the land by man.

**3. Riparian Area Assessment**

- a. The applicant shall meet the requirements of the Riparian Area Assessment Report # 383 prepared by Steve Toth, Toth and Associates Environmental Services and accepted March 19, 2007, and specifically including the environmental monitoring requirements as set out in Section 5 of the Report.
- b. No development is to occur within the SPEA or below the top of the steep bank.

**Schedule No. 2**  
**Development Permit Application No. 60703**  
**In conjunction with the subdivision application for the property legally described as**  
**Lot 2, Section 6, Range 5, Cranberry District, Plan VIP55807**  
**Proposed Plan of Subdivision**  
**(as submitted by applicant)**

Plan of proposed subdivision of Lot 2, Section 6,  
Range 5, Cranberry District, Plan VIP55807.

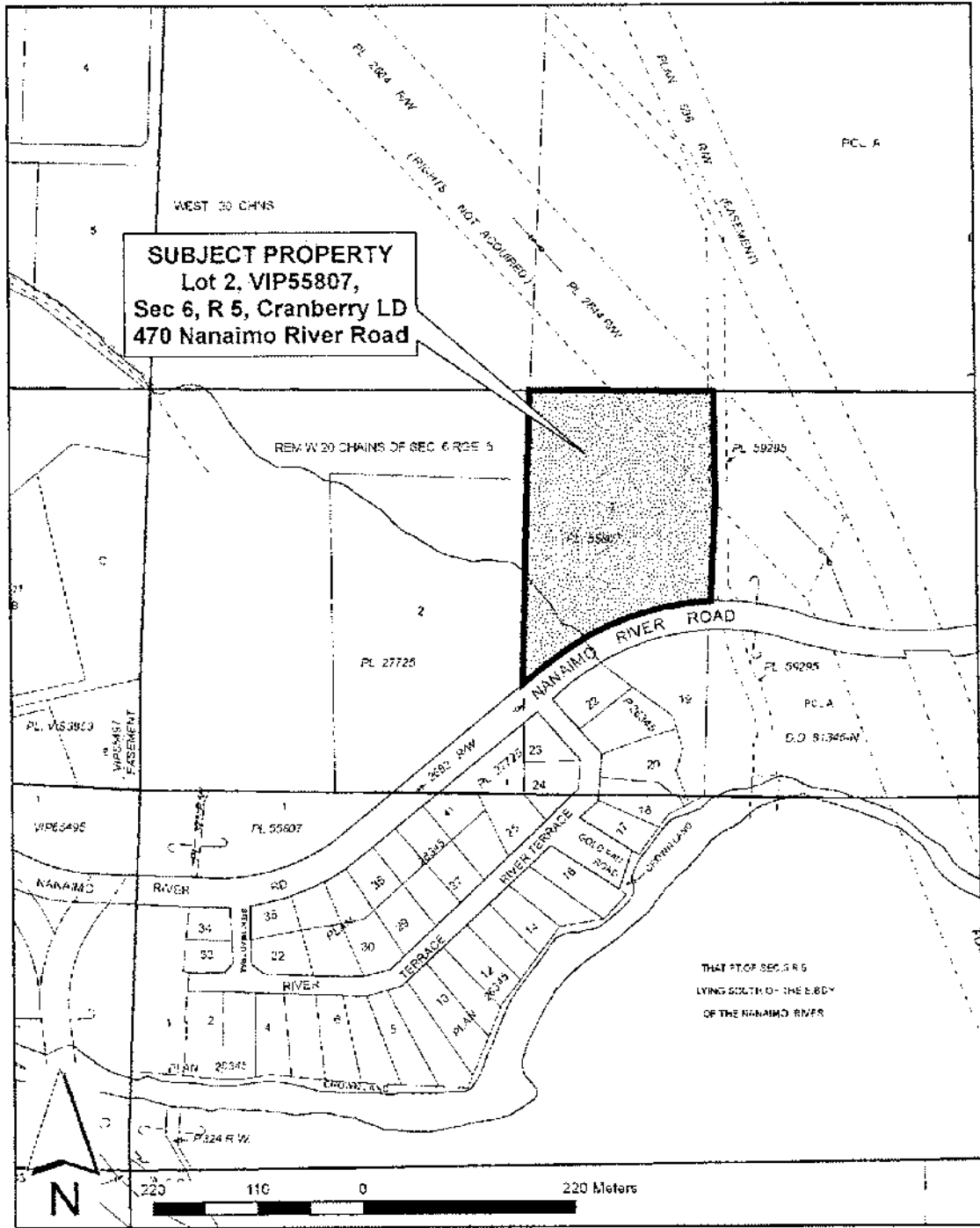


**Schedule No. 3  
Development Permit Application No. 60703  
In conjunction with the subdivision application for the property legally described as  
Lot 2, Section 6, Range 5, Cranberry District, Plan VIP55807  
Proposed Variance to Bylaw No. 500, 1987**

With respect to the lands, the Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987, the following variance is proposed:

The requirements of Section 4.3.4 be relaxed by varying the parcel averaging provision from 80% to 65% in order to accommodate the creation of Proposed Lot A as shown on the Proposed Plan of Subdivision set out in Schedule No. 2.

Attachment No. 1  
Location of Subject Property





RDN	
CAO	GMF&IS
GMDS	GMR&PS
GMES	GMTS
APR 30 2007	
SMCA	EAP ✓
CHAIR	BOARD

**MEMORANDUM**

**TO:** Geoff Garbutt  
Manager of Current Planning

**DATE:** April 23, 2007

**FROM:** Odete Pinho  
Planner

**FILE:** 3060 30 60717

**SUBJECT:** Development Permit Application No. 60717 – Clemens / Greeve  
Lot 30, District Lot 40, Newcastle District, Plan 16121  
Electoral Area 'H' – Maple Guard Drive

**PURPOSE**

To consider an application to permit the construction of a single residential dwelling within a Hazard Lands Development Permit Area.

**BACKGROUND**

This is an application to permit the construction of a residential dwelling with a Hazard Lands Development Permit Area, on a property located on Maple Guard Drive in the Bowser area of Electoral Area 'H' (see subject property map - Attachment I). The subject property is a steeply sloped, vacant lot, approximately 0.23 hectares in size, bounded by the Strait of Georgia to the northeast, Maple Guard Drive on the Southwest and developed residential lots on the southeast and northwest.

The property is subject to a Hazard Lands Development Permit Area designation pursuant to "Electoral Area 'H' Official Community Plan Bylaw No. 1335, 2003". This Development Permit Area was established for the protection of developments from hazardous conditions and for the protection of the natural environment. The establishment of a residential dwelling on the property must be preceded by a development permit.

The property consists of two slopes and two terraces. The overall slope is estimated to be 14 m in height with an overall gradient of about 30 degrees from horizontal. The upper terrace is the buildable portion of the lot that is accessible via Maple Guard Drive. A geotechnical report, commissioned by the applicant, indicates that the proposed house location is considered safe from a geotechnical point of view, and does not recommend bank stabilization measures, other than no vegetation removal on the slope.

***Proposed Development***

The applicant is proposing to establish a residential dwelling unit within the proposed building envelope (as illustrated on Schedule 2). The applicant has not submitted a building plan at this time and is aware that the building is to be fully contained within the building envelope.

***Variances Required***

The application, as submitted, requires no variances to Regional District of Nanaimo bylaws.

**ALTERNATIVES**

1. To approve Development Permit No. 60717 subject to the conditions outlined on Schedule '1'.
2. To deny the Development Permit application as submitted.

**DEVELOPMENT/ LAND USE IMPLICATIONS**

The application is consistent with the "Electoral Area 'H' Official Community Plan Bylaw No. 1335, 2003" guidelines for the Hazard Lands Development Permit Area. The applicant's engineer has recommended that the proposed dwelling unit be located no less than 5 metres from the top of bank. The engineers report also recommends no vegetation removal on the slope. Staff recommends that a restrictive covenant be registered on title for no removal or topping of native vegetation.

The applicant has not submitted building plans for the proposed dwelling, but proposes that the residential dwelling would conform to the zoning setbacks and height. The proposed building envelope on the upper terrace of the property, would see a buildable area of 314 m<sup>2</sup>, as shown on the survey (Schedule 2).

**VOTING**


Electoral Area Directors – on vote, except Electoral Area 'B'.

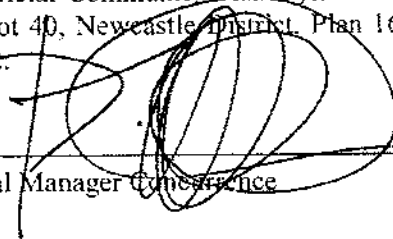
**SUMMARY/CONCLUSIONS**

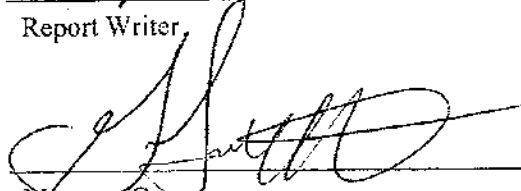
This is an application for a development permit to facilitate the development of a dwelling unit on a property located at lot 30, Maple Guard Drive in the Bowser area, Electoral Area 'H'. Given the geotechnical report and restrictions on vegetation removal, the application is consistent with the "Electoral Area 'H' Official Community Plan Bylaw No. 1335, 2003" guidelines for the Hazard Lands Development Permit Area. Therefore, staff recommends approval of this application subject to the conditions outlined in Schedule Nos.1 and 2.

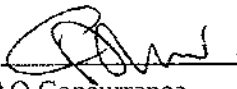
**RECOMMENDATION**

That Development Permit Application No. 60717, to construct a dwelling unit within the Hazard Lands Development Permit Area pursuant to "Electoral Area 'H' Official Community Plan Bylaw No. 1335, 2003", for the property legally described as Lot 30, District Lot 40, Newcastle District, Plan 16121 be approved subject to the conditions outlined in Schedules 1 and 2.

  
\_\_\_\_\_  
Report Writer

  
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General Manager Concurrence

  
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Manager Concurrence

  
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CAO Concurrence

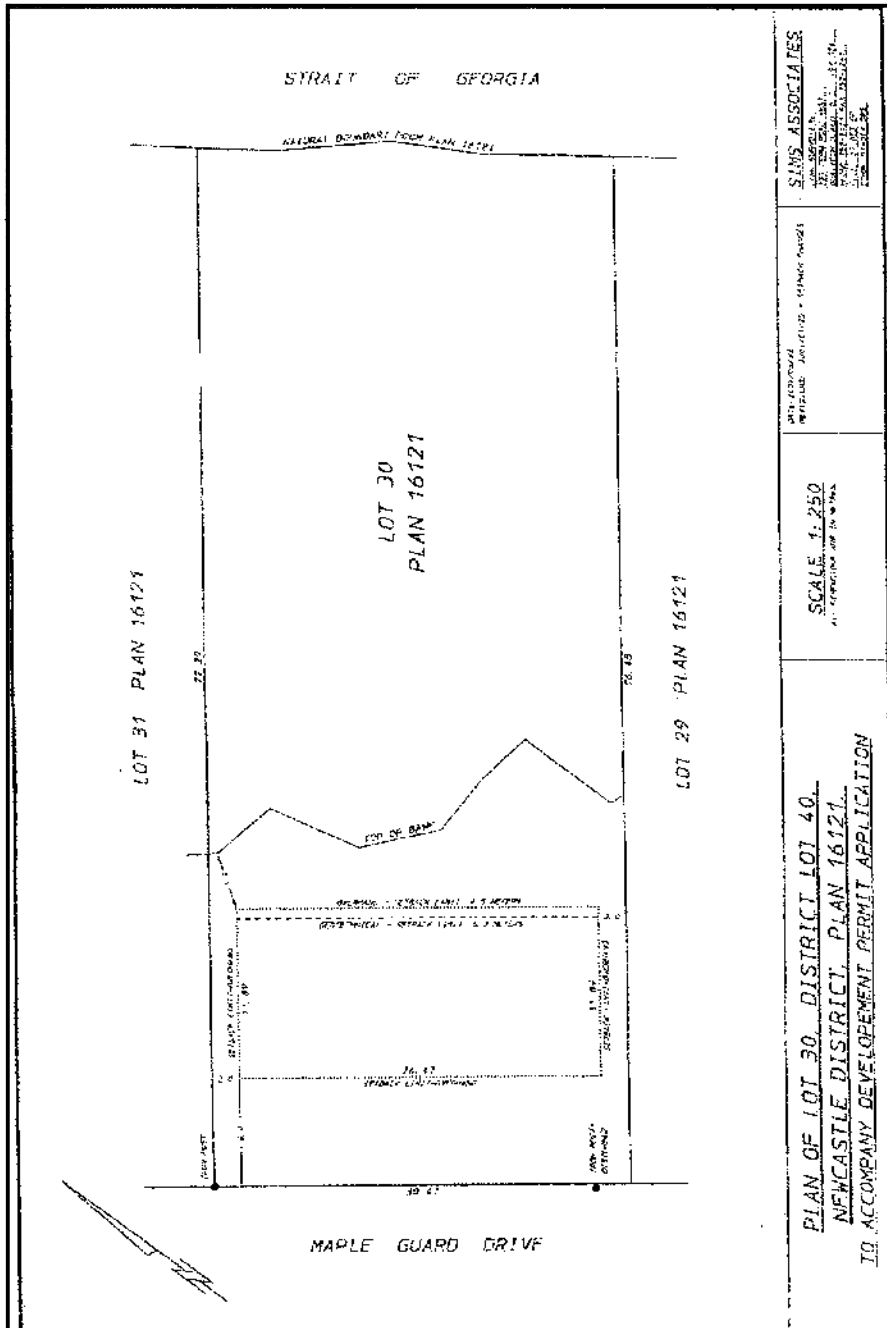
**SCHEDULE '1'**

**CONDITIONS OF APPROVAL FOR DEVELOPMENT PERMIT No. 60717  
Lot 30, DL 40, Plan 1612, Maple Guard Drive**

1. The subject property to be developed in accordance with Schedule Nos. 1 and 2.
2. Applicant to register Section 219 Covenant with respect to the Geotechnical Report by Ground Control Geotechnical Engineering Ltd., dated March 12, 2007 at Land Titles Victoria to the satisfaction of the Regional District of Nanaimo with all costs of registration borne on the applicant.
3. Applicant to register Section 219 Covenant with respect to no vegetation removal on the slope at Land Titles Victoria to the satisfaction of the Regional District of Nanaimo with all costs of registration borne on the applicant. The removal of vegetation, trimming of branches and the topping of trees should only be undertaken if an arborist provides written confirmation that the health and stability of the subject trees will not be diminished.

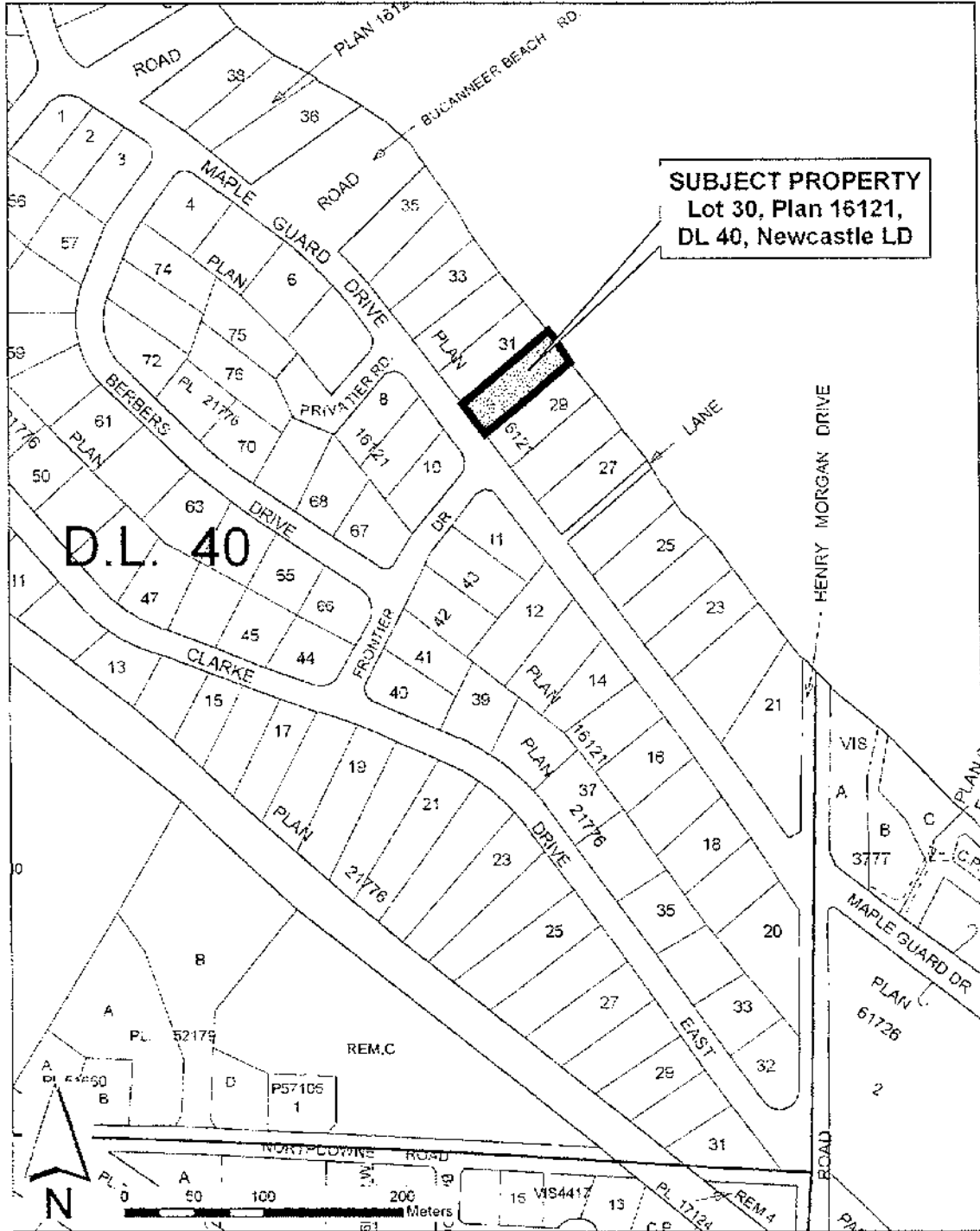
SCHEDULE '2'

LOCATION FOR DEVELOPMENT PERMIT No. 60717  
 Lot 30, DL 40, Plan 1612, Maple Guard Drive





ATTACHMENT '1'



6225 MAPSHEET NO. 106-F47-23



RDN			
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GMDS		GMR&PS	
GMES		GMTS	
APR 30 2007			
SMCA		EAP	<input checked="" type="checkbox"/>
CHAIR		BOARD	

**MEMORANDUM**

**TO:** Geoff Garbutt  
Manager, Community Planning

**DATE:** April 25, 2007

**FROM:** Odete Pinho  
Planner

**FILE:** 3090 30 90703

**SUBJECT:** Development Variance Permit Application No. 90703  
Electoral Area 'E' – 1887 Bonito Crescent

**PURPOSE**

To consider an application for a Development Variance Permit to permit the siting of beach access stairs with four landing decks.

**BACKGROUND**

This application is to permit the construction of beach access stairs with four landings on a property located in Nanoose. The subject property is currently developed with a single family residence located at 1887 Bonito Crescent (*see Attachment No. 1 for location of the subject property*). The subject property is separated from the ocean by a nearly vertical, rocky bluff 8 metres in height.

***Property Information***

**Location:** 1887 Bonito Crescent, Electoral Area 'E'  
**Legal:** Lot 37, District Lot 78, Nanoose District, Plan 14275  
**Size of Property:** 0.13 ha  
**Title Check:** Not affecting the interests of the RDN – Building Scheme, 1961

***RDN Regulations***

<b>Zoning Designation:</b>	Residential 1 (RS1N)	<b>Dwelling Units/Parcel:</b>	1
<b>OCP/OCP Bylaw No:</b>	Bylaw No. 1118, 1998	<b>Parcel Coverage:</b>	35%
<b>OCP Designation:</b>	Coast Residential	<b>Site Area Requirements:</b>	N/A
<b>Setbacks:</b>	8.0 metres horizontal distance inland from the top of a slope of 30% or greater; or 15 metres horizontal distance from the natural boundary, whichever is greater		
<b>Proposed Uses:</b>	Residential beach access stairs		
<b>Environmentally Sensitive Area Atlas:</b>	Fish Habitat – Coastline indicated on ESA Atlas		

## ALTERNATIVES

1. To approve Development Variance Permit No. 90703, to permit proposed beach access stairs, subject to the conditions outlined in Schedules No. 1, 2 and 3.
2. To deny the requested permit.

## ZONING IMPLICATIONS & PROPOSED VARIANCES

The proposed stairs contravene the setback requirements of "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987." The minimum setback requirements for buildings and structures in this zone are: 8.0 metres horizontal distance from the top of a slope of 30% or greater; or 15 metres horizontal distance from the natural boundary, whichever is greater.

The applicants are proposing to vary **Section 3.3.9(b)** of "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987," as follows:

The minimum setback from the top of a slope of 30 percent or greater adjacent to the ocean, is proposed to be relaxed from 8.0 metres horizontal distance inland from the top of the slope to 0.0 metres as shown on the survey submitted by the applicant (*Schedule 2j*).

The minimum setback from the natural boundary, is proposed to be relaxed from 15.0 metres horizontal distance to 0 metres horizontal distance from the natural boundary, as shown on the survey submitted by the applicant.

The applicants are proposing to vary **Section 3.4.61** of "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987," as follows:

The minimum setback from the interior side lot line, is proposed to be relaxed from 2.0 metres to 1.0 metre as shown on the survey submitted by the applicant (*Schedule 2j*).

## LAND USE AND DEVELOPMENT IMPLICATIONS

### ***Board Policy B1.5***

RDN Policy B1.5 provides staff with guidelines for reviewing and evaluating development variance permit applications. The applicants have provided justification for the variance, as the 8 m rock bluff is a physical constraint, whereby stairs would be required to access the beach from the property. The policy requires that the potential impacts of the variance are warranted by the need for the variance.

The applicants have submitted a letter citing the following justifications for the proposed stairs:

- full enjoyment of property for beach and kayak access;
- safe personal access;
- equity, as numerous residences in the area have stair access to the waterfront.

### ***Geotechnical Issues***

The applicant had Lewkowich Geotechnical Engineering Ltd., conduct a preliminary assessment of the stairs location and it was found that the building site is stable and safe for the intended use. Herold Engineering Ltd., has prepared the stair layout drawings. The stairs have been design engineered to

ensure that the proposed structure is structurally and geotechnically sound. More detailed drawings will be required by the Building Department, should the proposed structure be approved for construction.

With respect to the construction of beach access stairs, a number of potential issues have been identified including ground and structural stability, long term viability and maintenance of these structures and potential liability. Given these issues, staff recommends, that the applicant be required to register a Section 219 covenant, that registers the Geotechnical Report prepared by Lewkowich Geotechnical Engineering Ltd., dated February 5, 2007 and includes a save harmless clause that releases the Regional District of Nanaimo from all losses and damages resulting from the use of the stairs, erosion and/or landslide.

#### ***Aesthetic Impact***

Large structures like the proposed beach access stairs have the potential to impact the appearance of the marine foreshore, as seen by recreational users of the beach area, and boaters. Variances to allow such large scale structures along the waterfront and along steep banks have traditionally been discouraged in order to avoid this impact. However, the Board has indicated a willingness to accept variances for beach access stairs when no other beach access is viable on the property.

The uppermost landing deck and handrails of the proposed structure will be visible from the adjacent properties to the southwest and northeast, which also enjoy panoramic views of the Strait of Georgia. This cedar structure, is proposed to be constructed with 1.06 metre tall handrails and picket railings. The proposed stairway is entirely contained within the subject property.

#### ***Environmental Impact***

The proposed stairway is to be approached by a deck landing to be placed adjacent to two arbutus trees and a fir tree. Ground covers of kinnikinnik, salal, Oregon grape, mosses and grasses, are native to this area and abundant on the neighbouring properties. The applicants do not propose to remove any vegetation on the top of bank. The proposed stairs and platforms would require fixing the structure to the bedrock. Department of Fisheries and Oceans has been consulted on this application and have stated no concerns, as the structure does not impact encrusting invertebrates, algae or salt marsh vegetation. The applicant has filled in the "Sustainable Community Builder Checklist", as per Board policy.

#### ***Shared Access***

Section 75 of the *Land Titles Act*, requires that subdivisions bordering on water must provide access to the water at distances not greater than 200 m between centre lines. The subject property is located 65 metres from a pedestrian accessible, public access route to the beach, called Reef Road, however the applicants have stated that this access is "steep and slippery (and) the foreshore has large boulders".

The applicants have stated in a letter dated April 25, 2007 that they are willing to share their beach access stairs with the surrounding neighbours. Staff is supportive of sharing beach accesses as a means of reducing the overall number of stairways.

### **FUTURE DEVELOPMENT IMPLICATIONS**

The applicants have expressed a neighbourhood interest among surrounding property owners to construct private beach access stairs. It is anticipated that staff will continue to receive requests to construct new beach access stairs and that reports of existing illegal stairways will also be submitted.

As directed by the Board, staff are in the process of drafting a report and policy on beach access stairs for the Board's consideration. The policy will balance aesthetic, safety and environmental implications with access issues.

**PUBLIC CONSULTATION IMPLICATIONS**

As part of the required public notification process, pursuant to the *Local Government Act*, property owners located within a 50 metre radius, must receive notice of the proposal and will have an opportunity to comment on the proposed variance, prior to the Board's consideration of the permit.

**VOTING**

Electoral Area Directors – one vote, except Electoral Area 'B'.

**SUMMARY/CONCLUSIONS**

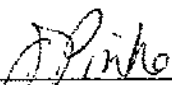
This is an application for a Development Variance Permit to permit the siting of a set of beach access stairs and four landing decks at 1887 Bonito Crescent in Nanoose Bay.

In staff's assessment, this structure has met the Regional District of Nanaimo's requirements including: a geotechnical engineering report; structural engineering report; survey by a British Columbia Land Surveyor and consent from the Department of Fisheries and Oceans. The applicants have demonstrated that the structure will be safe, minimally impact neighbours and the natural environment, and will be fully contained within their property boundaries.

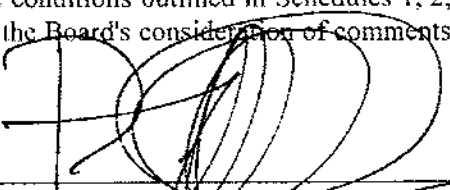
Staff recommends that this application be approved.

**RECOMMENDATION**

That Development Variance Permit Application No. 90703, to vary "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987," for the property legally described as Lot 37, District Lot 78, Nanoose District, Plan 14275 be approved subject to the conditions outlined in Schedules 1, 2, and 3, as outlined on Schedule No. 1, be approved, and subject to the Board's consideration of comments received, as a result of public notification.

  
\_\_\_\_\_  
Report Writer

  
\_\_\_\_\_  
Manager Concurrence

  
\_\_\_\_\_  
General Manager Concurrence

\_\_\_\_\_  
CAO Concurrence

**COMMENTS:**

*devsvs/reports/2007/dvp 3090 30 90703 Thomas Report*

**Schedule No. 1  
Terms of  
Development Variance Permit Application No. 90703  
for Lot 37, District Lot 78, Nanoose Land District, Plan 14275**

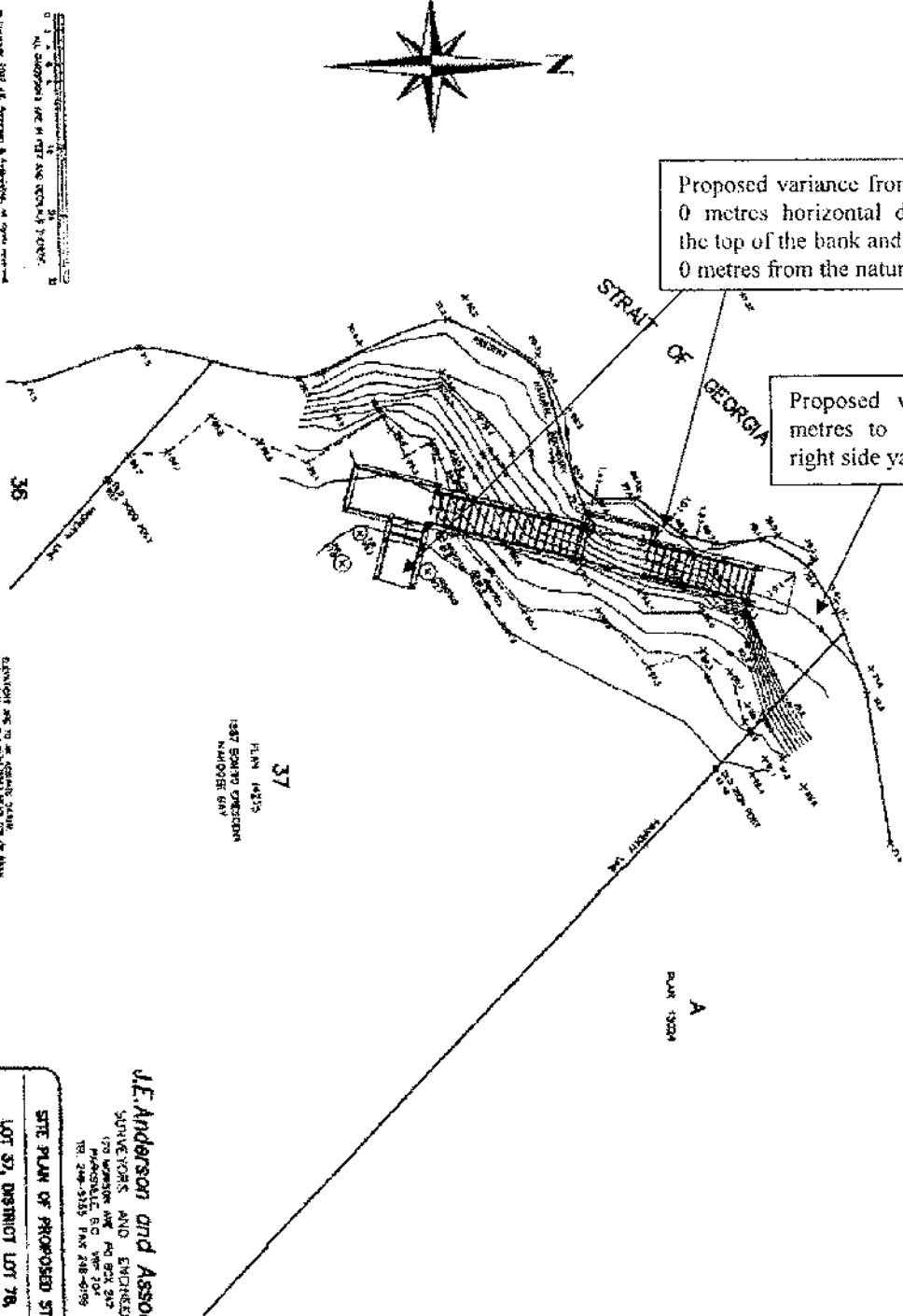
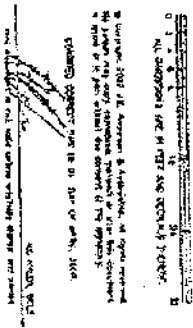
**Issuance of Permit**

1. This Development Permit allows the construction of beach access stairs developed in substantial compliance with Schedules No. 1, 2 and 3.
2. Staff shall withhold the issuance of this permit until the applicant, at the applicant's expense, registers a Section 219 covenant that registers the Geotechnical Report prepared by Lewkowich Geotechnical Engineering Ltd., dated February 5, 2007 and includes a save harmless clause that releases the Regional District of Nanaimo from all losses and damages as a result of erosion and/or landslide.

**Variances**

3. **Section 3.3.9(b)** of "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987," is varied to permit the beach access stairs shown on Schedule No. 2 and 3 as follows:
  - a. The minimum setback from the top of a slope of 30 percent or greater adjacent to the ocean is proposed to be relaxed from 8.0 metres horizontal distance inland from the top of the slope to 0.0 metres, as shown on the survey submitted by the applicant.
  - b. The minimum setback from the natural boundary is proposed to be relaxed from 15.0 metres horizontal distance to 0 metres horizontal distance, from the natural boundary as shown on the survey submitted by the applicant.
4. **Section 3.4.61** of "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987," is varied to permit the beach access stairs shown on Schedule No. 2 and 3 as follows:
  - a. The minimum setback from the right side lot line, is proposed to be relaxed from 2.0 metres to 1.0 metre as shown on the survey submitted by the applicant.

Schedule No. 2  
Building Location Certificate (Submitted by Applicant, enlarged for convenience)  
Development Variance Permit Application No. 90616



Proposed variance from 8 metres to 0 metres horizontal distance from the top of the bank and from 15 m to 0 metres from the natural boundary

Proposed variance from 2.0 metres to 1 metre from the right side yard.

PLAN 1427B  
1887 SOUTH OXFORD  
NANMOOSE DISTRICT

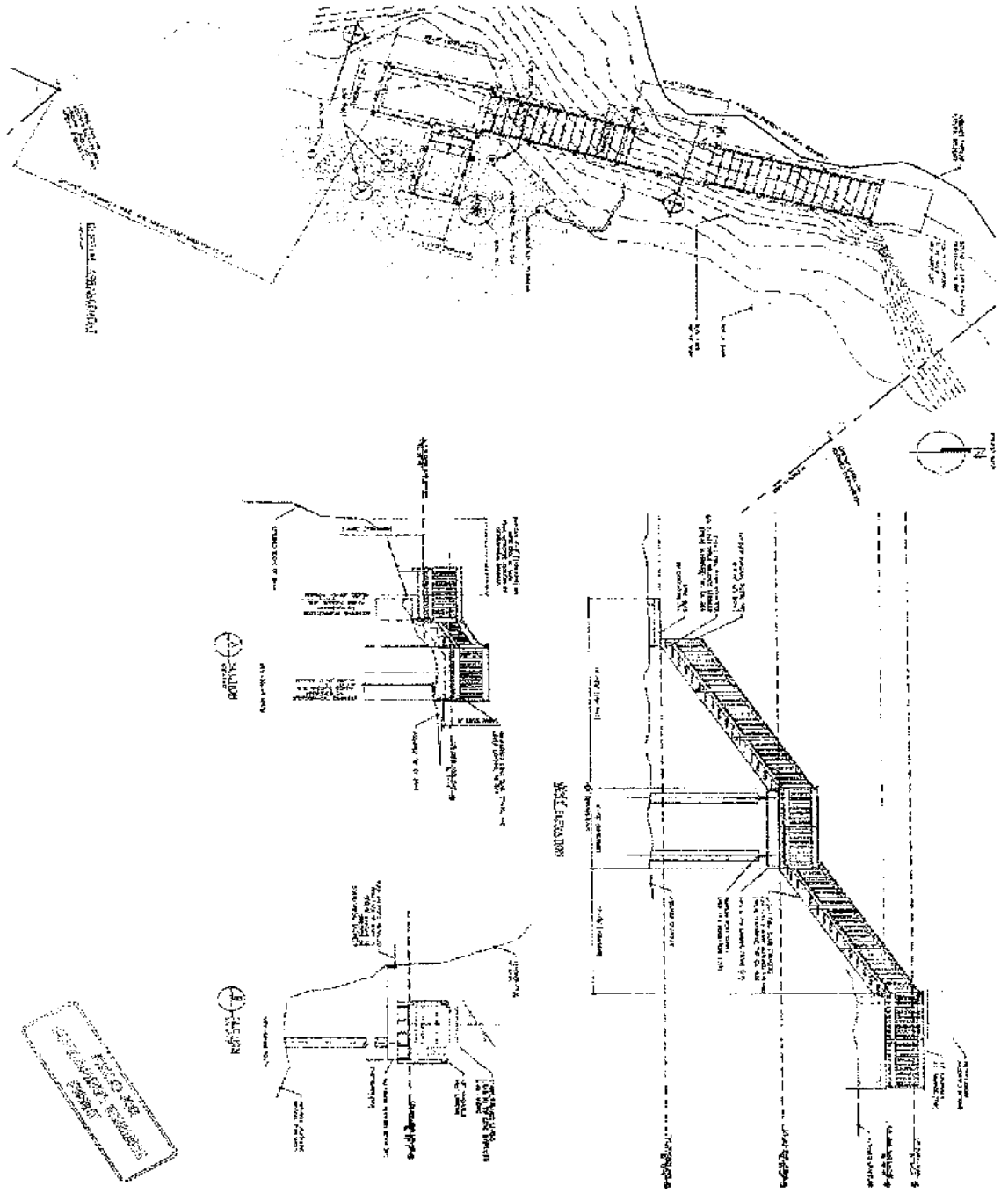
THE PLAN AND THE PROPOSED BUILDING SHALL BE CONSIDERED AS A DEVELOPMENT VARIANCE PERMIT APPLICATION UNDER THE DEVELOPMENT PERMIT ACT, R.S.O. 1990, CHAPTER 193, SECTION 193(1) AND 193(2). THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.

**J.E. Anderson and Associates**  
SURVEYORS AND ENGINEERS  
120 WILSON AVE. #202  
PHILADELPHIA, ONT. M9L 2A7  
TEL: 249-5155 FAX: 249-6798

**MR. & MRS. BOB THOMAS**

1887 SOUTH OXFORD  
NANMOOSE DISTRICT  
PLAN 1427B

Schedule No. 3  
 Stairway Profiles (Submitted by Applicant) - Development Variance Permit No. 90616



APPROVED FOR THE PROJECT  
 DATE: 4/25/07  
 PROJECT NO. 2007-0001

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GENERAL  
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 SECTIONS

**THOMAS RESIDENCE  
 BEACH ACCESS STAIR**  
 1887 BONITO CRESCENT, NANOCSE BAY, SC  
 EOB & JUDITH THOMAS

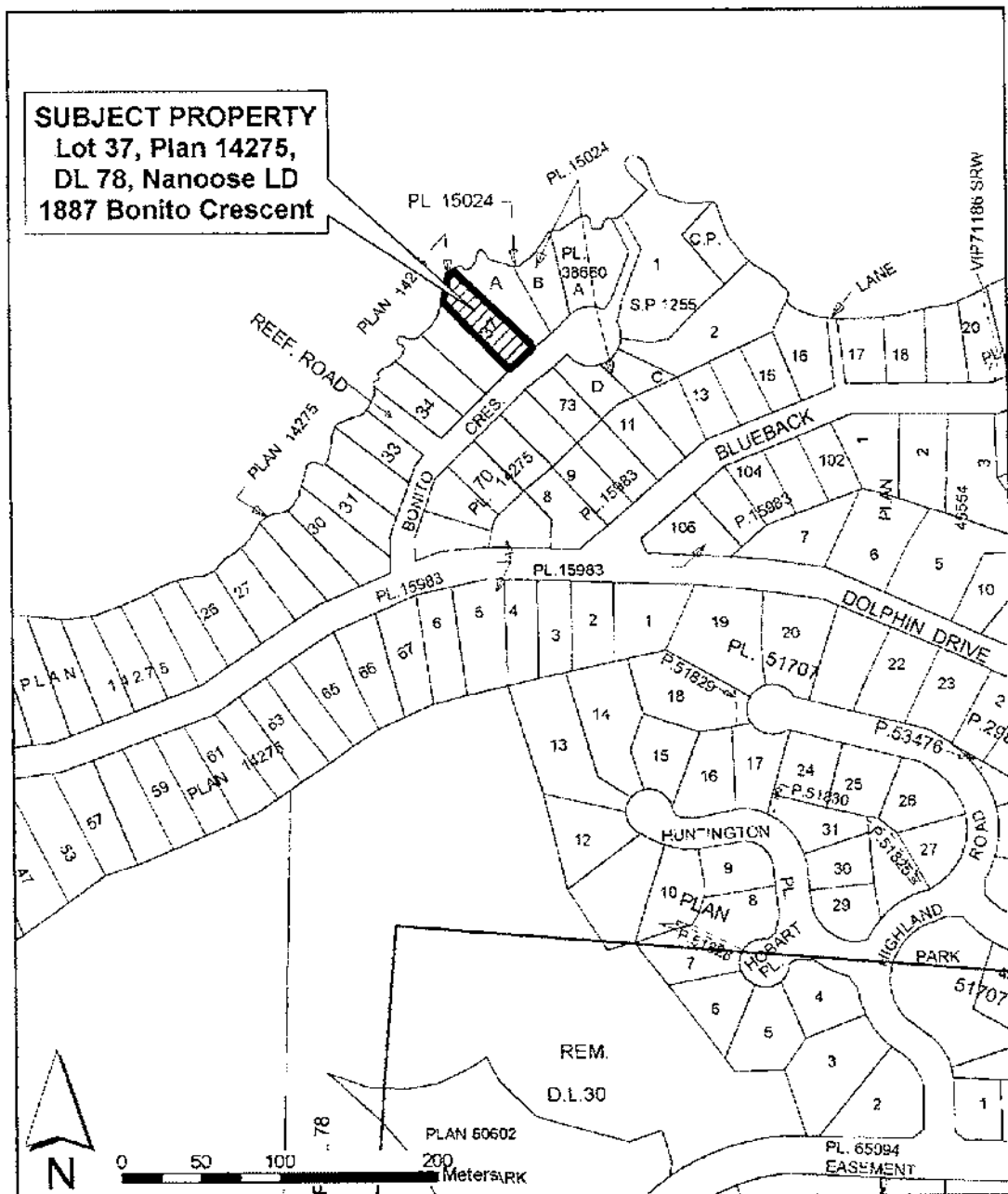
HEROLD  
 ARCHITECTURAL FIRM, LLC  
 1000 W. BROADWAY, SUITE 200  
 CHARLOTTE, NC 28202  
 (704) 375-1111  
 www.heroldarchitect.com

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Attachment No. 1

Location of Subject Property - 1887 Bonito Crescent  
Lot 37, District Lot 78, Nanoose District, Plan 14275  
Electoral Area 'E' - Map Reference No. 92F.030.3.3



BCSS Map Sheet No 92F 030 3.3