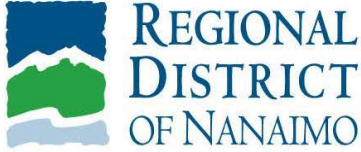


**Attachment 2  
Draft Development Variance Permit**

 <p><b>REGIONAL DISTRICT OF NANAIMO</b></p>	<p><b>DEVELOPMENT AND EMERGENCY SERVICES</b></p> <p><b>6300 Hammond Bay Road, Nanaimo, BC V9T 6N2</b> <b>250-390-6510 or 1-877-607-4111</b> <a href="http://www.rdn.bc.ca"><b>www.rdn.bc.ca</b></a></p> <p><b>DEVELOPMENT VARIANCE PERMIT NO. PL2023-047</b></p>
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**To:** ("Permittee") Regional District of Nanaimo

**Mailing Address:** Oceanside Place  
830 West Island Highway  
Parksville, BC V9P 2X4

1. Except as varied or supplemented by this permit, the development variance permit is issued subject to compliance with all applicable bylaws and provincial and federal statutes and regulations.
2. This development variance 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 1, Sections 18 and 19, Range 4, Mountain District, Plan 24550 ("Lands")

Civic Address: 3734 Jingle Pot Road P.I.D.: 003-025-594

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 Schedule 2, which is attached to and forms part of this permit.
6. With respect to the Lands, "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" is varied as outlined in Schedules 1 and 2, which are attached to and forms part of 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 XX<sup>th</sup> day of Month, 20XX.

## **Schedule 1 Terms and Conditions of Permit**

The following sets out the terms and conditions of Development Variance Permit No. PL2023-047:

### Bylaw No. 500, 1987 Variance

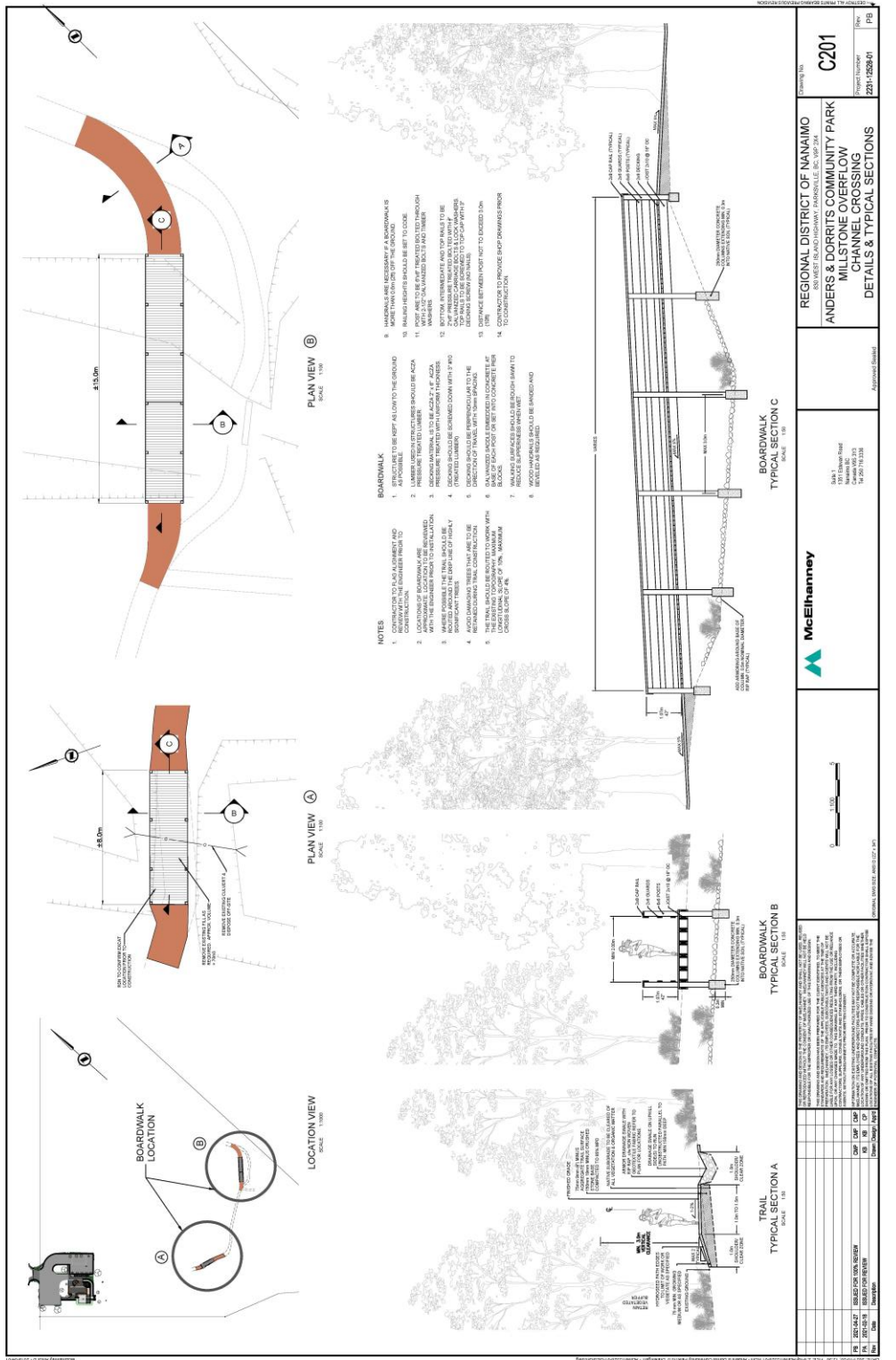
With respect to the Lands, “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987” is varied as follows:

- **Section 3.3.8 – Setback Requirements from Watercourses** to reduce the minimum setback for the construction of the bridge across the watercourse within 15.0 m horizontal distance from the natural boundary or within 18.0 m horizontal distance from a stream centerline, whichever is greater, to 0.0 metres.

### Conditions of Approval

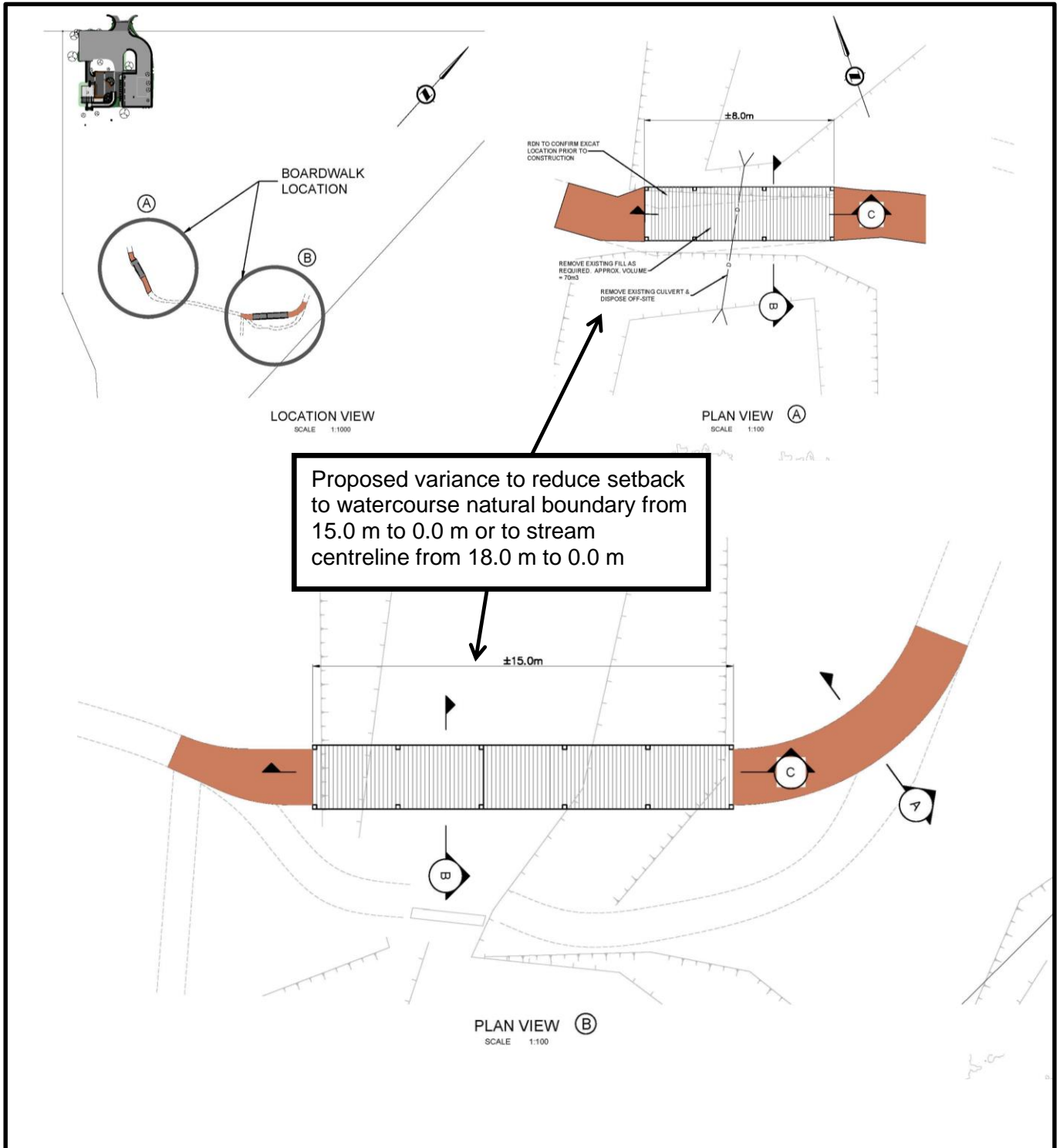
1. The Lands are developed:
  - a. in accordance with the Anders & Dorrits Community Park Millstone Overflow Channel Crossing Details & Typical Sections prepared by McElhanney, dated April 27, 2021, and attached as Schedule 2.
  - b. in accordance with the recommendations contained in the Environmental Management Plan by EDI Environmental Dynamics Inc. (EDI), and dated May 2021.

## Schedule 2 Crossing Details & Typical Sections with Variance (Page 1 of 3)



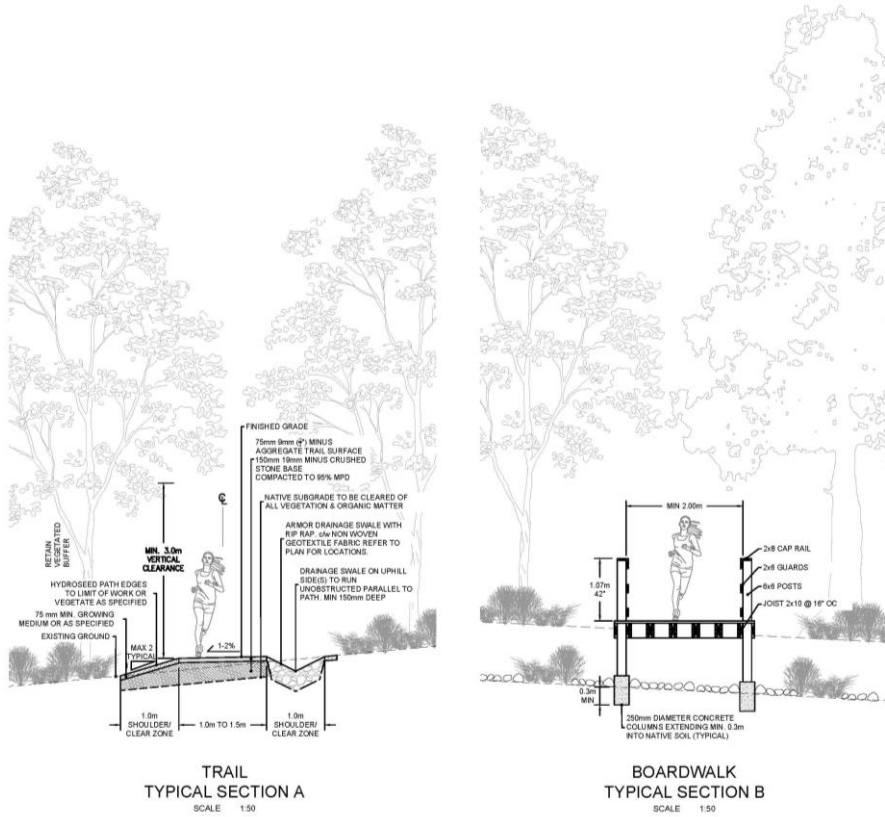
	<p>McElhanney</p> <p>14.201.713.338</p>	<p>REGIONAL DISTRICT OF NANAIMO</p> <p>ANDERS &amp; PORRIS COMMUNITY PARK</p> <p>IMPROVEMENTS</p> <p>CHANNEL CROSSING</p> <p>DETAILS &amp; TYPICAL SECTIONS</p>	<p>C201</p>
<p>DATE: 2024-04-17</p> <p>PREPARED BY: [Name]</p> <p>CHECKED BY: [Name]</p> <p>SCALE: 1:1000</p>	<p>PROJECT NO: 2201-2208-01</p> <p>PAGE: 1</p>	<p>REV</p> <p>NO</p> <p>DATE</p> <p>DESCRIPTION</p>	<p>Author: [Name]</p> <p>Checker: [Name]</p> <p>Scale: [Value]</p> <p>Sheet: [Value]</p>

**Schedule 2**  
**Crossing Details & Typical Sections with Variance**  
**(Page 2 of 3 - Enlarged)**



## Schedule 2

### Crossing Details & Typical Sections with Variance (Page 3 of 3 – Enlarged)



#### NOTES

1. CONTRACTOR TO FLAG ALIGNMENT AND REVIEW WITH THE ENGINEER PRIOR TO CONSTRUCTION.
2. LOCATIONS OF BOARDWALK ARE APPROXIMATE. LOCATION TO BE REVIEWED WITH THE ENGINEER PRIOR TO INSTALLATION.
3. WHERE POSSIBLE THE TRAIL SHOULD BE ROUTED AROUND THE DRIP LINE OF HIGHLY SIGNIFICANT TREES.
4. AVOID DAMAGING TREES THAT ARE TO BE RETAINED DURING TRAIL CONSTRUCTION.
5. THE TRAIL SHOULD BE ROUTED TO WORK WITH THE EXISTING TOPOGRAPHY. MAXIMUM LONGITUDINAL SLOPE OF 10%. MAXIMUM CROSS SLOPE OF 4%.

#### BOARDWALK

1. STRUCTURE TO BE KEPT AS LOW TO THE GROUND AS POSSIBLE.
2. LUMBER USED IN STRUCTURES SHOULD BE ACZA PRESSURE TREATED LUMBER.
3. DECKING MATERIAL IS TO BE ACZA 2" x 6" ACZA PRESSURE TREATED WITH UNIFORM THICKNESS.
4. DECKING SHOULD BE SCREWED DOWN WITH 3" #10 (TREATED LUMBER).
5. DECKING SHOULD BE PERPENDICULAR TO THE DIRECTION OF TRAVEL WITH 10mm SPACING.
6. GALVANIZED SADDLE EMBEDDED IN CONCRETE AT BASE OF EACH POST OR SET INTO CONCRETE PIER BLOCKS.
7. WALKING SURFACES SHOULD BE ROUGH SAWN TO REDUCE SLIPPERINESS WHEN WET.
8. WOOD HANDRAILS SHOULD BE SANDED AND BEVELED AS REQUIRED.

9. HANDRAILS ARE NECESSARY IF A BOARDWALK IS MORE THAN 0.6m (2ft) OFF THE GROUND.
10. RAILING HEIGHTS SHOULD BE SET TO CODE.
11. POST ARE TO BE 6"x6" TREATED BOLTED THROUGH WITH 2-1/2" GALVANIZED BOLTS AND TIMBER WASHERS.
12. BOTTOM, INTERMEDIATE AND TOP RAILS TO BE 2"x6" PRESSURE TREATED BOLTED WITH 4" GALVANIZED CARRIAGE BOLTS & LOCK WASHERS. TOP RAILS TO BE SCREWED TO TOP CAP WITH 3" DECKING SCREW (NO NAILS).
13. DISTANCE BETWEEN POST NOT TO EXCEED 3.0m (10ft).
14. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO CONSTRUCTION.

