

REGIONAL DISTRICT OF NANAIMO

**ELECTORAL AREA PLANNING COMMITTEE
TUESDAY, JULY 8, 2008
6:00 PM**

(RDN Board Chambers)

A G E N D A

PAGES

CALL TO ORDER

DELEGATIONS

MINUTES

2-4 Minutes from the meeting of the Electoral Area Planning Committee held June 10, 2008.

BUSINESS ARISING FROM THE MINUTES

COMMUNICATIONS/CORRESPONDENCE

UNFINISHED BUSINESS

PLANNING

DEVELOPMENT PERMIT APPLICATIONS

5-22 Development Permit Application No. 60630D & Consideration of Park Land - Dave Scott on behalf of BCIMC Realty Corporation & 3536696 Canada Inc. No. A48904 (Fairwinds) – Rockcliffe & Bonnington Drive - 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, JUNE 10 2008, AT 6:00 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:

M. Pearse	Senior Manager, Corporate Administration
P. Thorkelsson	General Manager, Development Services
P. Thompson	Manager, Long Range Planning
G. Garbutt	Manager, Current Planning
N. Tonn	Recording Secretary

DELEGATIONS

Sylvain Giroux, Lyons & Noble Developments Ltd., re Development Variance Permit Application No. 90806 – 3790 Mallard Place – Area ‘E’.

Mr. Giroux made himself available for questions from the Committee, and noted that he had a copy of the certificate showing the old building and its previous location if the Committee required it.

MINUTES

MOVED Director Holme, SECONDED Director Burnett, that the minutes of the Electoral Area Planning Committee meeting held May 13, 2008 be adopted.

CARRIED

PLANNING

AMENDMENT APPLICATIONS

Zoning Amendment Bylaw No. 500.346 – Electoral Area ‘G’ Official Community Plan Implementation.

MOVED Director Stanhope, SECONDED Director Holme, that “Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.346, 2008” be given 1st and 2nd reading.

CARRIED

MOVED Director Stanhope, SECONDED Director Holme, that staff hold an Open House prior to the Public Hearing.

CARRIED

MOVED Director Stanhope, SECONDED Director Holme, that “Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.346, 2008” proceed to a Public Hearing.

CARRIED

MOVED Director Stanhope, SECONDED Director Holme, that the Public Hearing on the amended "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.346, 2008" be delegated to Director Stanhope or his alternate.

CARRIED

DEVELOPMENT PERMIT APPLICATIONS

Development Permit Application No. 60820 & Request for Relaxation – Fern Road Consulting Ltd., on behalf of Deas – Leon Road – Area ‘H’.

MOVED Director Holme, SECONDED Director Burnett, that Development Permit Application No. 60820, submitted by Fern Road Consulting Ltd., on behalf of J. Deas, in conjunction with the subdivision of the parcels legally described as Lots C and D, Both of District Lot 19, Newcastle District, Plan VIP77157 and designated within the Environmentally Sensitive Features Development Permit Area, be approved subject to the conditions outlined in Schedules No. 1 and 2 of the corresponding staff report.

CARRIED

MOVED Director Holme, SECONDED Director Burnett, that the request for relaxation of the minimum 10% frontage requirement for the proposed Lot 2, as shown on the plan of subdivision of Lots C and D, Both of District Lot 19, Newcastle District, Plan VIP77157, be approved subject to the conditions set out in Schedule No. 1 of the corresponding staff report.

CARRIED

DEVELOPMENT VARIANCE PERMIT APPLICATIONS

Development Variance Permit Application No. 90809 – Lylyk – 3980 Bovanis Road – Area ‘H’.

MOVED Director Biggemann, SECONDED Director Young, that Development Variance Permit Application No. 90809 to construct a single family dwelling located at Lot 12, District Lot 85, Newcastle District, Plan 23173, be approved subject to the conditions outlined in Schedules No. 1 to 5 and the notification requirements of the *Local Government Act*.

CARRIED

Development Variance Permit Application No. 90806 – Mardaga – 3790 Mallard Place – Area ‘E’.

MOVED Director Holme, SECONDED Director Stanhope, that Development Variance Permit Application No. 90806, to permit the construction of a residential dwelling and accessory building with a minimum setback from the natural boundary of the sea of 9.6 m on the property legally described as Lot 22, District Lot 78, Nanoose District, Plan 28595, be approved subject to the conditions outlined in Schedules No. 1 to 3 and the notification requirements of the *Local Government Act*.

CARRIED

OTHER

Request for Relaxation – JE Anderson, BCLS on behalf of J. Arthur & B. Diablo Arthur – Caledonia, Sontera & Bratt Roads – Area ‘A’.

MOVED Director Burnett, SECONDED Director Young, that the request to relax the minimum 10% frontage requirement for Proposed Lot 2, submitted by JE Anderson, BCLS on behalf of J. Arthur and B. Diablo Arthur, in conjunction with the proposed subdivision of Lot 1, Sections 11 & 12, Ranges 6 & 7, Cranberry District, Plan VIP72470, be approved.

CARRIED

ADJOURNMENT

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

CARRIED

TIME: 6:13 PM

CHAIRPERSON



CAO APPROVAL	
EAP	✓ July 8/08
GOW	
JUL - 8 2008	
RHD	Revised
BOARD	Report

MEMORANDUM

TO: Geoff Garbutt
Manager, Current Planning

DATE: June 27, 2008

FROM: Susan Cormie
Senior Planner

FILE: 3060 30 60630D
c/r Subdivision File 26330

SUBJECT: Development Permit Application No. 60630D & Consideration of Park Land
Dave Scott, on behalf of BCIMC Realty Corporation &
3536696 Canada Inc. No. A48904 (Fairwinds)
Electoral Area 'E' – Rockcliffe, Bonnington Drive

PURPOSE

To consider an application for a Development Permit with Variances for a 26 lot bare land strata subdivision development within Sensitive Ecosystem Protection and Form and Character Development Permit Areas in the Fairwinds area of Electoral Area 'E'.

BACKGROUND

The subject property, legally described Lot 1, District Lot 78, Nanoose District, Plan VIP83117, is located adjacent to Bonnington Drive in the Fairwinds area of Electoral Area 'E' (*See Attachment No. 1 for location of subject property*).

The subject property is 2.24 ha and is zoned Comprehensive Development 35 (CD35) pursuant to the RDN Land Use and Subdivision Bylaw No. 500, 1987. Under previous approvals, a show home was constructed on the subject property. The CD35 zone permits a 26 lot bare land strata development with community water and sewer services to each parcel.

In addition to zoning, the subject property is designated within the following development permit areas (DPA) pursuant to the Nanoose Bay Official Community Plan Bylaw No. 1400, 2005:

- the Sensitive Ecosystem Protection DPA established for the protection of the Terrestrial Herbaceous Sensitive Ecosystem.
- the Watercourse Protection DPA established for the protection of fish habitat. As there are no watercourses on or within 30.0 metres of the subject property, the development is exempt from this development permit area.
- the Form and Character Development Permit Application established to ensure the form and character of multi-family residential development is compatible and well integrated with the surrounding neighbourhood. As this application does not involve a multi-family development, the application is exempt from requiring a Form and Character Development Permit. Despite this, the applicant, through the zoning amendment process, agreed to provide building forms and landscaping information as part of the Development Permit process.

As the Electoral Area Planning Committee is aware, at the time of rezoning, a section 219 covenant was registered on title restricting buildings other than one show home until community water service was established and the stormwater management system was built by Fairwinds. This is the fourth development permit to be considered for this site. Other Development Permits issued to date include a permit for a show home, a permit to clear a portion of the land to construct internal infrastructure, and a permit to construct the stormwater management system.

The surrounding lands include a recently created residential subdivision to the north and east, Fairwinds Recreation Centre and existing Residential 1 (RS1) lots to the east, and undeveloped land to the south. The topography of the site is rocky with small outcrops and the land generally slopes upward from Fairwinds Centre towards Bonnington Drive. Access to the site is from Bonnington Drive.

The subject property is designated within an Urban Containment Boundary and is located within both community water and community sewer service areas, Nanoose Fire Protection Area, and RIDN Building Inspection area.

Proposed Development

The applicant is proposing to develop a 26 lot bare land strata subdivision with residential parcels ranging in size from 500 m² to 815 m² (*see Schedule No. 2 for proposed bare land strata subdivision*). The applicant is also proposing to construct a single dwelling unit on each proposed bare land strata lot with one of three housing styles varying in size from approximately 152 m² to 173 m² (*see Schedules No. 4-6*). As part of the overall development of the site, the applicant has constructed the community water and community sewer infrastructure and an environmentally friendly stormwater management system.

A retaining wall was previously constructed on the common property adjacent to the internal access road entrance off Bonnington Drive without building permits. Information provided by the applicant indicates the retaining wall encroaches onto proposed strata lot 1 and due to the height and placement of the wall, variances to the minimum building setbacks in the CD 35 zone are required. The location of this wall is outlined on *Schedule No. 3*.

Through the development approval process the applicant has submitted the following information:

- proposed subdivision layout including internal access routes;
- proposed building elevations, and exterior finish details;
- building height information;
- landscape plan;
- neighbourhood identification sign information;
- environmental reports;
- raptor survey information; and,
- stormwater management report.

Proposed Bylaw Variances

Due to topographic issues, the applicant is requesting a series of height variances to permit the construction of single dwellings on 5 strata lots within the 26 lot strata subdivision. The variances requested are as follows (see Schedule No. 2):

<u>Location</u>	<u>Variance</u>	<u>Height Increase</u>
Strata Lot 2	9.0 m to 9.8 m	0.8 m
Strata Lot 4	9.0 m to 10.0 m	1.0 m
Strata Lot 10	9.0 m to 10.0 m	1.0 m
Strata Lot 11	9.0 m to 11.3 m	2.3 m
Strata Lot 12	9.0 m to 9.8 m	0.8 m

As outlined above setback variances to Subsection 3.4.135.3 of CD 35 are required to recognize the location of the retaining wall installed on the subject property. The variances required are as follows (see Schedule No. 3):

<u>Location</u>	<u>Variance</u>	<u>Setback Decrease</u>
Common Property	Setback to Bonnington Drive - 5.0 m to 0.0 m	5.0 m
Common Property	Setback to Common Property - 2.0 m to 0.0 m	2.0 m
Strata Lot 1	Setback to Common Property - 2.0 m to 0.0 m	2.0 m

ALTERNATIVES

1. To approve Development Permit Application No. 60630D with variances subject to the conditions outlined in Schedules No. 1-7 and the notification requirements pursuant to the *Local Government Act* and accept park land from the existing park land surplus.
2. To deny the development permit as submitted and provide staff with further direction and not accept the park land requirement be taken from the existing park land surplus.

DEVELOPMENT IMPLICATIONS***Development Permit Guidelines / Site Development Implications***

With respect to the Sensitive Ecosystem Protection Development Permit Area, the applicant has provided an environmental report, which indicates that there are no environmentally sensitive features on the parent parcel and has further confirmed this is the case. The applicant has also provided a review of the raptor population, which concludes that this site does not represent a significant impact to the raptor population within the peninsula. The raptor review notes that the Development Permit should be sensitive to the potential for future establishment of nest sites or perches. The applicant will be required by the Development Permit to investigate suitable locations for the development of future raptor nest sites or perches. The applicant's agent has indicated concurrence with this condition.

With respect to the form and character of the development, the applicant has submitted typical building plans, building construction materials information, a typical landscaping plan, design details for driveway materials, and a design for the identification entrance sign. These details have been incorporated into the Development Permit conditions and are considered to be in keeping with the overall character of the Fairwinds area (see Schedules No. 4-7 for building and landscape design details).

Requested Variance Implications

In order to ensure consistency in the built form throughout the subdivision, the applicant is requesting a variance to the maximum height requirement of 9.0 metres for five dwelling units (*see Schedule No. 2 for Requested Variances*). The applicant has designed typical dwelling units to fit each proposed bare land strata parcel although there may be slight modifications to the submitted building designs due to individual lot site specific topography. The dwelling units are all proposed to be slightly over 8.0 metres in height to accommodate architectural design features, but height variances are required due to site topography, natural grades and rock outcrops. Given the lack of view implications related to the requested height variances and conformity with the direction of RDN Development Variance Permit Policy No. B1-5 which supports variances related to the impact of topographic features, staff recommend approval of the requested variances to height.

With respect to the requested setback relaxations to the retaining wall on common property and a portion of Strata Lot 1, there are no implications related to the requested variances and engineering certification of the structure will be required as a condition of the issuance of the required building permit.

Ministry of Transportation Implications

The applicant is requesting approvals to locate a proposed neighbourhood identification sign within 4.5 metres of a road right-of-way, which is subject to the Ministry's approval (*see Schedule No. 7 for sign information*).

Site Servicing Implications

With respect to water and sewer services, RDN services are now available to service this proposed subdivision. In accordance with engineering best practices, the applicant has constructed a fully engineered stormwater management system that will serve this subdivision.

Sustainability Implications

In keeping with the Board's direction, the applicant has submitted the Community Builder Sustainability Checklist. Generally, the development proposal which includes modest sized dwellings, a native landscape plan and limited site irrigation reflects a low environmental impact. The applicant has indicated that dwelling units will include many features including high-efficiency windows that are included in the Fairwinds green demonstration home, which was constructed by the builder who is undertaking this bare land strata development.

Park Land Implications

Through the zoning amendment process, which has included a public consultation process, it has been recommended that the park land requirement (1135 m² or 5% of total site area) for this subdivision application be taken from the existing surplus park land. Despite this, the applicant has offered to provide a trail corridor 'in kind' along the north boundary of the subject property with no park land credit for this corridor. The trail will link Bonnington Drive to the existing walkway, which connects to both the Fairwinds Recreation Centre and Carmichael Road and is being secured through the Development Permit and Subdivision Application processes.

Public Consultation Implications

Adjacent and nearby residents and property owners will have an opportunity to comment on the proposed variances through the public notification procedure.

Voting

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

SUMMARY

This is a Development Permit application with variances for the development of a 26 lot bare land strata lot subdivision and the development of each lot on property located off Fairwinds Drive onto a recently dedicated road called Bonnington Drive in Electoral Area 'E'. Due to site constraints such as rocky outcrops, steep topography, lack of view impacts, and the developer's choice of architectural styles, variances to the maximum height provisions for five of the proposed dwelling units has been requested. A variance to setbacks in order to recognize the location of an existing rock retaining wall located on common property is also being proposed by the applicant. These variances are outlined in *Schedule No. 2 and 3* of the staff report.

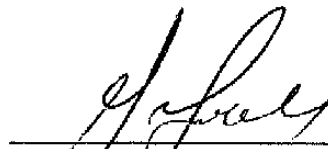
Included in the conditions of the approval are the provision of landscaping and the construction of a trail corridor (not to be calculated as park land) to connect Bonnington Drive to the Fairwinds Recreation Centre and Carmichael Road. In lieu of dedication of park land, as determined through the zoning amendment process, staff recommends that the required 5% park land be calculated from Fairwinds existing park land surplus.

Other conditions of the development permit include provision of community services, street and driveway design, visitor parking, building materials, and neighbourhood identification sign details. It is noted that community water has been recently accepted by the Regional District and that the stormwater management system is subject to approval of the RDN and the Ministry of Transportation Approving Authority. A development permit for the stormwater management system was recently issued under the delegation authority bylaw.


Given conformity with the applicable development permit guidelines and the lack of impacts related to variances, staff recommends approval of the Development Permit subject to conditions outlined in Schedules No. 1-7, the notification procedures of the *Local Government Act*, and that the park land requirement be calculated from the existing Fairwinds park land surplus.

RECOMMENDATIONS

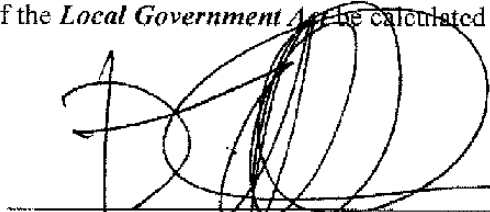
1. That Development Permit No. 60630D submitted by Dave Scott, on behalf of BCIMC Realty Corporation, Inc. No. A41891 & 3536696 Canada Inc., Inc. No. A48904 (Fairwinds) for the property legally described as Lot 1, District Lot 78, Nanoose District, Plan VIP83117 and designated within the Sensitive Ecosystem Protection Development Permit Area, be approved subject to the conditions outlined in Schedules No. 1-7 of the corresponding staff report, and the notification procedure subject to the *Local Government Act*.
2. That the park land requirement pursuant to section 941 of the *Local Government Act* be calculated from the existing Fairwinds park land surplus.




 Report Writer



 Manager



 General Manager Concurrence



 CAO Concurrence

COMMENTS:

Schedule No. 1 (page 1 of 4)
Development Permit Application No. 60630D
Conditions of Approval

The following sets out the conditions of approval:

1. Proposed Variances

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

1. Subsection 3.4.135.2 is proposed to be varied by increasing the maximum height requirement to accommodate the siting of one dwelling unit for each of the following proposed lots:
 - Proposed Lot 2 from 9.0 metres to 9.8 metres
 - Proposed Lot 4 from 9.0 metres to 10.0 metres
 - Proposed Lot 10 from 9.0 metres to 10.0 metres
 - Proposed Lot 11 from 9.0 metres to 11.3 metres
 - Proposed Lot 12 from 9.0 metres to 9.8 metres
2. Subsection 3.4.135.3 is proposed to be varied to recognize the location of existing retaining wall by:
 - reducing the required setback to lot line adjacent to Bonnington Drive from 5.0 metres to 0.0 metres
 - reducing the required setback to lot line adjacent to common property from 2.0 metres to 0.0 metres
 - reducing the required setback to lot line adjacent to common property on Strata Lot 1 from 2.0 metres to 0.0 metres

2. Subdivision

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

3. Community Water

- a. Applicant to design and construct to Bylaw No. 500, 1987 standards and/or good engineering practices, a community water system complete with water supply, distribution system, and service connections to each proposed parcel to serve the development to the satisfaction of the Regional District of Nanaimo.

4. Community Sewer

Applicant to design and construct to Bylaw No. 500, 1987 standards and/or good engineering practices a community sanitary sewer including service connections to each proposed parcel to the satisfaction of the Regional District of Nanaimo.

5. Stormwater Management

Applicant to design and construct an engineered stormwater management system to serve the proposed development and contained within the pond system areas and engineered and constructed to the satisfaction of the RDN subject to:

- a. ensure that the management of stormwater is integral in the water balance for maintaining adequate base flows in the Enos Lake system;
- b. take maximum advantage of the ability of the granular soils exposed on site to infiltrate stormwater and maintain the base flows in the Enos Lake system;

Schedule No. 1 (page 2 of 4)
Development Permit Application No. 60630D
Conditions of Approval

- c. ensure through good engineering practice, no accumulated stormwater drainage is to be directed to nor is it to negatively impact the stability of the Enos Lake drainage system as determined by a registered BC Professional Engineer experienced in stormwater management engineering; and,
- d. ensure that the system is designed and constructed to the satisfaction of the RDN and the Ministry of Transportation.

6. Internal Access Routes

Internal access routes shall be constructed with asphalt, complete with curb and gutter.

7. Landscaping Requirements

- a. The applicant shall landscape the entire site in a manner similar to the Typical Landscape Plan shown on Schedule No. 6 prepared by SLA Incorporated and dated 06.29.06 (to be attached to and forming part of this Development Permit).
- b. A combination of cedar fencing and cedar trees shall be used to delineate any internal trails and the internal road system.
- c. Native plantings shall be used wherever practical.
- d. Landscaping to be provided and shall, at the minimum, satisfy the following criteria:
 - i. Landscaping shall be comprised of biologically diverse and drought resistant plants and shall be at a minimum to the British Columbia Landscape Standard, Sixth Edition.
 - ii. Individual plants to be used in the landscaping shall have normal, well-developed branches and vigorous, fibrous root systems; such plants shall be healthy, vigorous and free from defects, decay, disfiguring roots, sunscald, injuries, abrasions of the bark, plant diseases, insect pests' eggs, borers and all forms of infestations or objectionable disfigurements.
 - iii. All landscaping shall be permanently maintained in good condition with, at a minimum, the same quality and quantity of landscaping as was initially approved and without alteration of the approved design; the owner shall make provisions for the permanent irrigation works necessary to water the landscaping.
 - iv. The design of landscaping shall be such that the growth of roots, trunks, and branches of natural or introduced vegetation or the location of planted berms shall not conflict with the utilities, structures, necessary access, or required sight triangle.
 - v. A watering system for all landscaped areas.
 - vi. Where applicable, all landscaped areas shall be constructed completed with permanent curbs a minimum of 15 cm in height to protect all landscaped areas from potential vehicular damage.

8. Potential Raptor Site

Applicant's professional biologist is to investigate suitable locations for raptor nests and perching, including reviewing the existing trees within the site. Applicant and applicant's biologist to contact the Regional District to review the potential for raptor habitat prior to removing trees.

Schedule No. 1 (page 3 of 4)
Development Permit Application No. 60630D
Conditions of Approval

9. Driveways

- a. Driveways accessing onto a side entrance shall be capable of parking a minimum of two vehicles without overhang into the internal road system and / or public right-of-way.
- b. Driveway construction is to be cement and / or pavers or a combination of both and is to be designed to accommodate two vehicles.

10. Visitor Parking Spaces

- a. A minimum of five visitor parking spaces shall be provided on site.
- b. All parking areas, including aisle ways, shall be located in substantial compliance as shown on Schedules No. 2 and 4 and constructed to Bylaw No. 500 standards and all parking spaces shall be clearly delineated through the use of painted lines on paved surfaces or concrete parking stops on compacted and dust free surfaces.
- c. No visitor parking spaces shall be located within the traveled portion of the internal road ways.
- d. Additional off-street parking may be provided within setback areas for the purposes of guest parking.

11. Building Location and Design Elements

- a. Buildings shall be constructed in accordance with the typical building profiles shown on Schedule No. 5 (to be attached to and forming part of the development permit).
- b. Home exteriors shall be constructed with a combination of hardie plank, wood, and rock generally as shown on the artist's concept drawings as shown on Schedule No. 6 (to be attached to and forming part of the Development Permit).

12. Signage

- a. Applicant to obtain approval from the Ministry of Transportation for the location of the neighbourhood identification sign within 4.5 metres of Bonnington Drive.
- b. A maximum of one (1) neighbourhood identification sign shall be permitted at the entrance to the development. The sign shall not exceed 2.5 m² in area or exceed a height of 0.91 metre. This sign shall be incorporated into the landscaping and be aesthetically pleasing with a minimal amount of lighting or boldness.

13. Park Land Trail Corridor

- a. Applicant shall construct a minimum 2.0 metre wide trail consisting of driveway chips complete with edging from the park land access located north of the site to connect Fairwinds Centre to Bonnington Drive Centre and Carmichael Road to the satisfaction of the Regional District of Nanaimo.
- b. A combination of cedar fencing and cedar trees shall be used to delineate the trail from the development.
- c. Trail corridor to be transferred to the Regional District for park land use (not to be calculated in the overall park land dedication of the Fairwinds Lands).

14. Local Fire Protection / Fire Chief

- a. Applicant to provide adequate fire flows to the satisfaction of the Local Fire Chief.

Schedule No. 1 (page 4 of 4)
Development Permit Application No. 60630D
Conditions of Approval

15. Sediment and Erosion Control

- a. Sediment and erosion control measures must be utilized to control sediment during construction and to stabilize the site after construction is complete. These measures must include:
 - i. Tarps, sand bags, poly plastic sheeting and/or filter fabric are required to be onsite during works.
 - ii. Cover temporary fills or soil stock piles with polyethylene or tarps.
 - iii. Exposed soils must be seeded immediately after disturbance. Soil surfaces to be treated should be roughened in advance of seeding.

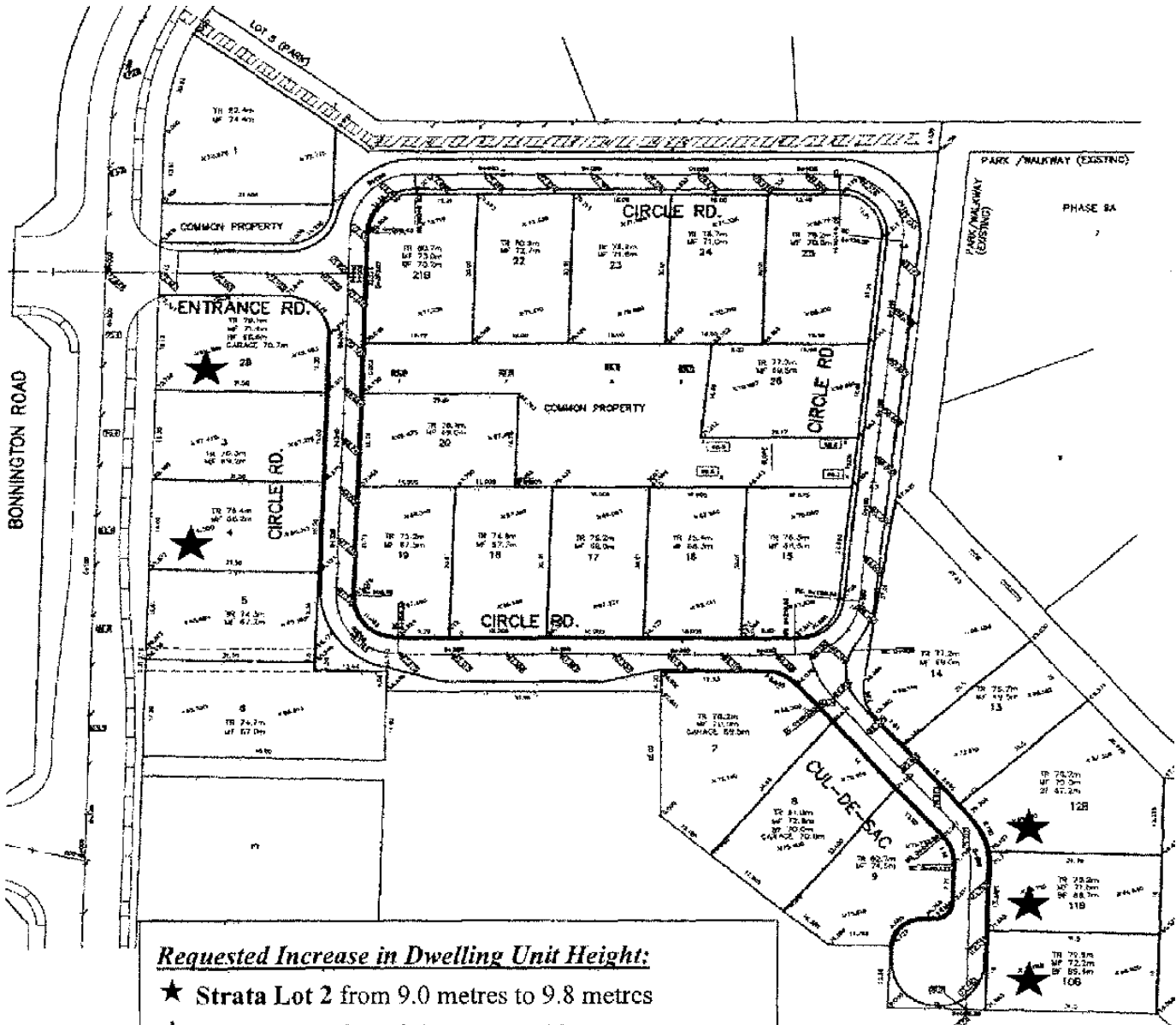
16. Use of Machinery

- a. All machines on site must be in good working order and no fuels, lubricants or construction wastes are permitted to enter the environment. No refueling of machinery is to be conducted within 100 m of any watercourse.
- b. A spill kit shall be on-site to prevent the introduction of any fuels in the event of a spill. If a spill occurs, the Provincial Emergency Program must be contacted.

17. Ministry of Transportation

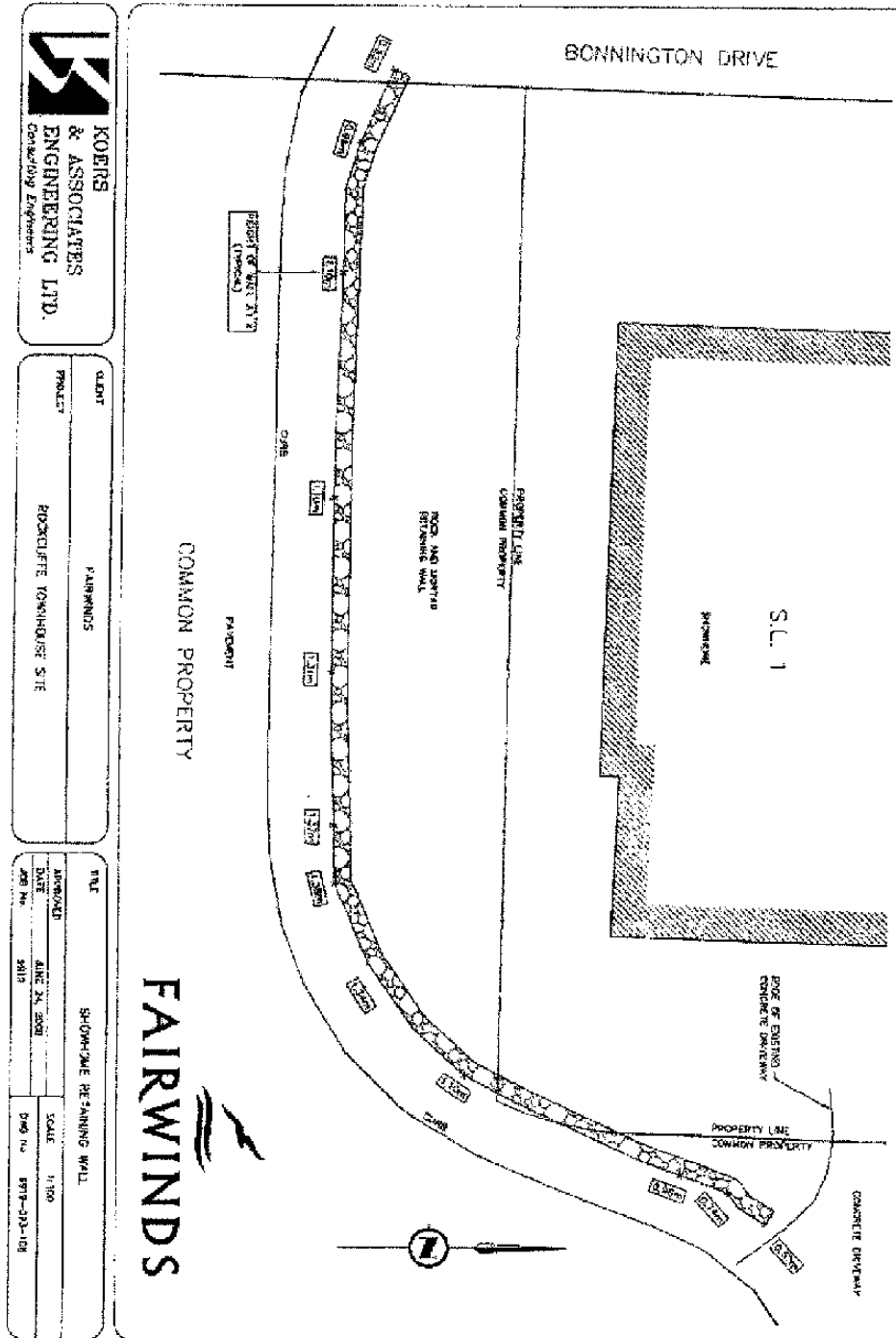
- a. Applicant to provide to the Regional District an access permit as issued by the Ministry of Transportation.
- b. Applicant due provide to the Regional District of Nanaimo a permit issued by the Ministry of Transportation with respect to locating the neighbourhood identification sign within the Ministry's minimum 4.5 metre setback requirement.

**Schedule No. 2
Development Permit No. 60630D
Maximum Height Variance for Bare Land Strata Lots
And Proposed Plan of Bare Land Strata Subdivision**



- Requested Increase in Dwelling Unit Height:**
- ★ Strata Lot 2 from 9.0 metres to 9.8 metres
 - ★ Strata Lot 4 from 9.0 metres to 10.0 metres
 - ★ Strata Lot 10 from 9.0 metres to 10.0 metres
 - ★ Strata Lot 11 from 9.0 metres to 11.3 metres
 - ★ Strata Lot 12 from 9.0 metres to 9.8 metres

Schedule No. 3
Development Permit No. 60630D
Requested Variances to Setback Requirement for Retaining Wall



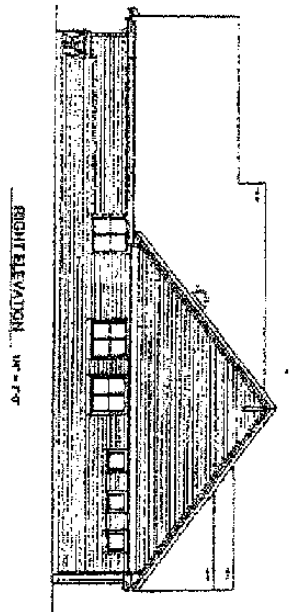
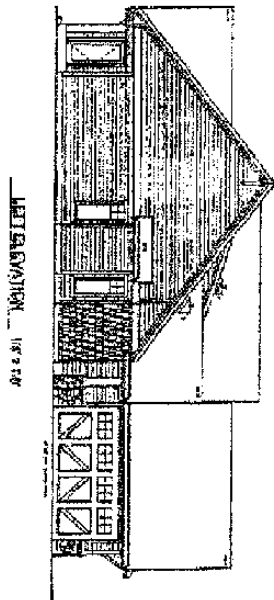
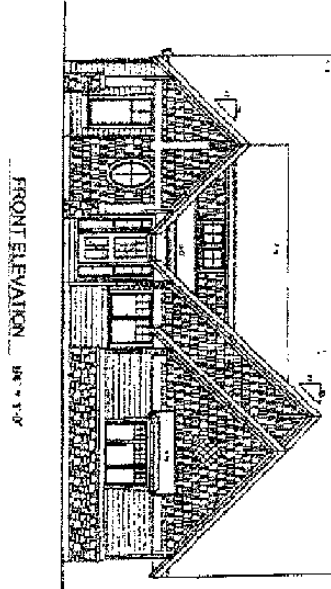
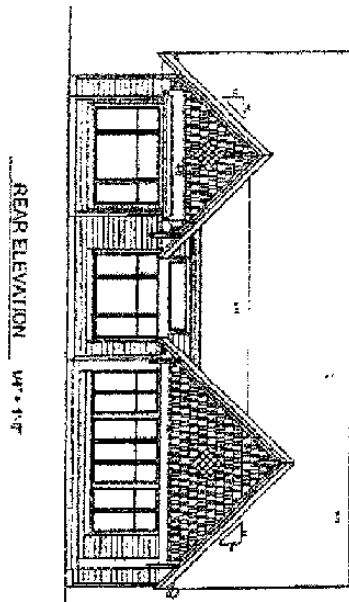
KOERS & ASSOCIATES ENGINEERING LTD.
 Consulting Engineers

CLIENT	FAIRWINDS
PROJECT	ROCKLIFE YONKHOUSE SITE

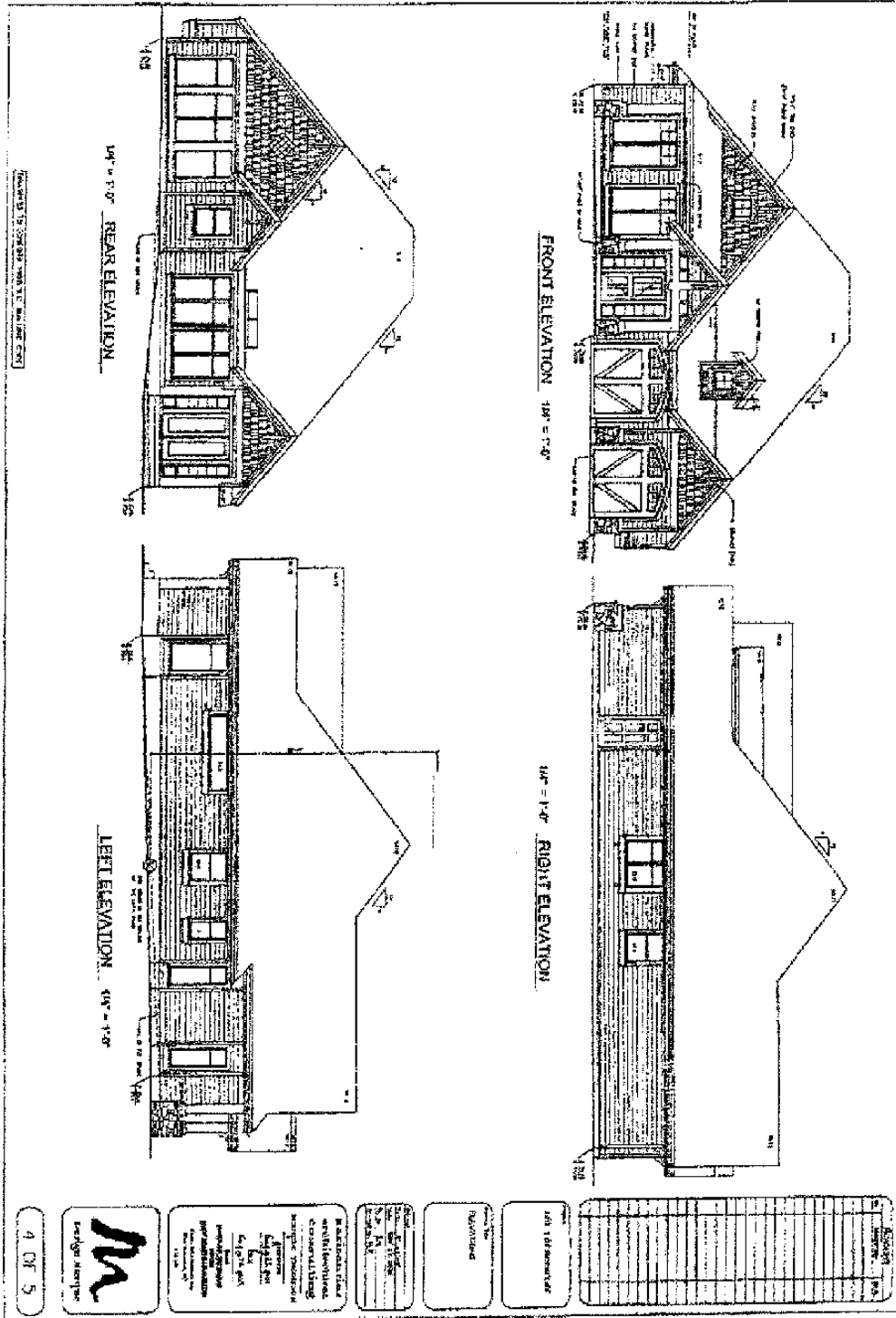
TITLE	SHOW-CASE RETAINING WALL
APPROVED DATE	AUG 24, 2008
DATE	AUG 24, 2008
DWG No.	878-03-102
SCALE	1/100
DWG No.	878-03-102

FAIRWINDS

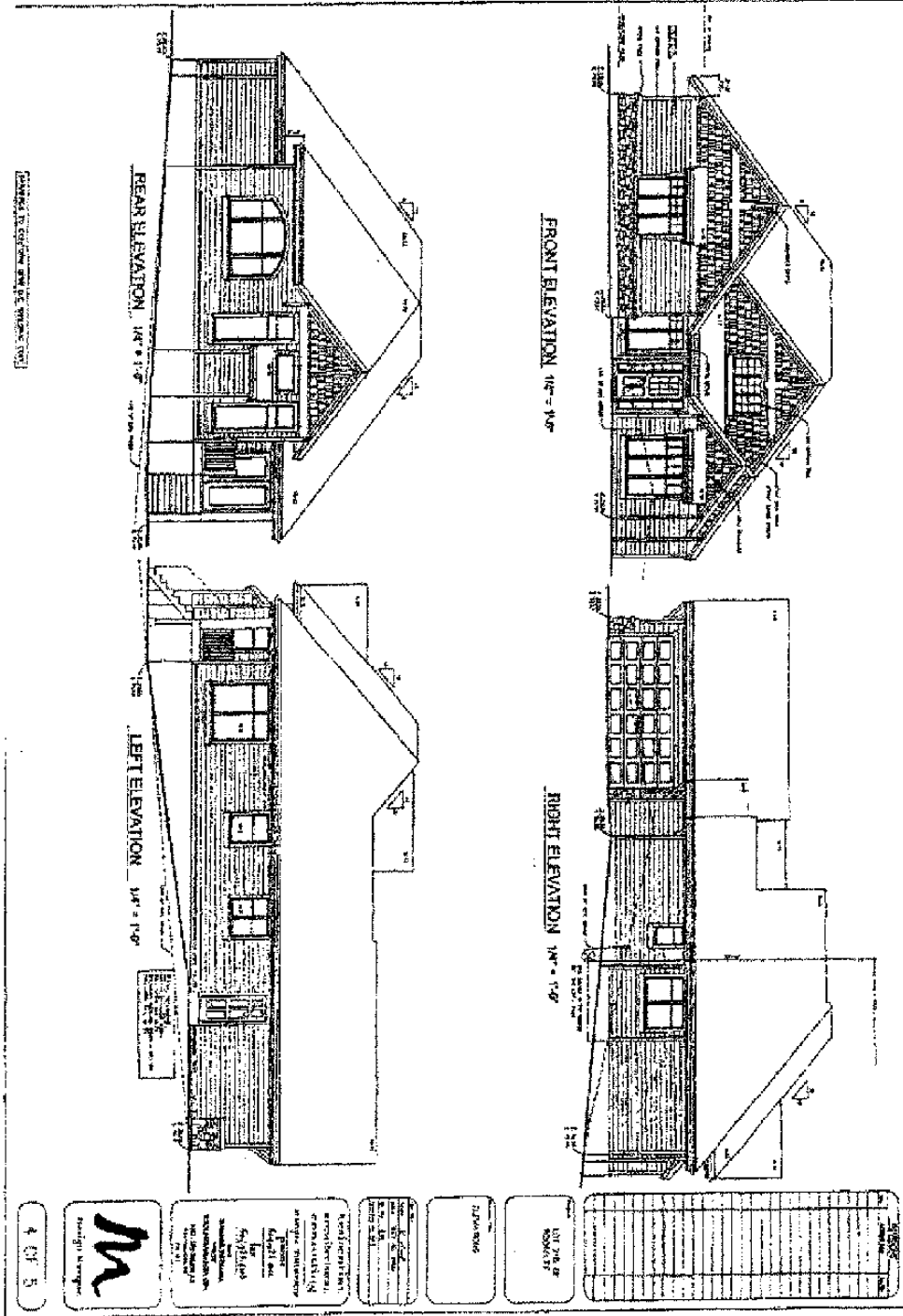
Schedule No. 4 (page 1 of 3)
Development Permit No. 60630D
Proposed Building Elevations



Schedule No. 4 (page 2 of 3)
 Development Permit No. 60630D
 Proposed Building Elevations



Schedule No. 4 (page 3 of 3)
Development Permit No. 60630D
Proposed Building Elevations



Schedule No. 5
Development Permit No. 60630D
Building Elevation Showing Finish Materials



Schedule No. 7
Development Permit No. 60630D
Neighbourhood Identification Sign



Attachment No. 1
Location of Subject Property
Development Permit No. 60630D
Rockcliffe, Fairwinds

