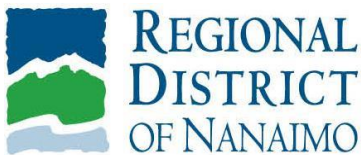


**Attachment 3
Draft Development Permit**

 <p>REGIONAL DISTRICT OF NANAIMO</p>	<p style="text-align: right;">PLANNING AND DEVELOPMENT</p> <p style="text-align: right;">6300 Hammond Bay Road, Nanaimo, BC V9T 6N2 250-390-6510 or 1-877-607-4111 <u>www.rdn.bc.ca</u></p> <p style="text-align: right;">DEVELOPMENT PERMIT NO. PL2022-146</p>
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To: ("Permittee") Deborah Ann Patterson and Douglas Ross Patterson

Mailing Address: PO Box 770, Coombs, BC, V0R 1M0

1. Except as varied or supplemented by this permit, the development permit is issued subject to compliance with all applicable bylaws and provincial and federal statutes and regulations.
2. This development permit applies only to those lands within the Regional District of Nanaimo described below, and all buildings, structures and other development thereon:

Legal Description: Lot 17, District Lot 143, Nanoose District, Plan 2064 ("Lands")

Civic Address: 1077 Schidler Road P.I.D.: 006-674-127

3. The Lands shall be developed strictly in accordance with the terms and conditions of this permit.
4. The Permittee, as a condition of issuance of this permit, agrees to comply with the conditions of Schedule 1, which is attached to and forms part of this permit.
5. The Permittee, as a condition of issuance of this permit, agrees to develop the Lands in substantial compliance with the plans and specifications included in Schedules 2 and 3, which are attached to and form part of this permit.
6. With respect to the Lands, there are no variances to the "Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision Bylaw No. 1285, 2002" associated with this permit.
7. Subject to the terms of the permit, if the Permittee does not substantially start construction with respect to which the permit was issued within two years after the date it is issued, the permit shall lapse in accordance with Section 504 of the *Local Government Act*.
8. This permit prevails over the provisions of the bylaw in the event of conflict.
9. The RDN shall file the notice in the Land Title Office at Victoria under Section 503 of the *Local Government Act*, and upon such filing the terms of this permit or any amendment hereto shall be binding upon all persons who acquire an interest in the Lands affected by this permit.
10. This permit is not a building permit.

Authorizing Resolution to issue passed by the Board this XXth day of Month, 2022.

Schedule 1
Terms & Conditions of Permit

The following sets out the conditions of Development Permit No. PL2022-146:

Conditions of Approval

1. The Lands shall be developed in accordance with the Survey Plan prepared by J.E. Anderson & Associates, dated September 12, 2022, and attached as Schedule 2.
2. The Lands are developed in accordance with the recommendations contained in the Riparian Areas Protection Regulation Assessment Report prepared by Toth and Associates Environmental Services, dated September 12, 2022, including:
 - a. That if flows are present in the ditch at the time of the driveway culvert installation for proposed Lot B, the flows be bypass pumped around the work site and back into the ditch downstream of the work site.
3. The existing barn/shed on proposed Lot B be removed prior to the completion of the subdivision.

Schedule 2 Survey Plan

17
PLAN 108572
PLAN 22747

Existing barn/shed to be removed

PROPOSED B
1.3 ha

PLAN 22747

PROPOSED A
2.4 ha

18
PLAN 22747

JE Anderson & Associates
SURVEYORS AND ENGINEERS
203 - 177 WELD ST., PO BOX 247
PARKSVILLE, B.C. V9P 2G4
250-248-5755 portsville@jeanderson.com

PLAN SHOWING PLANNED SUBDIVISION

LOT 17 DISTRICT LOT 143
NANOOSE DISTRICT PLAN 2064

006-674-127

PREPARED FOR
DEBBIE PATTERSON

OUR FILE :	61886-1-2	DATE :	SEP 12, 2022
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This Plon has been Prepared in Accordance with the Professional References Manual and is Certified Correct this 12th Day of September, 2022.


Digitally signed by
Guy Fletcher 19F85Q
Date: 2022.09.12
10:50:42 +0700

Guy Fletcher

19F85Q

This document is not valid unless digitally signed.

All Dimensions are in Metres and decimals thereof



The Intended Scale of this Plan is 1:1000
when plotted on a 250 mm x 432 mm (11"x17") Sheet

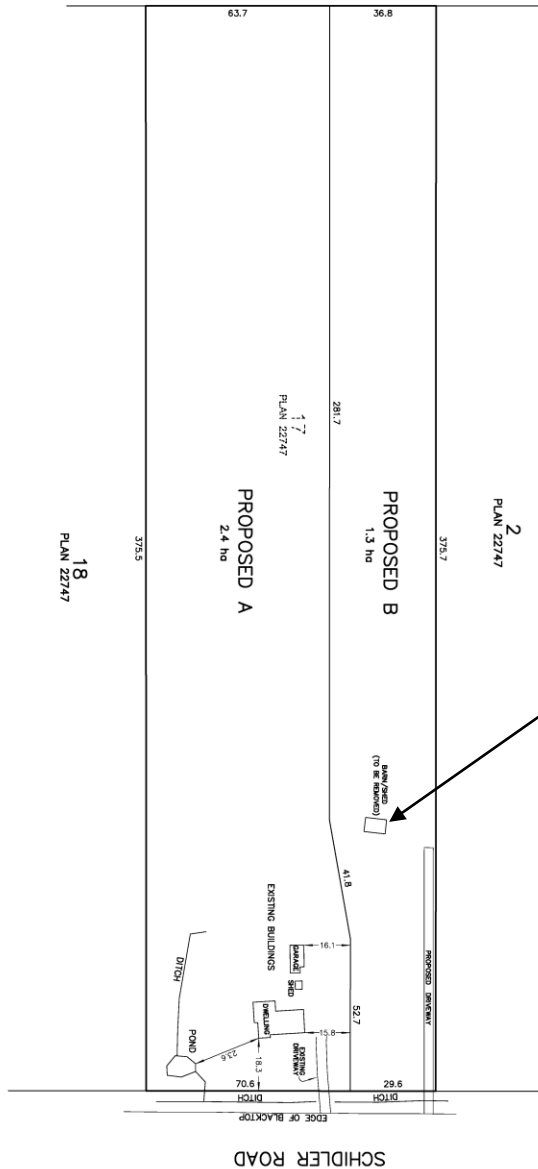
FRONTAGE CALCULATION

PROPOSED LOT A
TOTAL PERIMETER = 886.1 m
TOTAL ROAD FRONTAGE = 70.6 m
ROAD FRONTAGE PERCENTAGE = 8.0%

PROPOSED LOT B
TOTAL PERIMETER = 818.4 m
TOTAL ROAD FRONTAGE = 29.6 m
ROAD FRONTAGE PERCENTAGE = 3.6%

LOT DEPTH/PERIMETER RATIO

PROPOSED LOT A
TOTAL PERIMETER = 886.1 m
LOT DEPTH = 377.3 m
LOT DEPTH/PERIMETER RATIO = 42.6%



Schedule 3
Streamside Protection and Enhancement Area

FORM 1
Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

Figure 2. August 2016 air photo with drainage features and SPEA setbacks

