

**Attachment 10  
Applicant's Package**

# **Provincial Agricultural Land Commission - Applicant Submission**

**Application ID:** 57605

**Application Status:** Under LG Review

**Applicant:** Tanis Millner

**Agent:** Murdoch + Company Ltd.

**Local Government:** Nanaimo Regional District

**Local Government Date of Receipt:** 05/01/2018

**ALC Date of Receipt:** This application has not been submitted to ALC yet.

**Proposal Type:** Non-Farm Use

**Proposal:** Discover Montessori Society would like to build a world-class, sustainably designed Montessori Farm School on a portion of the current gravel parking lot. The goal is to offer a hands-on Montessori Education in a working agricultural farm setting. Its an innovative and nature based initiative that could become a working example of educating in harmony with nature, and an experiential, collaborative learning environment for students age birth - 18 years old. The "Farm School" is a long standing model of Montessori Education. Students in Montessori learn through their 'experiences in the environment'. A Farm School setting links academic education to the land and provides students opportunities for meaningful and purposeful application of key concepts. Our Farm School will provide environments for students rich opportunities such as (and not limited to):

- Growing and selling agricultural products: vegetables, fruit, herbs, nuts, eggs, wool, jam, hand crafts (Applied Biology, Greenhouse Management, Economics, Arts)
- Entrepreneurship: a student/adult operated farm market, community pumpkin patch (Applied Economics, Financial Management, Leadership)
- Beekeeping and animal husbandry (Applied Biology, Compassion programs, Zoology)
- Running a lunch program using farm produce (Applied Culinary Arts Program, Practical Life, Healthy Lifestyles program)
- Composting and soil management (Applied Earth Sciences, History)
- Stream keeping and riparian zone management (Applied Volunteerism, Land Management, Chemistry, Biology, History)
- Permaculture Design and Gardens (Sustainable Development, Agriculture)
- Renewable Energy Systems: solar, wind, geothermal, biomass
- Machine and tool maintenance / Out-building maintenance (Applied Trades and Technology program)
- The Arts: music and visual arts in a setting that inspires (Applied Self-Expression)

In short, our Montessori Farm School will enable students to learn and practice every aspect of the academic and social curriculum. These experiences build a very deep academic understanding, strong community connections, a collaborative outlook, problem solving skills, critical thinking aptitude, agricultural and ecological awareness, and a meaningful connection to the land. Our Montessori Farm School will support agriculture in the short and long term. Students and the community can enjoy an agriculturally-based education hub, a place to connect and learn in a natural environment. Agriculture is essential to our approach. Dr. Montessori stated:

"Therefore work on the land is an introduction both to nature and to civilization and gives a limitless field for scientific and historic studies. If the produce can be used commercially this brings in the fundamental mechanism of society, that of production and exchange, on which economic life is based. This means that Applicant: 565832 B.C. LTD., INC.No.BC0565832

1. There is an opportunity to learn both academically and through actual experience what are the elements of social life. We have called these children the "Erdkinder" because they are learning about civilization through its origin in agriculture. They are the land-children." (Maria Montessori, Childhood to Adolescence, p. 68) Discover Montessori Societys lease area is 7.29 ha (18.01 acres) of a 8.83 ha (21.82 acres) parcel. We would like to use 1.63 ha (4.03 acres) to develop our Farm School infrastructure. Of the

**Applicant:** Tanis Millner

total parcel area

( 8.83 Ha ) area, just 6.3 % ( .55 Ha ) will have permanent buildings, and the remainder will be restored or put back into agriculture. (See concept)

Development will consist of:

-A building or group of buildings of approx. 18,000 sq ft.

-Parking lot will be reduced to accommodate users.

-The rest of this area will return to agricultural use: stream habitat restoration/enhancement of ecologically sensitive areas, invasive species removal, fish habitat restoration, gardens, and a field.

## Agent Information

**Agent:** Murdoch + Company Ltd.

**Mailing Address:**

#106-4319 Main St.

Whistler, BC

V0N 1B4

Canada

**Primary Phone:** [REDACTED]

**Email:** [REDACTED]

## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

**Parcel Identifier:** 009-456-295

**Legal Description:** THE ELY 60 ACS OF SEC 16 R 3 MOUNTAIN DISTRICT EXC PT IN PL 29404 VIP68415 VIP68636 & VIP72060

**Parcel Area:** 7.2 ha

**Civic Address:** 3452 Jingle Pot Road, Nanaimo, BC

**Date of Purchase:** 05/12/2005

**Farm Classification:** Yes

**Owners**

1. **Name:** Tanis Milner

**Address:**

#2 - 6421 Applecross Road

Nanaimo, BC

V9V 1N1

Canada

**Phone:** [REDACTED]

**Cell:** [REDACTED]

**Email:** [REDACTED]

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## Current Use of Parcels Under Application

1. **Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**

- Self board horse barn, ring, paddocks : .39 ha / .97 acre

- Fallow lands: 4.72 ha / 11.66 acres

- Grazing beef Cattle

- Garlic & Squash plantings

**Applicant:** Tanis Milner

## **2. Quantify and describe in detail all agricultural improvements made to the parcel(s).**

*No major agricultural improvements since 2004 (before the farm market closed).*

*Discover Montessori Society entered into a lease of a 7.3 acre section of the parcel in July 2016. Since then, Discover Montessori School and students have:*

- Cleared blackberries and invasive plants from around the market building.*
- Measured and prepared 2 areas for plowing/ planting through a partnership with Nanaimo Vintage Tractor Club (ground has been too saturated unfortunately to complete this work to date).*
- Repaired vandalism to the farm market building: graffiti, broken windows, new hot water tank installed.*
- Repaired the water system to working order: new water pump, water sampled and tested.*

*Upcoming Planned Agricultural Improvements include:*

*February 2017:*

- Repair the poly greenhouse(s) and prepare for indoor and outdoor Spring planting.*

*March 2017:*

- Students will take the Stream Keepers' Course with Nanaimo Area Land Trust (NALT) to begin to enhance McClure Creek on the property. At the same time, our students will be raising salmon fry for release in collaboration with Department of Fisheries and Oceans.*

*Ongoing:*

- Prepare gardens for vegetable production: plow, remove invasive plants and rocks, amend soil, plant. Design the permaculture gardens, fruit, nut and berry orchards, problem solve invasive rabbits.*
- Once permanently on site, we will take over care and feeding of 7 cows with the purpose of increasing the herd and learning about large domesticated ungulates.*
- The 100 ALR acres in hay to the East of the property allows for potential future agricultural expansion.*

## **3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**

*A) House (rental): Future Farm Manager accommodations*

*B) The Farm Market building is currently empty.*

### **Adjacent Land Uses**

#### **North**

**Land Use Type:** Residential

**Specify Activity:** Residential

#### **East**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** Hay Farm

#### **South**

**Land Use Type:** Residential

**Specify Activity:** Residential

#### **West**

**Land Use Type:** Residential

**Specify Activity:** Residential

### **Proposal**

#### **1. How many hectares are proposed for non-farm use?**

*1.6 ha*

## **2. What is the purpose of the proposal?**

*Discover Montessori Society would like to build a world-class, sustainably designed Montessori Farm School on a portion of the current gravel parking lot. The goal is to offer a hands-on Montessori Education in a working agricultural farm setting. Its an innovative and nature based initiative that could become a working example of educating in harmony with nature, and an experiential, collaborative learning environment for students age birth - 18 years old. The "Farm School" is a long standing model of Montessori Education. Students in Montessori learn through their 'experiences in the environment'. A Farm School setting links academic education to the land and provides students opportunities for meaningful and purposeful application of key concepts. Our Farm School will provide environments for students rich opportunities such as (and not limited to):*

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*"Therefore work on the land is an introduction both to nature and to civilization and gives a limitless field for scientific and historic studies. If the produce can be used commercially this brings in the fundamental mechanism of society, that of production and exchange, on which economic life is based. This means that*

*Applicant: 565832 B.C. LTD., INC.No.BC0565832*

*1. There is an opportunity to learn both academically and through actual experience what are the elements of social life. We have called these children the "Erdkinder" because they are learning about civilization through its origin in agriculture. They are the land-children." (Maria Montessori, Childhood to*

*Adolescence, p. 68) Discover Montessori Societys lease area is 7.29 ha (18.01 acres) of a 8.83 ha (21.82 acres) parcel. We would like to use 1.63 ha (4.03 acres) to develop our Farm School infrastructure. Of the total parcel area*

*( 8.83 Ha )area, just 6.3 % ( .55 Ha ) will have permanent buildings, and the remainder will be restored or put back into agriculture. (See concept)*

*Development will consist of:*

- A building or group of buildings of approx. 18,000 sq ft.*
- Parking lot will be reduced to accommodate users.*
- The rest of this area will return to agricultural use: stream habitat restoration/enhancement of ecologically sensitive areas, invasive species removal, fish habitat restoration, gardens, and a field.*

## **3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.**

*This proposal could theoretically be accommodated on non-ALR lands, however:*

*1) This property is superior because it IS PROTECTED by the ALR, ensuring the agricultural nature of the Farm School is protected in perpetuity. Additionally, the 100 ALR acres in hay to the East of the property ensures that it remains agricultural, and allows the potentiality of agricultural expansion should the school grow in the future.*

**Applicant: Tanis Milner**

2) *This property is superior because of the VARIOUS ECO-SYSTEMS it offers for students to learn from, streams, wetlands, fields on one parcel make the perfect learning environment to understand the interconnectedness of the Earth's systems.*

3) *This property is superior because of the VARIOUS EXISTING INFRASTRUCTURE it offers. This means that the arable lands will not be further disturbed through new construction. New building and development will occur on the current parking lot.*

4) *This property is superior because it is located OUTSIDE OF CITY LIMITS, making it affordable and accessible for families to reach, from Ladysmith to Qualicum Beach. Being outside of city limits is also important because it requires and empowers us to design a school that is 'light on the land'. Our design will reuse and collect water for domestic and agricultural uses, manage waste in a sustainable way, apply passive and solar heating systems, and more, to become a world-class example of sustainable design and green-design that is achievable.*

5) *Finally, Discover Montessori Society has been searching for the right property for over 10 years. This is the most suitable property we have found for a Montessori Farm School setting in Nanaimo. The need for classroom space and agricultural space, is a specific requirement that is uniquely challenging. The parcel at 3452 Jingle Pot Road is our best choice for creating a Farm School.*

#### **4. Does the proposal support agriculture in the short or long term? Please explain.**

*Our proposal will return agriculture to this land, which has been fallow for the past 8 years. We shall reestablish greenhouse operations, enhance ecologically sensitive areas, educate, and grow food on the land.*

*Applicant: 565832 B.C. LTD., INC.No.BC0565832*

*We will build upon approx 10% of the non-farm application area (up to 18,000 sq ft max.) which is currently a gravel parking lot. Our proposal encourages and enhances both agriculture and agribusiness. Students will be taught, with the help of resident experts, how to work with the land and learn from its systems. Our Farm School will 'normalize' agriculture for our students, as part of the "preparation for life" that Dr. Montessori envisioned for education.*

*Farm-based education of the youth of our communities could prove to be one of the best provincial initiatives to support the key ALC objective of encouraging farming in British Columbia. We have the opportunity to foster generations of alumni who understand, and have intimately worked with land and water systems; who know how to grow food and care for animals; who understand where their food comes from, and understand the importance of farmers and farming in our communities. Our Montessori Farm School is a sustainable way to support agriculture well into the future.*

#### **Applicant Attachments**

- Agent Agreement - Murdoch + Company Ltd.
- Proposal Sketch - 57605
- Other correspondence or file information - Survey
- Other correspondence or file information - landlord letter
- Site Photo - Google Map overlay
- Certificate of Title - 009-456-295

#### **ALC Attachments**

None.

#### **Decisions**

None.

**Applicant: Tanis Milner**

**TITLE SEARCH PRINT**

File Reference: 296228

2017-04-12, 11:02:39

Requestor: MICHELE BUICK

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

**Land Title District**  
Land Title Office

VICTORIA  
VICTORIA

**Title Number**  
From Title Number

CA5910506  
EX49848

**Application Received**

2017-04-03

**Application Entered**

2017-04-11

**POST**

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

T. & R. VENTURES LTD., INC.NO. BC1112945  
2240 JEFFS ROAD  
NANAIMO, BC  
V9S 5P7

**Taxation Authority**

NANAIMO/COWICHAN ASSESSMENT AREA

**Description of Land**

Parcel Identifier:

009-456-295

Legal Description:

THE EASTERLY 60 ACRES OF SECTION 16, RANGE 3, MOUNTAIN DISTRICT  
EXCEPT THAT PART IN PLAN 29404, VIP68415, VIP68636 AND VIP72060

**Legal Notations**

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND  
COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. 5, DEPOSITED  
JULY 26 1974

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL  
GOVERNMENT ACT, SEE EP76343

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL  
GOVERNMENT ACT, SEE ET43579

**TITLE SEARCH PRINT**

File Reference: 296228

2017-04-12, 11:02:39  
Requestor: MICHELE BUICK

**Charges, Liens and Interests**

Nature:	EXCEPTIONS AND RESERVATIONS
Registration Number:	M76300
Registered Owner:	ESQUIMALT AND NANAIMO RAILWAY COMPANY
Remarks:	INTER ALIA AFB 9.693.7434A SECTION 172(3) 233975G FOR ACTUAL DATE AND TIME OF REGISTRATION SEE ORIGINAL GRANT FROM E & N RAILWAY COMPANY

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	EH5450
Registration Date and Time:	1994-01-17 10:24
Registered Owner:	TERASEN GAS (VANCOUVER ISLAND) INC.
Transfer Number:	EV127085

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	EH155209
Registration Date and Time:	1994-11-30 09:52
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	EH155210
Registration Date and Time:	1994-11-30 09:52
Registered Owner:	BC TEL
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	ET47109
Registration Date and Time:	2002-05-01 10:35
Registered Owner:	REGIONAL DISTRICT OF NANAIMO

Nature:	MORTGAGE
Registration Number:	FA79958
Registration Date and Time:	2006-06-30 09:02
Registered Owner:	CANADIAN WESTERN BANK

Nature:	ASSIGNMENT OF RENTS
Registration Number:	FA79959
Registration Date and Time:	2006-06-30 09:02
Registered Owner:	CANADIAN WESTERN BANK

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**TITLE SEARCH PRINT**

File Reference: 296228

2017-04-12, 11:02:39  
Requestor: MICHELE BUICK

**Pending Applications**

NONE





# Notice of Hearing

## 2018 PROPERTY ASSESSMENT REVIEW PANEL

### IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: 04 - Central Vancouver Island  
 Jurisdiction: 768 - Nanaimo Rural  
 Roll: 05234.000

School District: 68 - Nanaimo-Ladysmith  
 Neighbourhood: 200

Appeal #: P04FARM/A04 P04FARM/A04

The assessment for the property identified is under review at the Property Assessment Review Panel. The reason for the review and information on where and when the review will be heard, is shown below. Please call **at least 2 days in advance** of the date noted to **book an appointment time**. Alternatively you may send a written submission or simply confirm your agreement with the proposed changes by contacting BC Assessment.

#### When and Where Review Will Be Heard

**MARCH 13, 2018** by Review Panel Number 00681  
 Coast Bastion Inn  
 11 Bastion St Nanaimo

If you wish to attend, please call 1-866-825-8322 at your earliest convenience. Hearing times are subject to availability.

#### Why This Review Was Initiated

An assessed owner has requested a review for other unspecified or multiple grounds: decrease land and improvement values and grant farm class. The Assessor has recommended to the Property Assessment Review Panel to grant farm classification for this property. If you agree with the change(s), it is not necessary for you to attend.

#### Property Under Review

3452 JINGLE POT RD  
 Section 16, Range 3, Mountain Land District, Portion ESTLY 60 ACS, Except Plan 29404,  
 VIP68415, VIP68636 & VIP72060  
 PID: 009-456-295

#### 2018 Assessment

ASSESSED VALUE	VALUE	CLASS
LAND	1,158,000	RESIDENTIAL
	23,600	BUSINESS/OTHER
BUILDINGS	166,000	RESIDENTIAL
	70,900	BUSINESS/OTHER
<b>2018 ASSESSED VALUE</b>	<b>\$1,418,500</b>	
<b>TAXABLE VALUE</b>	<b>RURAL</b>	<b>SCHOOL/OTHER</b>
	1,418,500	1,418,500
Less Exemptions	10,000	589,000
<b>2018 TAXABLE VALUE</b>	<b>\$1,408,500</b>	<b>\$829,500</b>

#### Recommended Changes

ASSESSED VALUE	VALUE	CLASS
LAND	11,800	RESIDENTIAL
	11,800	BUSINESS/OTHER
	16,348	FARM
BUILDINGS	147,000	RESIDENTIAL
	70,900	BUSINESS/OTHER
FARM BUILDINGS	18,400	RESIDENTIAL
<b>2018 ASSESSED VALUE</b>	<b>\$276,248</b>	
<b>TAXABLE VALUE</b>	<b>RURAL</b>	<b>SCHOOL/OTHER</b>
	276,248	276,248
Less Exemptions	28,400	42,474
<b>2018 TAXABLE VALUE</b>	<b>\$247,848</b>	<b>\$233,774</b>

#### THE ASSESSMENT OFFICE FOR THIS PROPERTY IS:

Nanaimo Assessment Office  
 300-125 Wallace St  
 Nanaimo BC V9R 5B2  
 04-68-768-05234.000

T: 1-866-825-8322  
 or 604-739-8588  
 E: vancouver.island@bcassessment.ca

#### THE OWNER/LESSEE/APPELLANT OF THIS PROPERTY IS:

TANNIS MILNER  
 3311 WESTVIEW ACRES  
 NANAIMO BC V9R 6X1

545

#### Review Process

This Notice of Hearing contains information about an upcoming review including the hearing date and location. If you plan on attending, please contact BC Assessment to schedule an appointment time.

- \* If you are unable to attend in person, it is recommended you forward in writing the evidence you wish the Panel to consider. Please submit this evidence to the BC Assessment office shown at the left at least **two days** prior to your hearing date;
- \* If desired, you may appoint someone to attend the hearing and present evidence on your behalf (see back for details);
- \* If you no longer wish to proceed with the review, you may withdraw your request in writing at any time prior to the hearing date. Please use the Withdrawal Form at [bcassessment.ca](http://bcassessment.ca) or contact BC Assessment.

Please read the back of this Notice for important information on preparing for your hearing.

## AGENT AUTHORIZATION LETTER

I (we) Tannis Milner

*Printed/typed name(s) of landowner(s)*

hereby appoint Brent Murdoch, Architect AIBC to  
*Printed/typed name of agent*

make application to the Agricultural Land Commission as agent on my/our behalf with respect to the following parcel (s): *Insert legal description for each parcel under application*


PID ( 009-456-295) THE ELY 60 ACS OF SEC 16 R 3 MOUNTAIN DISTRICT EXC  
PT IN PL 29404 VIP68415 VIP68636 & VIP72060

Civic Address (3452 Jingle Pot Road, Nanaimo, BC)

I Brent Murdoch, Architect AIBC understand that as  
*Printed/typed name of agent*

agent, I am required to ensure that all landowners are provided with information being submitted to and received from the Agricultural Land Commission.

Signature(s) of landowner(s):

 Signature	<u>Tannis Milner</u> Printed Name	<u>4/27/18</u> Date
--	--------------------------------------	------------------------

<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/>
Signature	Printed Name	Date

March 12, 2018

To Whom It May Concern:

Re: 3452 Jingle Pot Road, Nanaimo, BC

Property Owners: Rod and Tanis Milner

We have entered into a long term lease agreement with Discover Montessori Society. This Society operates Discover Montessori School (DMS) and in 2017 began farming on the property - 3452 Jingle Pot Road, Nanaimo, BC.

Their intention is to create a farm school where the older students have the opportunity of working alongside experienced adults in a farming enterprise.

During the past two years, DMS has been transparent with their intentions and actions. Our land is beginning to once again look like a farm. The weed and blackberry margins have been forced back and there was a successful squash crop. 1800 cloves of garlic have been planted for 2018 harvest, with plans for a new squash crop and a grain crop.

Our property, that was twice run briefly as farm markets, has been waiting for a new purpose. We see this farm school as the best use of our property and fully support Discover Montessori School.

Sincerely

A handwritten signature in black ink, appearing to read 'Rod Milner', with a large, sweeping flourish at the end.

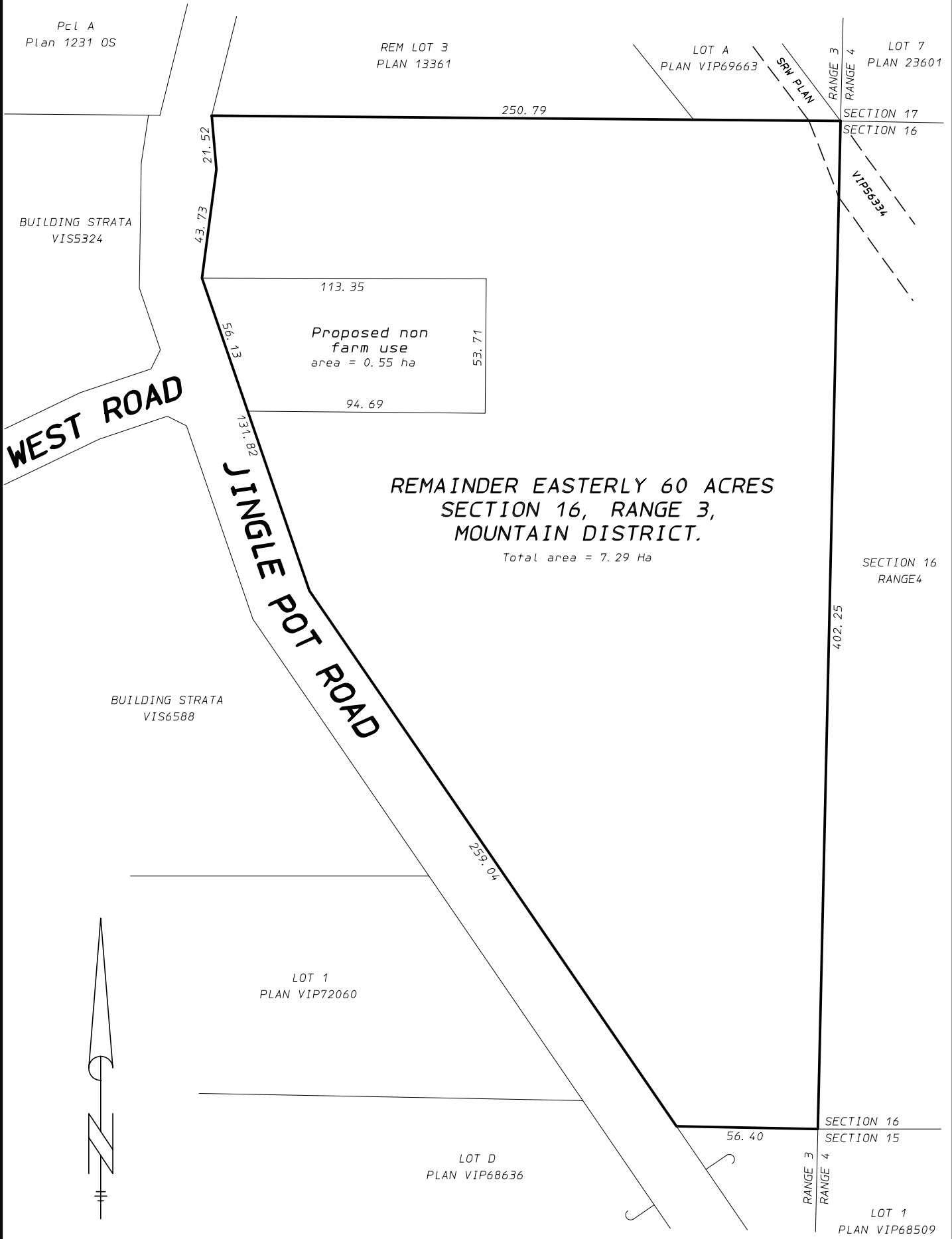
Rod and Tanis Milner

# SKETCH PLAN OF THE REMAINDER OF THE EASTERLY 60 ACRES OF SEC. 16, R. 3, MOUNTAIN DIST.

SHOWING PROPOSED NON FARM USE AREA WITHIN

SCALE = 1:2000

All distances are in metres.



REMAINDER EASTERLY 60 ACRES  
SECTION 16, RANGE 3,  
MOUNTAIN DISTRICT.

Total area = 7.29 Ha

Charles O. Smythies & Associates ©

B. C. Land Surveyors & Planners  
Nanaimo, B. C.

Date: April 25, 2018.

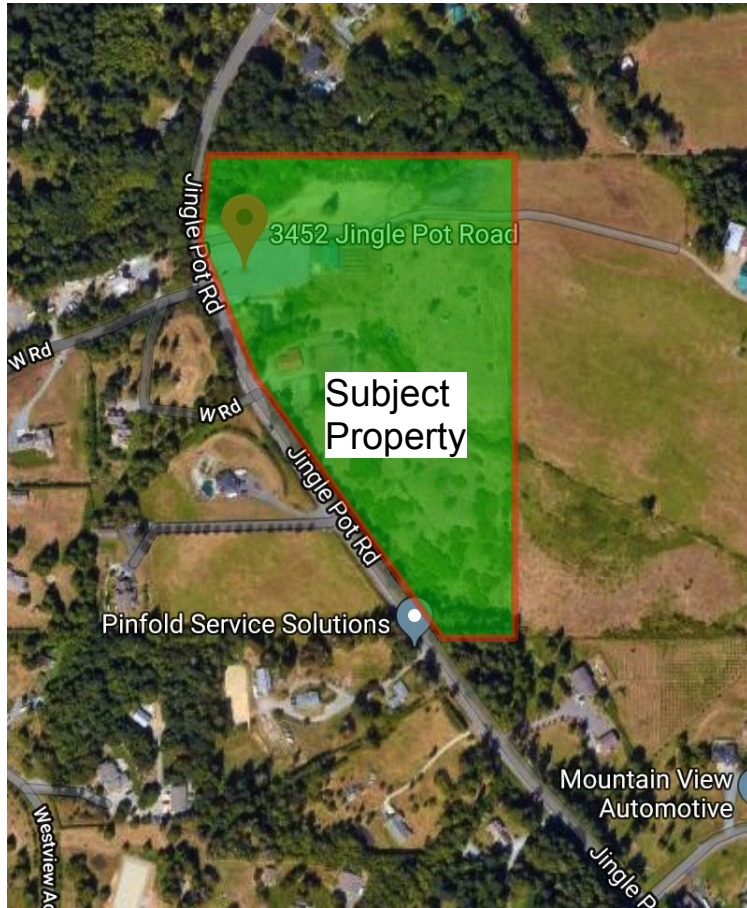
File: 3-MT-16-1(004)

Certified Correct

B. C. L. S.

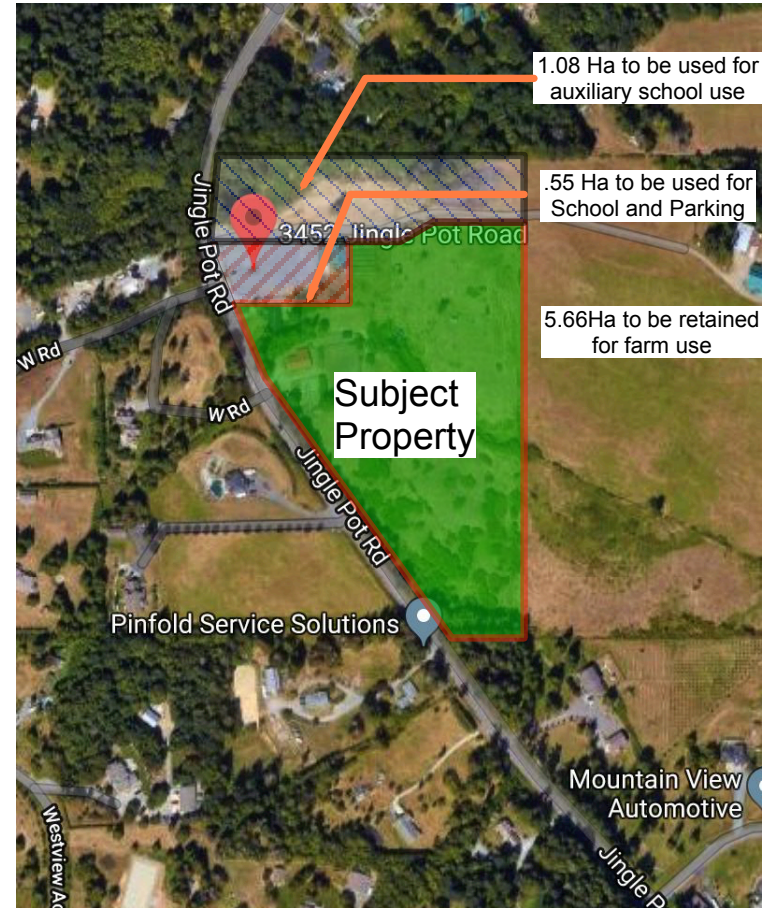
This document is not valid unless  
originally signed and sealed.

## Existing Use



Total Discover Montessori Society Lease Portion 7.29 Ha / 18.01 acres

## Proposed Use



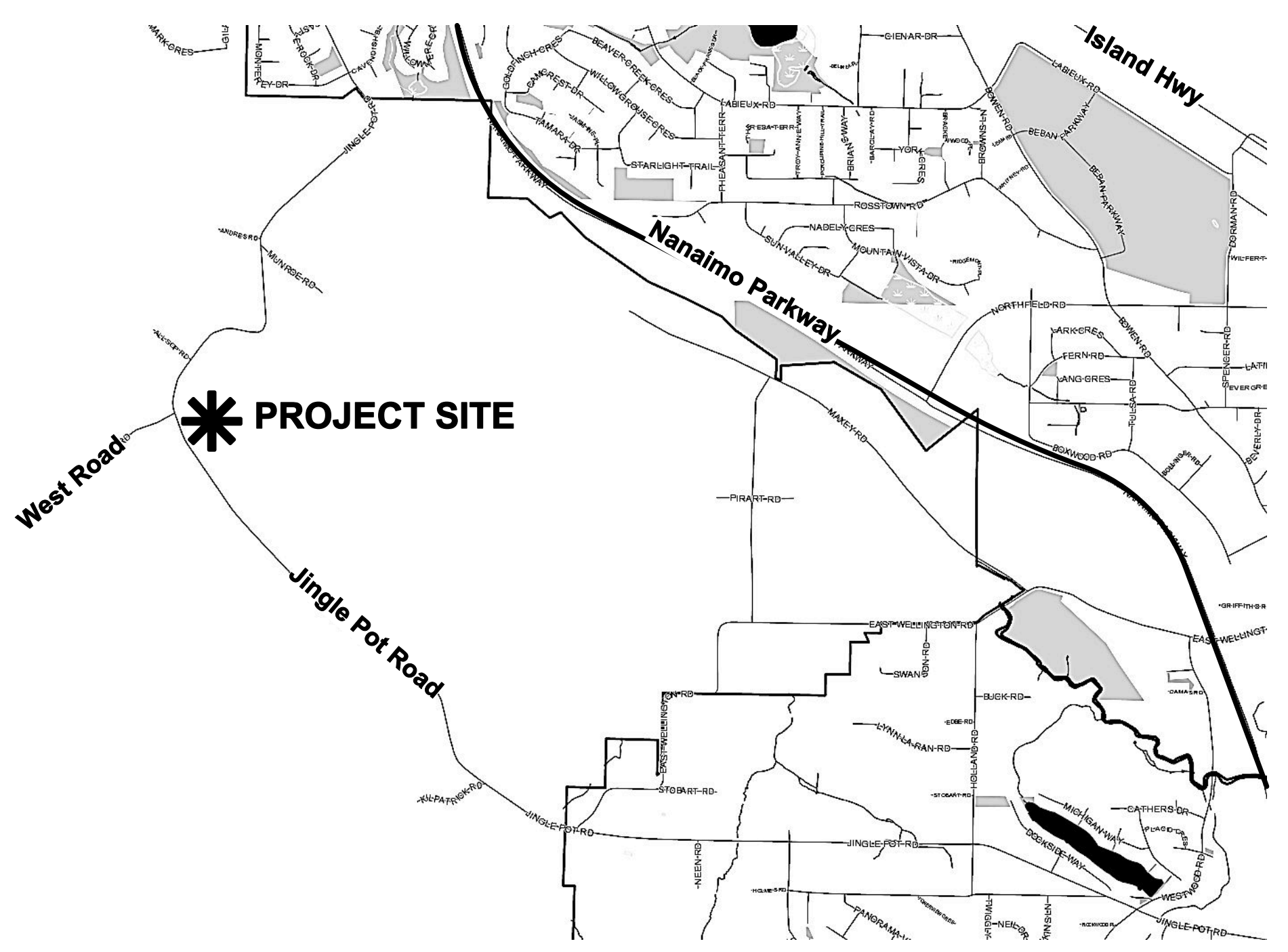
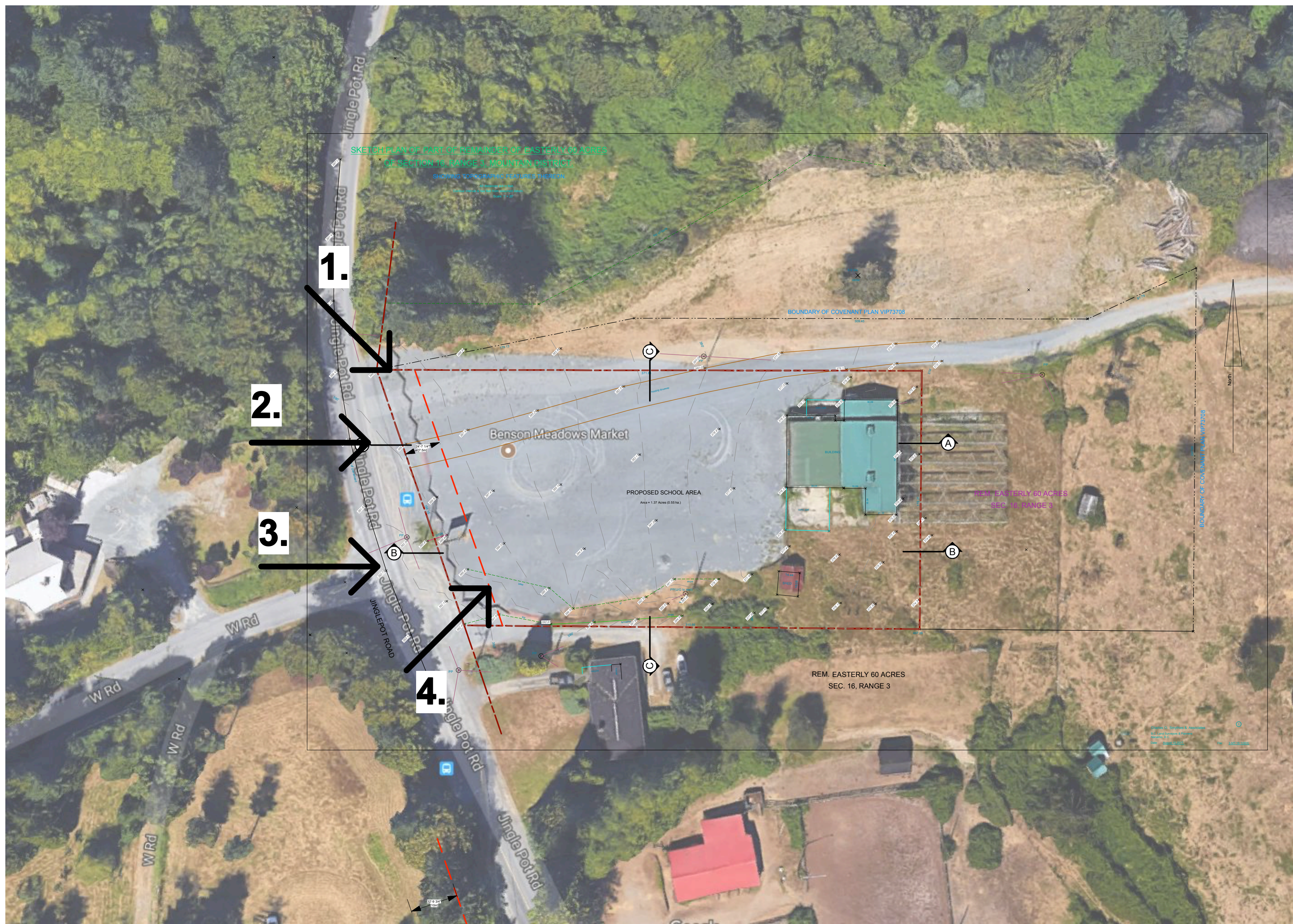
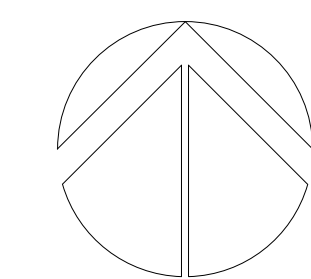
Total Discover Montessori Society Lease Portion 7.29 Ha / 18.01 acres

- of the total parcel (7.29 Ha) .1.63 Ha is to be used for the school and auxiliary uses
- 1.08 Ha to be used for auxiliary school uses associated with school programs and associated activities.
- .55 Ha for the school and parking requirements

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Issued For: \_\_\_\_\_ Date: \_\_\_\_\_

No: \_\_\_\_\_ Revision: \_\_\_\_\_ Date: \_\_\_\_\_



Title  
**EXISTING SITE PHOTOS**

Project  
**DISCOVERY MONTESSORI SCHOOL**  
3452 JINGLE POT ROAD, NANAIMO, BC

**MURDOCH + COMPANY**  
Architecture + Planning Ltd.  
#106-4319 Main Street  
P.O. Box 1394  
Whistler, B.C. V0N 1B0  
Ph. 905-6992 Fax 905-6993  
e-mail murdoch@telus.net

Sealed By: \_\_\_\_\_

Drawn By:	Scale:
BM/JL	1/16" = 10"
Project No:	Sheet No:
17-13	<b>A-0.0</b>



**GENERAL INFORMATION:**

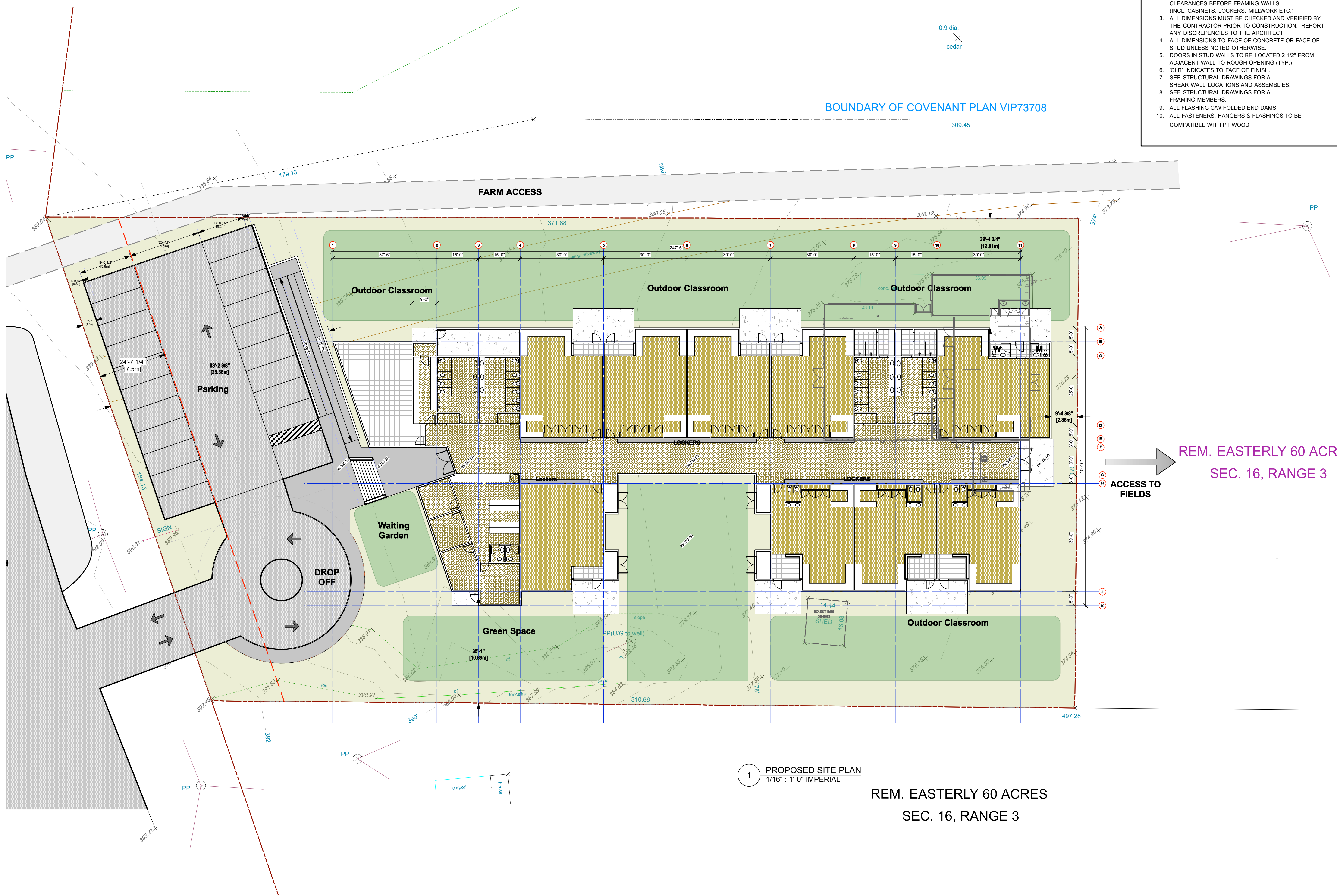
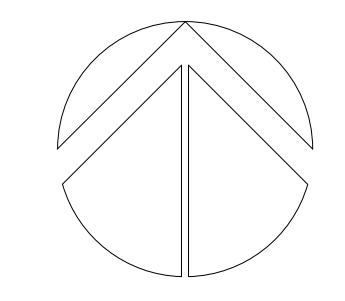
**NOTES**

- DO NOT SCALE DRAWINGS.
- VERIFY ALL FIXTURE DIMENSIONS AND REQUIRED CLEARANCES BEFORE FRAMING WALLS. (INCL. CABINETS, LOCKERS, MILLWORK ETC.)
- ALL DIMENSIONS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- ALL DIMENSIONS TO FACE OF CONCRETE OR FACE OF STUD UNLESS NOTED OTHERWISE.
- DOORS IN STUD WALLS TO BE LOCATED 2 1/2" FROM ADJACENT WALL TO ROUGH OPENING (TYP.)
- "CLR" INDICATES TO FACE OF FINISH.
- SEE STRUCTURAL DRAWINGS FOR ALL SHEAR WALL LOCATIONS AND ASSEMBLIES.
- SEE STRUCTURAL DRAWINGS FOR ALL FRAMING MEMBERS.
- ALL FLASHING CW FOLDED END DAMS
- ALL FASTENERS, HANGERS & FLASHINGS TO BE COMPATIBLE WITH PT WOOD

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Issued For:	Date:
REVIEW	27.OCT.2017
REVIEW	30.OCT.2017

No: Revision: Date:



REM. EASTERLY 60 ACRES  
SEC. 16, RANGE 3

ACCESS TO FIELDS

1 PROPOSED SITE PLAN  
1/16" = 1'-0" IMPERIAL

REM. EASTERLY 60 ACRES  
SEC. 16, RANGE 3

Title  
**SITE PLAN**

Project

**DISCOVER MONTESSORI SCHOOL**

3452 JINGLE POT ROAD, NANAIMO, BC

**MURDOCH + COMPANY**  
Architecture + Planning Ltd.  
#106-4319 Main Street  
P.O. Box 1394  
Whistler, B.C. V0N 1B0  
Ph. 905-6992 Fax 905-6993  
e-mail murdoch@telus.net

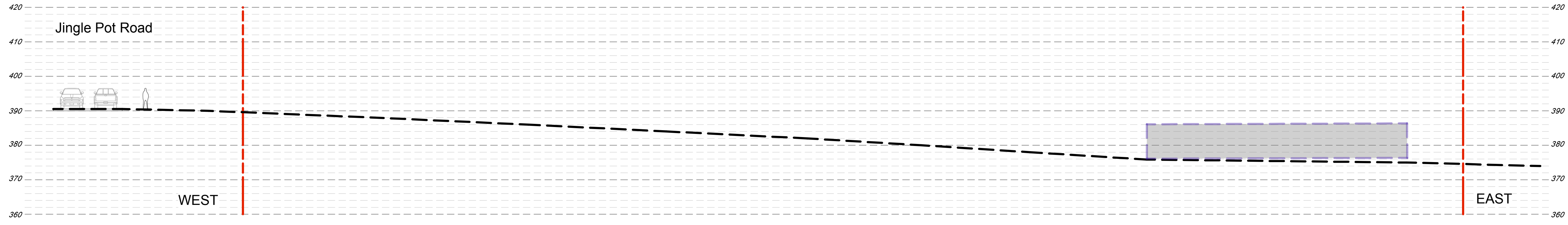
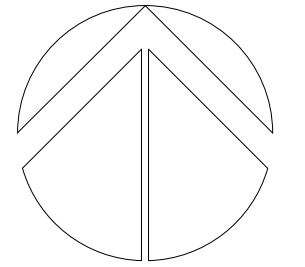
Sealed By:

Drawn By:	Scale:
BM/JL	1/16" = 1'0"
Project No:	Sheet No:
17-13	<b>A-1.1</b>

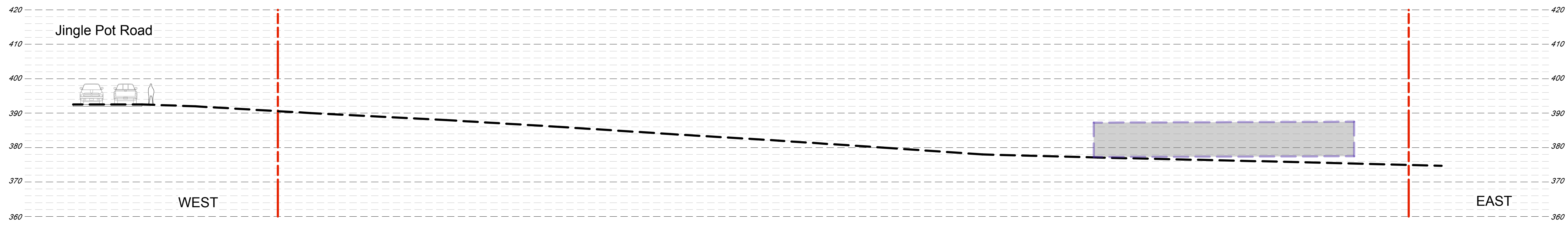
Issued For: \_\_\_\_\_ Date: \_\_\_\_\_

No: \_\_\_\_\_ Revision: \_\_\_\_\_ Date: \_\_\_\_\_

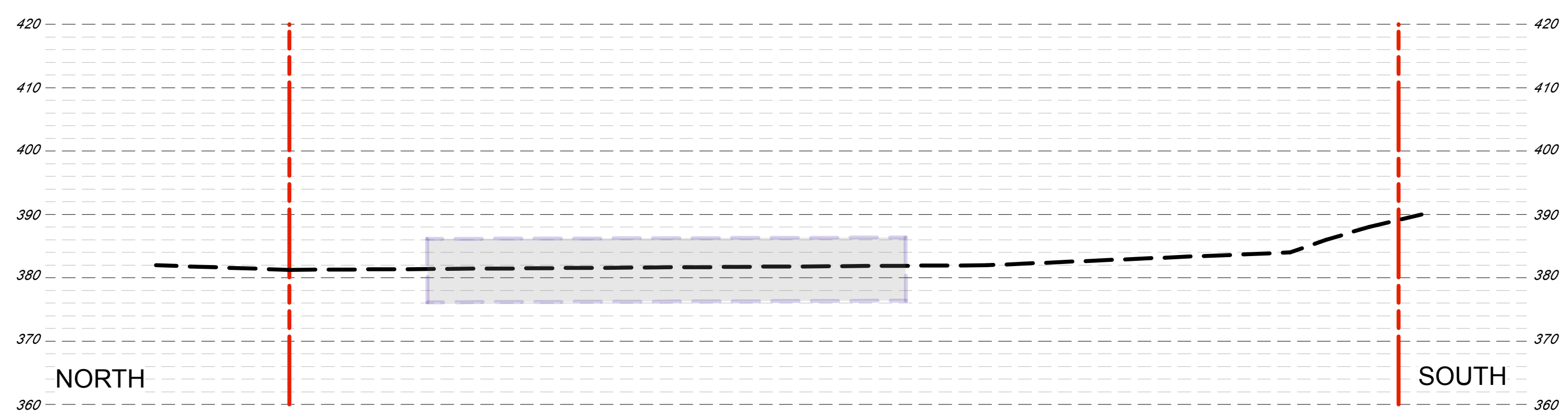
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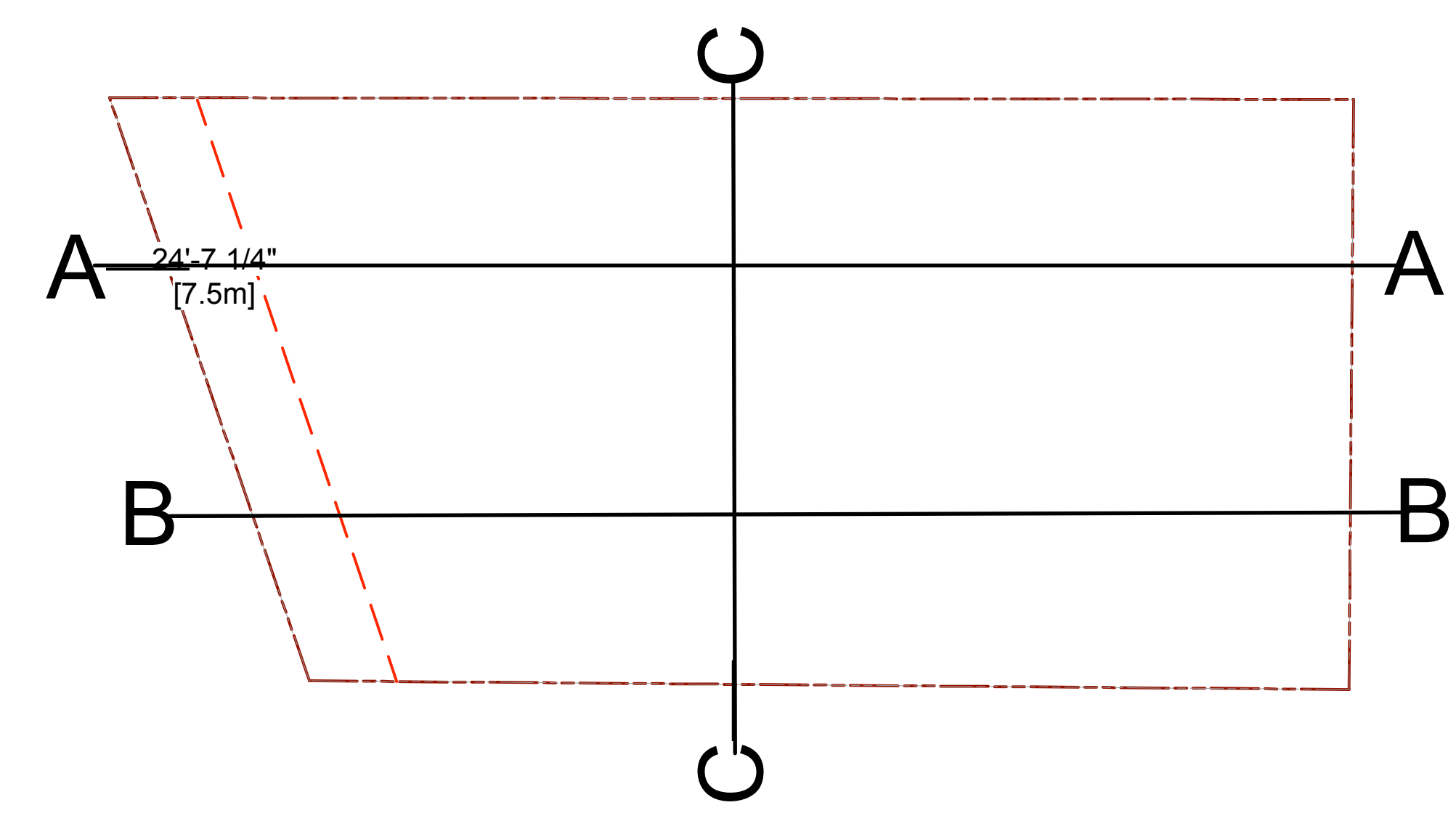
site section A



site section B



site section C



Title  
**SITE SECTIONS**

Project  
**DISCOVERY MONTESSORI SCHOOL**  
3452 JINGLE POT ROAD, NANAIMO, BC

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Sealed By: \_\_\_\_\_

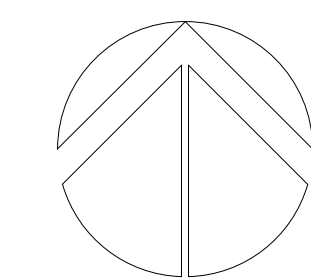
Drawn By:	Scale:
BM/JL	1/16" = 1'0"
Project No:	Sheet No:
17-13	<b>A-1.2</b>



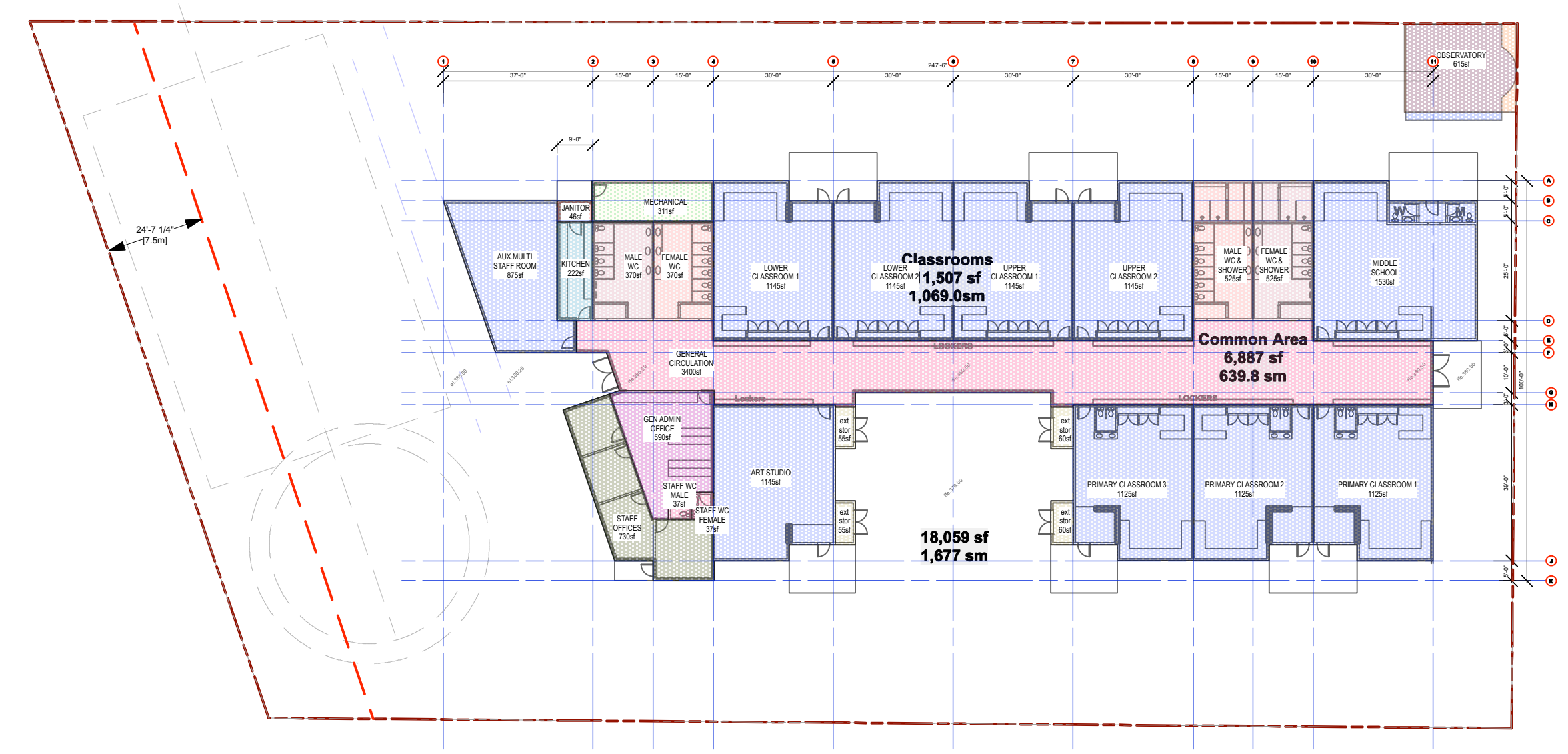
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Issued For:	Date:
REVIEW	27.OCT.2017
REVIEW	30.OCT.2017

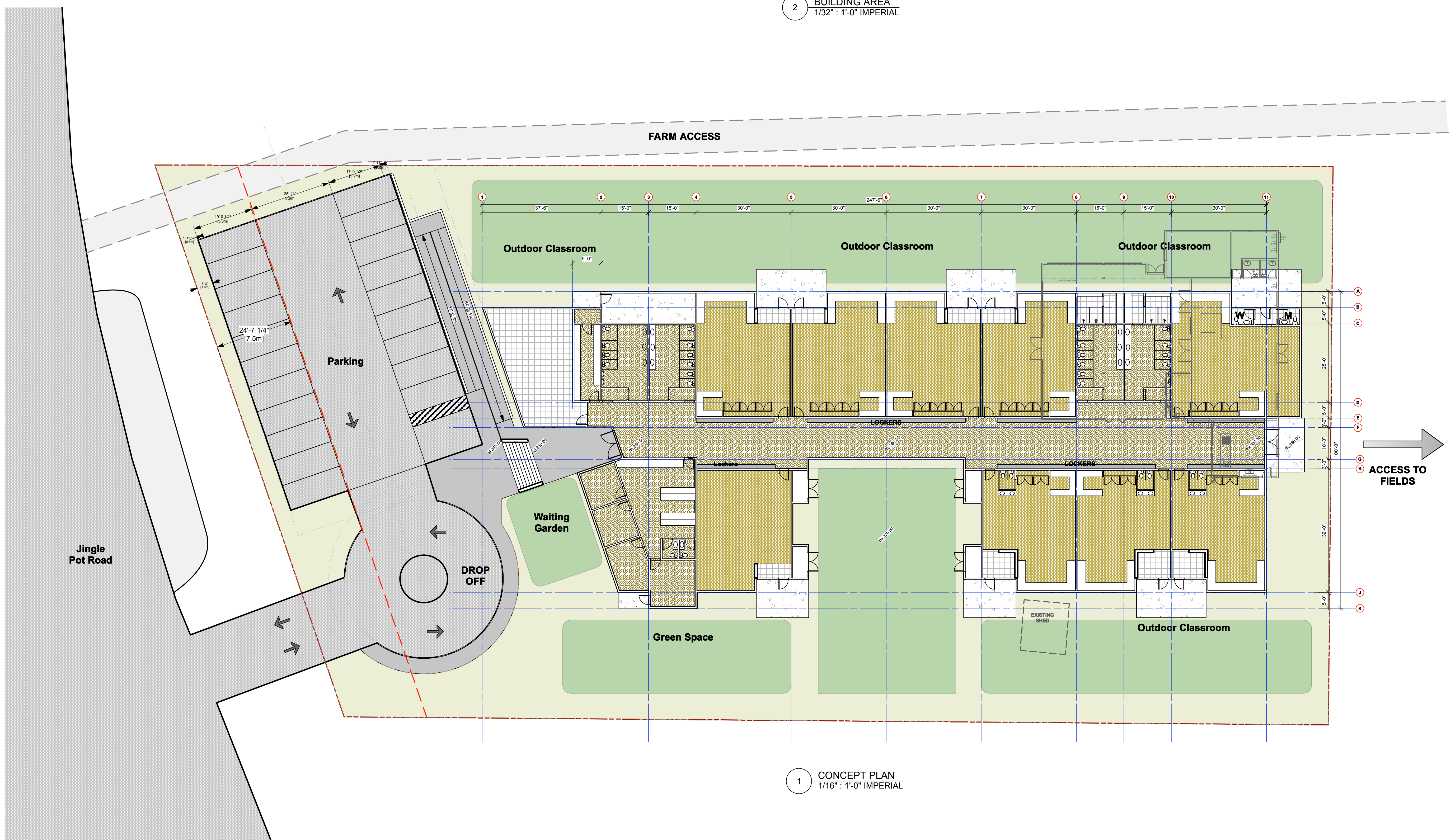
No:	Revision:	Date:
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GROSS FLOOR AREA	SQ.FT.	SQ.M.
Classrooms ( Blue )	11507.0	1069.0
Common Area ( Red )	6997.0	650.0
<b>Total</b>	<b>18504.0</b>	<b>1719.0</b>



2 BUILDING AREA  
1/32" : 1'-0" IMPERIAL



1 CONCEPT PLAN  
1/16" : 1'-0" IMPERIAL

Title  
**CONCEPT PLAN**  
PROPOSED  
Project

**DISCOVER MONTESSORI SCHOOL**

3452 JINGLE POT ROAD, NANAIMO, BC

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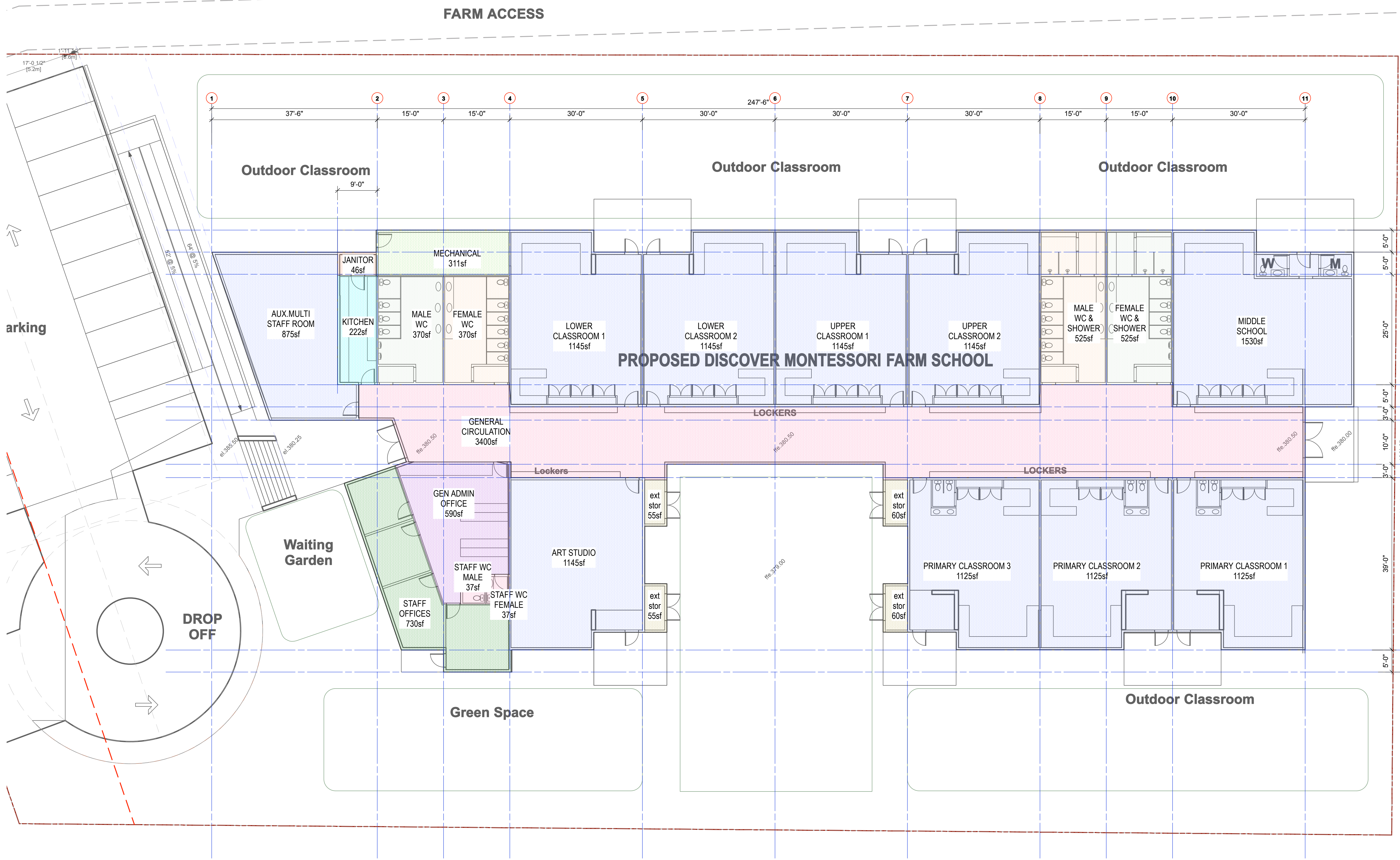
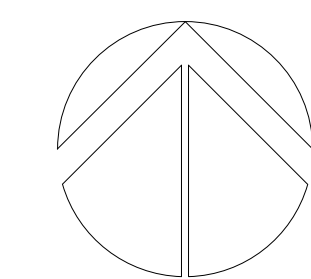
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Drawn By:	Scale:
BM/JL	AS SHOWN
Project No:	Sheet No:
17-13	<b>A-2.2</b>

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Issued For: REVIEW Date: 11.DEC.2017

No: Revision: Date:



Title  
**DETAILED AREA OVERLAY**  
PROPOSED  
Project

**DISCOVER MONTESSORI SCHOOL**

3452 JINGLE POT ROAD, NANAIMO, BC

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Sealed By:

Drawn By: BM/JL	Scale: AS SHOWN
Project No: 17-13	Sheet No: <b>A-2.3</b>

1 DETAILED AREA OVERLAY  
3/32" = 1'-0" IMPERIAL