

Attachment 3
Conditions of Approval

The following is required prior to the "Regional District of Nanaimo Electoral Area 'F' Zoning and Subdivision Amendment Bylaw No. 1285.25, 2016" being considered for adoption:

1. Removal of all accessory buildings and structures located on the north east corner of the parcel.
2. A landscaping security deposit in the amount \$52,059.00 as per the landscaping cost estimate provided by The Landscape Consultants dated February 12, 2016 shall be provided in the form of cash, cheque, or irrevocable letter of credit with an automatic extension clause or alternatively the installation of the landscaping.
3. Registration of a Section 219 covenant which requires the site to be developed in accordance with the Drainage Plan prepared by Timberlake-Jones Engineering Dated October 2015 and developed in substantial compliance with the site plan prepared by Qualicum Engineering dated February 12, 2016.
4. Registration of a Section 219 covenant that establishes a maintenance plan for the buffer, and prohibits the removal of the proposed landscaping and fencing along the ALR boundary and to include a disclosure statement to inform prospective land buyers that the property is close to an agricultural area where acceptable farm practices may result in noise, dust, odour, and other impacts during certain times of year.
5. Removal of all discarded and disused material, including derelict vehicles, derelict manufactured home, automobile parts and assorted debris as well as a general cleanup of all items that are outdoors and not located within a building. All remaining materials shall be stored in a building or structure or in an uncovered area which is screened from all sides with fencing and/or landscaping to the satisfaction of the RDN.
6. Secondary emergency access to Whibley Road is to be secured through a registered right-of-way on the title of the subject property to the satisfaction of RDN and MOTI.
7. The applicant shall provide written confirmation that a water tank with a minimum capacity of 45,460 litres has been installed for firefighting purposes with a fitting attached to facilitate connection of a firetruck and/or pumper truck for the purpose of fire protection to the satisfaction of the Local Fire Chief and Island Health.
8. The Applicant shall provide proof of an agreement between the property owner and the local fire department to provide access to and use of the water tank to the satisfaction of the Fire Chief.
9. Removal of the obstruction across Whibley Road Right of Way and the installation of a Stop sign at the access point to the subject property from Bowlby Road to the satisfaction of MOTI.
10. The applicant shall provide a community amenity contribution in the amount of \$5,000.00 to be used towards local park improvements in the area.