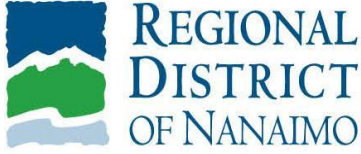


**Attachment 2
Draft Development Permit**

 <p>REGIONAL DISTRICT OF NANAIMO</p>	<p style="text-align: center;">DEVELOPMENT AND EMERGENCY SERVICES</p> <p style="text-align: center;">6300 Hammond Bay Road, Nanaimo, BC V9T 6N2 250-390-6510 or 1-877-607-4111 www.rdn.bc.ca</p> <p style="text-align: center;">DEVELOPMENT PERMIT NO. PL2023-134</p>
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To: ("Permittee") Michael William Wickman and Marise Eleanor Wickman

Mailing Address: 2059 Sherritt Drive, Nanoose BC V9P 9E9 c/o Guy Fletcher #203 177 Weld Street, PO BOX 247, Parksville, BC V9P 2G4

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 1 District Lot 37 Nanoose District Plan 30072 ("Lands")

Civic Address: 2059 Sherritt Drive P.I.D.: 001-302-175

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 Land Use and Subdivision Bylaw No. 500, 1987" 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 December, 2023.

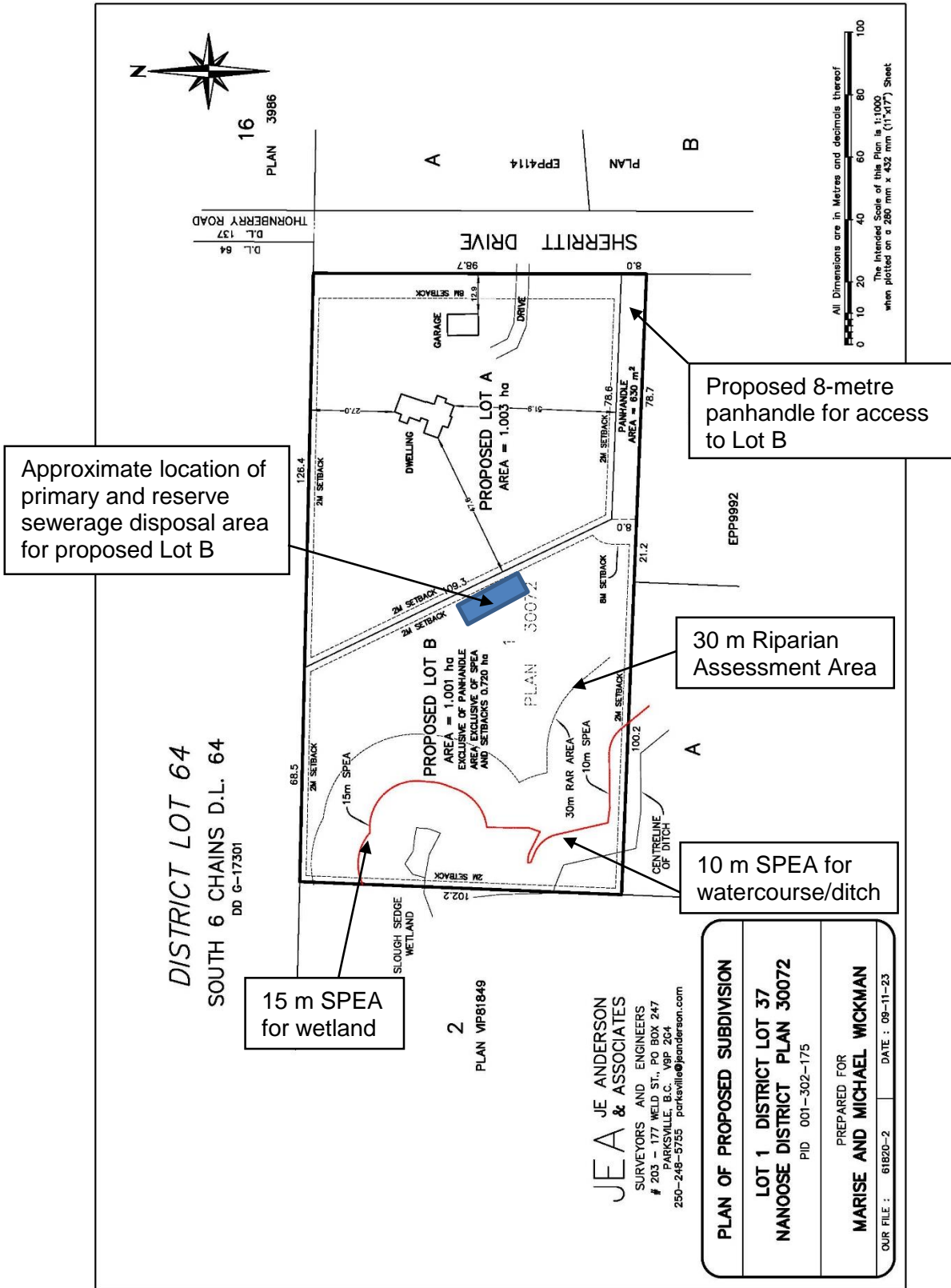
Schedule 1
Terms & Conditions of Permit

The following sets out the conditions of Development Permit No. PL2023-134:

Conditions of Approval

1. The Lands shall be developed in accordance with the Plan of Proposed Subdivision prepared by J.E. Anderson & Associates, dated November 9, 2023, and attached as Schedule 2.
2. The Lands shall be developed in accordance with the recommendations contained in the Riparian Areas Protection Regulation Assessment report prepared by Toth and Associates Environmental Services, dated September 17, 2023.
3. This permit is for subdivision only where no development is proposed within the 30-metre Riparian Assessment Area, other than measures to protect the SPEA. Future development within the 30-metre Riparian Assessment Area is subject to further assessment by a Qualified Environmental Professional, the Riparian Area Protection Regulations, and the Freshwater and Fish Habitat Development Permit Area regulations.
4. The Permittee, at the Permittee's expense, shall register, concurrently with the final plan of subdivision, a Section 219 Covenant on the property title containing the Riparian Areas Protection Regulation Assessment Report prepared by Toth and Associates Environmental Services, dated September 17, 2023.
5. The Permittee shall install permanent fencing along the SPEA boundary and shall be required to erect permanent signage along the SPEA boundary using the sign standards included in Schedule 3. A minimum of two signs shall be erected on permanent fences or 10 cm x 10 cm cedar posts. Signs shall be located adjacent to the ditched watercourse and the wetland and must be located where they are clearly visible and are to be installed to the satisfaction of the RDN prior to the RDN confirming final subdivision compliance.

**Schedule 2
Plan of Proposed Subdivision**



Approximate location of primary and reserve sewerage disposal area for proposed Lot B

Proposed 8-metre panhandle for access to Lot B

30 m Riparian Assessment Area

10 m SPEA for watercourse/ditch

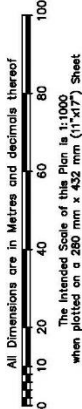
15 m SPEA for wetland

DISTRICT LOT 64
SOUTH 6 CHAINS D.L. 64
DD C-17301

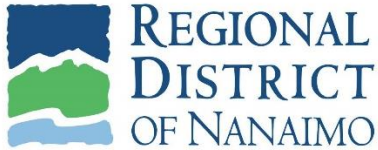
2
PLAN VP81849

JEA JE ANDERSON & ASSOCIATES
SURVEYORS AND ENGINEERS
203 177 WELD ST., PO BOX 247
PARKSVILLE, B.C. V9P 2C4
250-246-3755 parkville@jeanderson.com

PLAN OF PROPOSED SUBDIVISION
LOT 1 DISTRICT LOT 37 NANOOSE DISTRICT PLAN 30072 PID 001-302-175
PREPARED FOR MARISE AND MICHAEL WICKMAN
OUR FILE : 61820-2 DATE : 09-11-23



**Schedule 3
Signage Details**



NOTICE

FISH HABITAT PROTECTION AREA

Maintaining a buffer of native vegetation adjacent to streams, lakes, wetlands and ponds is critically important to the overall health, ecological function and productive capacity of aquatic ecosystems. The land on the other side of this fence is important habitat for fish and other aquatic and terrestrial organisms and must not be cleared or altered without prior approval from the Regional District of Nanaimo. Please respect this land and help preserve these ecosystems for future generations to enjoy.

Aluminum or Dibond 12"x18" Radius corners

Inline border .14"

RDN logo: 2"x5.17"

Ministry of Environment logo: 2.5"x2.92" Notice:

Arial black type .90"

Fish Habitat Protection Area: Arial black type .60"

All other text: Arial bold type .27"

All signs are to be posted on a permanent,
durable post or fence.