

**DATE:** November 15, 2017**FILE:** 3060-20/DP 19C 17**TO:** Chair and Directors  
Electoral Areas Services CommitteeSupported by Marc Rutten  
Acting Chief Administrative  
Officer**FROM:** Marc Rutten, P.Eng  
Acting Chief Administrative Officer***M. Rutten*****RE: Development Permit Application – 8655 Island Highway North (Zimmerman)  
Puntledge - Black Creek (Electoral Area C)  
Parcel A (DD41465W) of Lot A, Block 29, Comox District, Plan 9954,  
PID 005-433-355****Purpose**

To consider a Development Permit (commercial and industrial form and character) to enable the development of a light industrial workshop (Appendix A).

**Recommendation from the Chief Administrative Officer:**

THAT the board approve the Development Permit DP 19C 17 on the property described as Parcel A (DD41465W) of Lot A, Block 29, Comox District, Plan 9954, PID 005-433-355 (8655 Island Highway North) for the development of a light industrial workshop;

AND FURTHER THAT the Corporate Legislative Officer be authorized to execute the permit following the submission, to the Director responsible for the *Environmental Management Act*, of the proposed works, including all structures, locations and depths of proposed or constructed buildings or trenches.

**Executive Summary**

- The applicant is seeking to construct a 334 square metre light industrial workshop, with an interior accessory residential dwelling unit, and an additional 119 square metre covered area for outdoor storage;
- Development of light industrial properties requires consistency with the guidelines of the Development Permit Area (DPA) (commercial and industrial form and character), including specific items regarding screening, landscaping, and rainwater management;
- The objective of the DPA is to ensure that adequate buffers are provided and to ensure that the development is attractive and coordinated with respect to form and character of the neighbourhood;
- Staff recommends issuance of the permit with adherence to the site plan, architectural elevations, landscape details, drainage plan and the Comox Valley Regional District 'DarkSky' policy as conditions (Appendix A).

Prepared by:

***J. MacLean***Jodi MacLean, MCIP, RPP  
Rural Planner

Concurrence:

***A. Mullaly***Alana Mullaly, M.Pl, MCIP, RPP  
Manager of Planning Services

Concurrence:

***A. MacDonald***Ann MacDonald, MCIP, RPP  
General Manager of  
Planning and Development  
Services Branch

**Stakeholder Distribution (Upon Agenda Publication)**

Applicant	✓
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**Background/Current Situation**

The subject property is a 0.4 hectare lot located along the highway in the Saratoga Miracle Beach settlement node (Figures 1, 2 and 3). The property is currently vacant but was previously used as a gas station. The Ministry of Environment issued a certificate of compliance in 2014 pursuant to the *Environmental Management Act*. This can be redeveloped consistent with the requirements and conditions of the certificate without further remediation work. The owner is proposing to clear the property and build a 334 square metre industrial shop with an attached 119 square metre covered area for outdoor storage (Figure 4). The property owner intends to use the property for assembling wood fence panels and includes a dwelling unit within the building.

According to the site plan the building will be located in the front half of the property, with an entrance facing the highway and bay doors facing the neighbouring (residentially-zoned) property (north side parcel line). The property's road access is provided through an easement over the front 14 metres of that northern property which has a highway access. The applicant currently owns both parcels.

Official Community Plan

The property is designated Settlement Node in the Official Community Plan (OCP). This designation directs that development be consistent with the goals and objectives of the local area plans. The draft Saratoga Miracle Beach Local Area Plan designates the subject property as being part of the Employment Lands which is intended to provide for a range of expanded highway commercial and light industrial uses along the highway and in specific areas.

Section 85 of the OCP, Bylaw No. 337 being the "Rural Comox Valley Official Community Plan Bylaw No. 337, 2014", contains guidelines that establish objectives for the form and character of commercial and light industrial development. This DPA is intended to be used to ensure that adequate buffers are provided and to ensure that the development is attractive and coordinated with respect to form and character of the neighbourhood.

*Form and Character*

The guidelines direct that all buildings and structures be architecturally coordinated and give consideration to the relationship between buildings and open areas, circulation systems, visual impact and design compatibility with the surrounding development. The applicant intends the building to use a corrugated metal exterior painted grey with charcoal-coloured trims, gutters and (metal) roof. The office and residential entrances are intended to include a timber frame entranceway (Figure 4). The applicant also intends to use fascia advertising signage on the building along with a free-standing sign closer to the highway.

*Screening and Landscaping*

The guidelines direct that a landscape plan should be provided that includes a landscaped treatment along the entire frontage of the building site that abuts public roads. The landscape plan (page three of Appendix A), illustrates a 26 metre long single row of shrubs and trees at the front property line. The owner intends the remaining 10 metres of frontage to act as a driveway accessing the highway. The property owner intends to clear the remainder of the property.

Regarding screening, the guidelines direct that outdoor storage areas be enclosed with a solid fence, and that buildings be sited in a way that ensures adjacent residential properties have visual privacy, as well as protection from site illuminations and noise. The applicant proposes to construct solid wood

fencing along the southern, western, and most of the northern boundary. According to the site plan, the garbage bin would be located to the rear of the building within the solid wood fenced area.

#### *Rainwater Management*

The applicant provided a drainage plan prepared by Michael de Hart, E.I.T., of McElhanney Consulting Services Ltd. The drainage plan recommends using an exfiltration gallery that accommodates drainage from the building roof, a drainage swale along the southern property boundary, and a catch basin from the parking lot.

#### Zoning

The property is zoned Industrial Light (IL). As illustrated in the site plan (page two of Appendix A), the proposed building is maximizing the developable width of the property; the subject property is 36 metres wide, the required side setbacks are 7.5 metres each, the building is intended to be 14 metres wide with a 5 metre covered area and small covered porch at the office entrance.

Section 906(3) within the IL zone of Bylaw No. 2781, being the “Comox Valley Zoning Bylaw, 2005”, requires that landscaping be installed in accordance with an approved development permit (DP) and all outdoor storage or supply yards be screened from any abutting property with a residential zone. The zoning bylaw defines screening as “*a continuous solid fence, wall, berm, compact evergreen hedge, or other densely planted vegetation of sufficient height to visually shield or obscure one abutting structure, building or lot from another, broken only by access drives or walks*”. The property is currently surrounded by land zoned residential (Figure 5), though the property on the south and west end of the subject property is currently the subject of an application to rezone it to a commercial and industrial zone. The applicant has proposed solid wood fencing along the boundary with these residentially-zoned lots, consistent with this zoning regulation.

#### **Policy Analysis**

Sections 488(1) and 490 of the *Local Government Act* (RSBC, 2015, c. 1) (LGA) allow a local government to designate DPAs and establish guidelines within the OCP for numerous purposes, including the establishment of objectives for the form and character of commercial and industrial development. Section 491(7) specifies that a DP relating to commercial form and character may include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

Pursuant to Bylaw No. 337, development on an industrial zoned parcel requires a DP prior to the commencement of construction, addition to or alteration of a building or other structure.

#### **Options**

The board could approve or deny the DP. The board could deny the application only if the board is of the opinion that the proposal is not consistent with DPA guidelines. Given the above discussion, planning staff recommends approval of the DP.

#### **Financial Factors**

Applicable fees have been collected for this application under the Bylaw No. 328, being the “Comox Valley Regional District Planning Procedures and Fees Bylaw No. 328, 2014.”

#### **Legal Factors**

This report and the recommendations contained herein are in compliance with the LGA and Comox Valley Regional District bylaws. DPs are permitted in certain circumstances under Sections 488, 489 and 491(7) of the LGA.

**Regional Growth Strategy Implications**

The Regional Growth Strategy, Bylaw No. 120, being the “Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010”, designates the subject property within Settlement Nodes. Settlement Nodes shall accommodate growth through a balance of new development, intensification and improvements to public infrastructure (MG Policy 1B-1). The growth management framework is to direct 90 per cent of growth to Core Settlement Areas, and this Settlement Node is part of the Core Settlement Areas. Therefore, the proposed industrial project is consistent with this growth management framework.

Specific uses within the Settlement Nodes are identified in a Local Area Plan (MG Policy 1B-2). Currently, the Saratoga Miracle Beach Local Area Plan is in draft, and in this plan, the subject property is designated within Employment Lands. This designation provides for a range of expanded highway commercial and light industrial uses. The subject property is part of the gateway to the Saratoga Miracle Beach community, and as such, the highway corridor should be preserved by aesthetically pleasing commercial uses.

**Intergovernmental Factors**

There are no intergovernmental factors.

**Interdepartmental Involvement**

This application was circulated to other departments. No concerns were identified.

**Citizen/Public Relations**

The Advisory Planning Commission (APC) for Electoral Area C reviewed the application at their meeting on October 25, 2017. The APC recommended conditions regarding lighting be considered but otherwise supported the proposal as presented.

Attachments: Appendix A – “Draft Development Permit DP 19C 17”

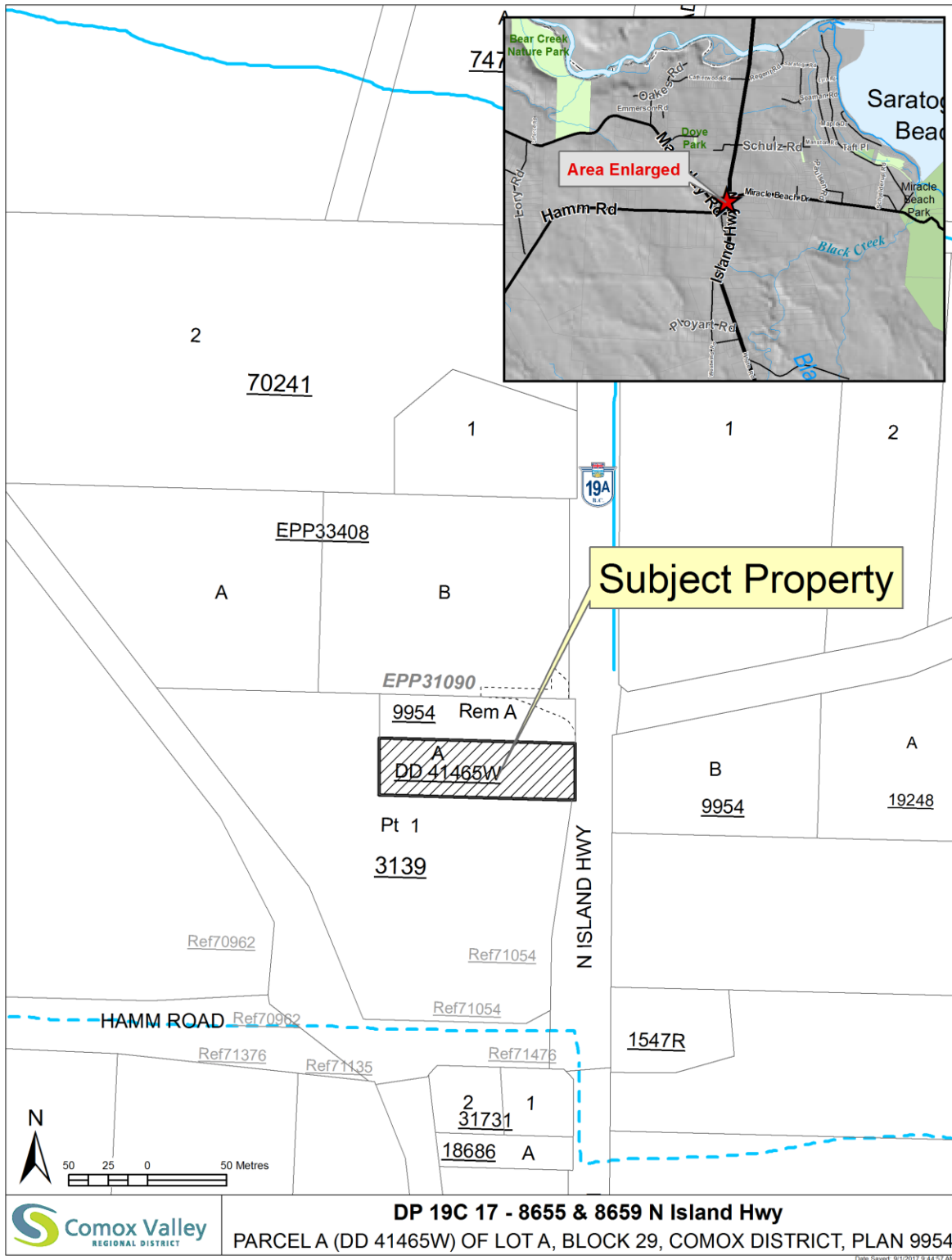


Figure 1: Subject Property



Figure 2: Air Photo (2016)

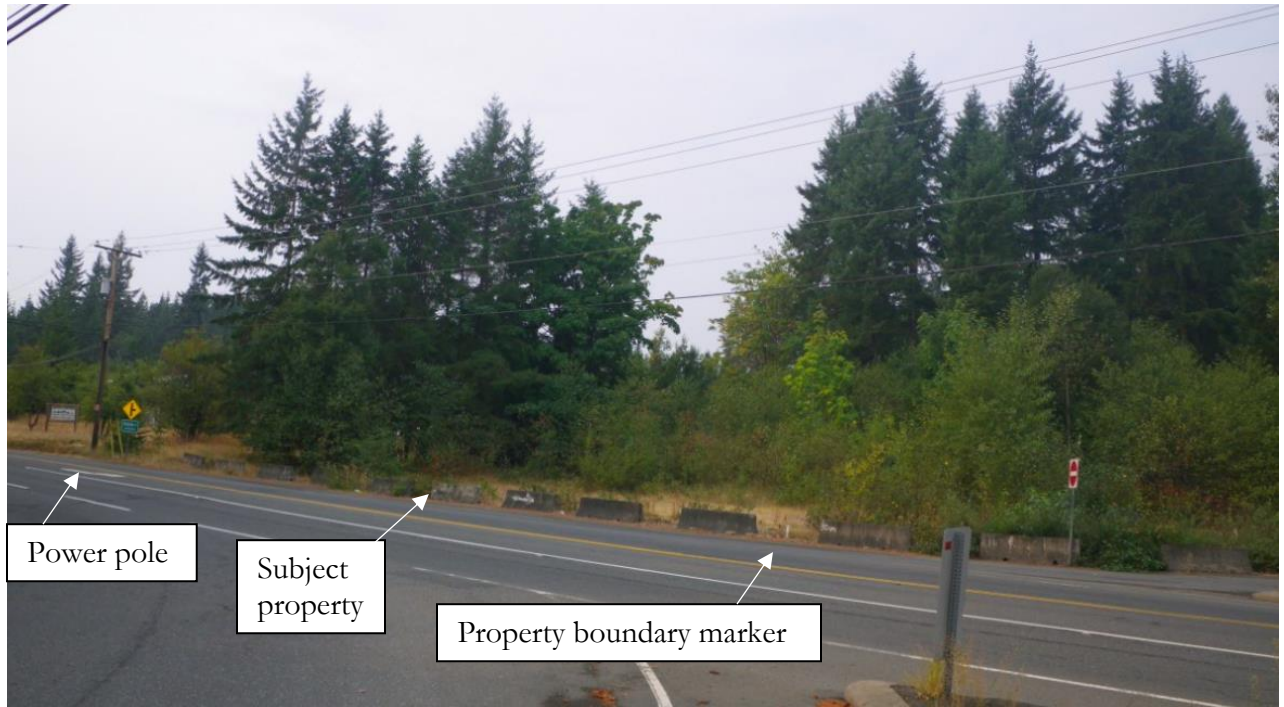


Figure 3: Photo of Subject Property

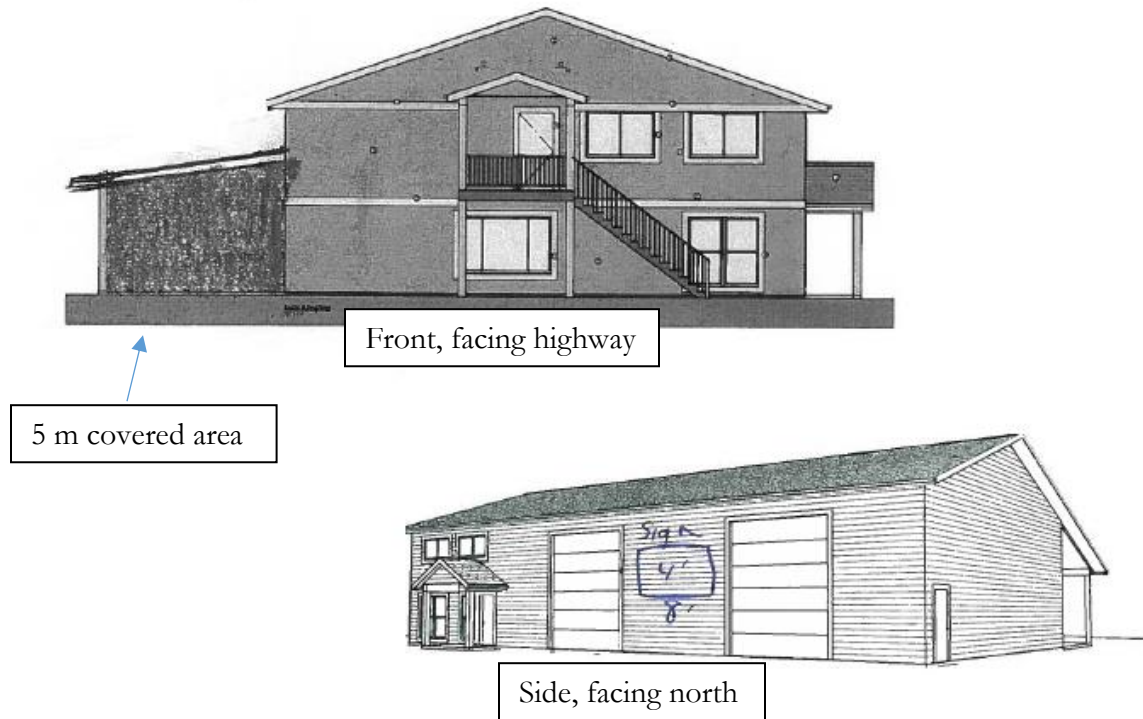


Figure 4: Elevation Drawings provided by Applicant of Proposed Building





**TO:** Nevin & Joanne Zimmerman

1. This development permit (DP 19C 17) is issued subject to compliance with all of the bylaws of the Comox Valley Regional District applicable thereto, except as specifically varied or supplemented by this permit for the **building of a light industrial workshop**.
2. This development permit applies to, and only to, those lands within the Comox Valley Regional District described below:

**Legal Description:** Parcel A (DD 41465W) of Lot A, Block 29, Comox District, Plan 9954

**Parcel Identifier (PID):** 005-433-355 **Folio:** 771.04375.000

**Civic Address:** 8655 Island Highway North

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit:

**Construction and Development Activities:**

- i. THAT the proposed light industrial workshop is constructed and externally finished in accordance to the submitted site plan and architectural drawings hereto attached as Schedule A;
- ii. THAT all development is in accordance with the Development Drainage Report prepared by Michael de Hart, E.I.T., of McElhanney Consulting Services Ltd., hereto attached as Schedule B, and subsequent amendments by a qualified professional;

**Landscaping:**

- iii. THAT the proposed landscaping for the property is completed and maintained in accordance to the submitted Landscape Master Plan by Corinne Matheson, C.L.D., of Mystic Woods Landscape Design and listed plantings hereto attached as Schedule C;
- iv. THAT the applicant provide a Landscape Performance Bond subject to the requirements of Bylaw No. 328 being the “Comox Valley Regional District Planning Procedures and Fees Bylaw No. 328, 2014”, in the form of an Irrevocable Letter of Credit or a Security Bond in the amount of the full costs of the works totalling \$4631.25. Once the works are completed to the satisfaction of the Comox Valley Regional District, 25 per cent of the value of the performance bond shall be held back for a period of 12 months, to ensure against failure of the works. When all landscaping conditions of the permit are met, the remainder of the bond will be returned to the payee;
- v. THAT the applicant is required to maintain all landscaping as part of regular yard maintenance to keep the property in a neat and tidy appearance and the irrigation system shall be kept in working order;

**Signage and Lighting:**

- vi. THAT all buildings, structures, signage or landscaping be non-illuminated or softly lit in compliance with current zoning and/or zoning provisions and be consistent with the Comox Valley Regional District’s ‘DarkSky’ policies hereto attached as Schedule D;
  - vii. THAT one freestanding sign is permitted for each street frontage of the business, within a landscaped area only and on the same parcel as the development. The height of any sign, including support structures, shall not exceed 1.8 metres and the area of any one face shall not exceed 3.0 square metres. A freestanding sign may be illuminated in accordance with (vi) above.
  - viii. THAT one fascia sign is permitted for each exterior wall of a building with an area no greater than 6.0 square metres, with a maximum area of all fascia signs not exceeding 56.0 square metres. Fascia signs may not extend above the top wall of the structure and billboard and rooftop signs are not permitted;
  - ix. THAT no signs nor any external building surfaces shall be equipped with flashing, oscillating or moving lights or beacons.
4. As recommended in this property’s Certificate of Compliance, dated September 26, 2014, a qualified environmental consultant will identify, characterize and appropriately manage (a) any environmental media that may be contaminated, or (b) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulations.
  5. This development permit (DP 19C 17) shall lapse if construction is not substantially commenced within two (2) years of the Comox Valley Regional District board’s resolution regarding issuance of the development permit (see below). Lapsed permits cannot be renewed; however, a new application for a second development permit can be applied for in order to complete the remainder of the work.
  6. This permit is **NOT** a building permit.

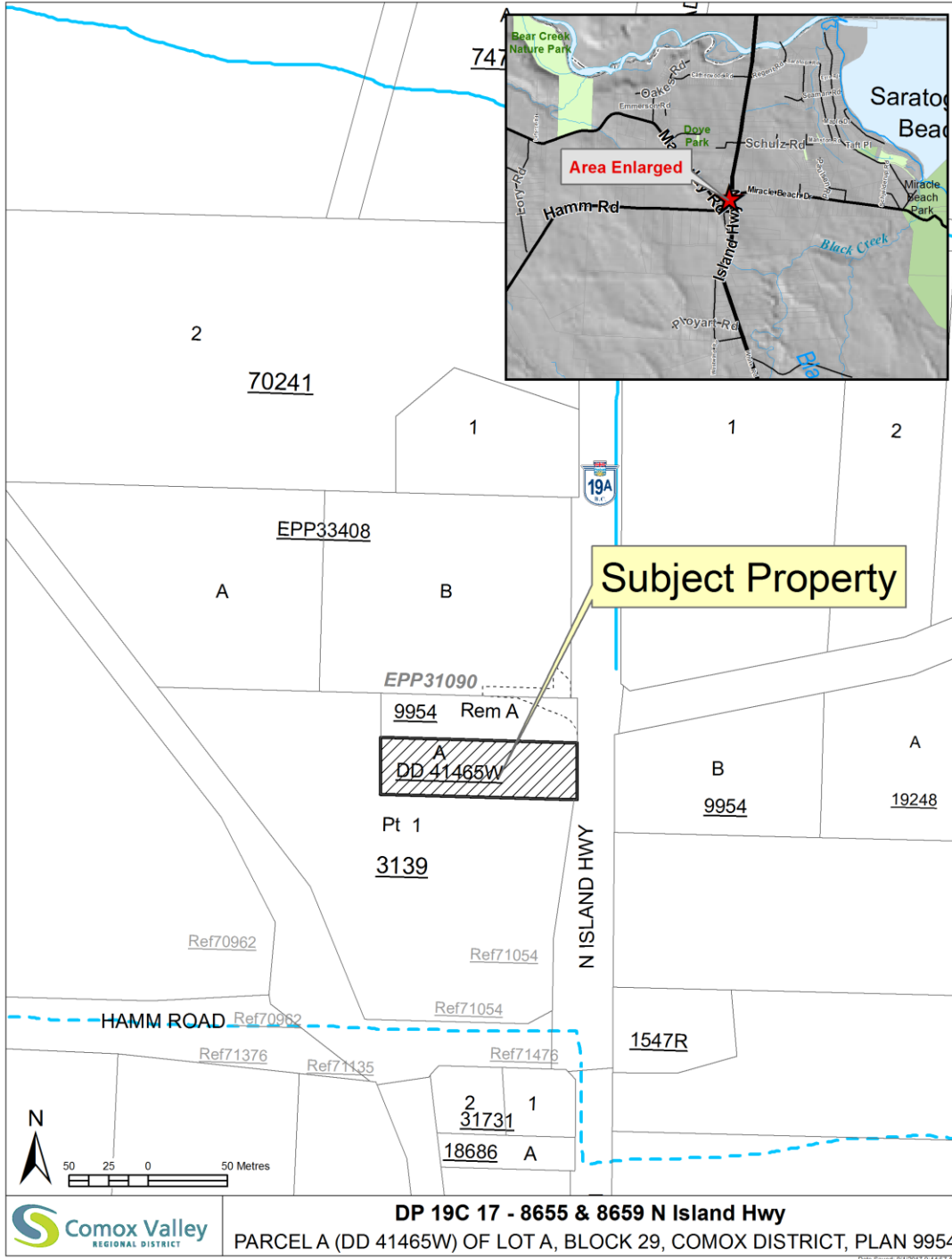
CERTIFIED as the **DEVELOPMENT PERMIT** issued by resolution of the board of the Comox Valley Regional District on \_\_\_\_\_.

\_\_\_\_\_  
 James Warren  
 Corporate Legislative Officer

Certified on \_\_\_\_\_

- Attachments: Schedule A – “Subject Property Map, site plan and architectural drawings”  
 Schedule B – “Development Drainage Report by McElhanney Consulting Services”  
 Schedule C – “Landscape Master Plan by Mystic Woods Landscape Design”  
 Schedule D – “Comox Valley Regional District DarkSky Policy”

### Subject Property Map



Comox Valley Regional District  
**RECEIVED**

File:

**AUG 23 2017**

To:

cc:

REM LOT A  
Plan VIP9954

SITE PLAN IS FOR REFERENCE  
ONLY. REFER TO SURVEYORS SITE  
PLAN FOR DETAILED LAYOUT.

Wood Fencing

PARCELA  
LOTA  
Plan VIP9954

PROPOSED  
SHOP

Customer  
Parking

Garbage  
Bin

24.6  
7.53

24.61  
7.5 m

24.6  
7.5 m

24.61  
7.5 m

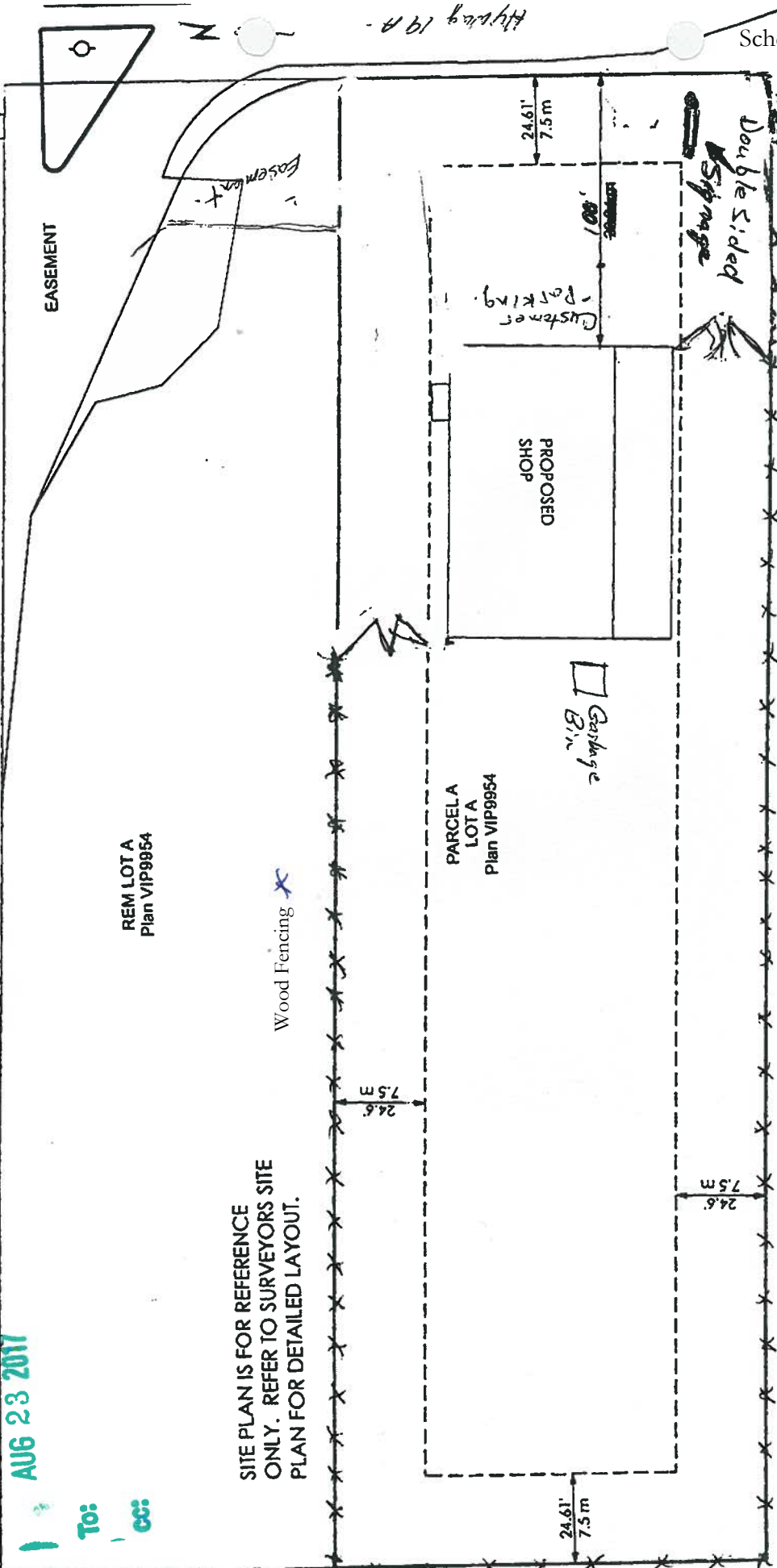
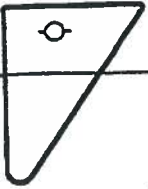
Double Sided  
Storage

EASEMENT

**SITE PLAN**  
1:300

**8659 SOUTH ISLAND HIGHWAY**  
**PARCELA LOT A PLAN VIP9954**

Highway 19A





**Drawings of light industrial workshop**

File:

**AUG 23 2017**

**DESIGN BRIEF**

**To:**  
**PREPARED BY:** Michael de Hart, EIT

**CC:**  
**CHECKED BY:** Mark Degagne, PEng

**DATE:** June 2017

**FILE NO:** 2221-49096-0

**RE:** 1 Lot Development Drainage Report for 8659 South Island Highway (Lot A, Block 29, Plan 9954)



**INTRODUCTION**

This Development Drainage Report (DDR) has been prepared for the proposed development at 8659 South Island Highway (Highway 19A), in accordance with the British Columbia Ministry of Transportation's requirements for Development Drainage Reports (as per Section 1010.03 of the *Supplement to TAC Geometric Design Guide, June 2007*). The proposed development is located at the southwest corner of the intersection between Highway 19A and Miracle Beach Road.

**Figure 1: Site Location**



## SITE DESCRIPTION AND HYDROLOGY

The proposed development comprises of one building to be located on the vacant lot. There is no additional development expected on the remainder of the property. The total area for the proposed development is approximately 0.79 hectares and it will not alter the pre-existing flow regime of the area. The site generally consists of treed and grassed areas. Soil conditions are derived from the Ministry of Environment's 'Soils of South Vancouver Island Maps and are expected to be very conducive for on-site stormwater infiltration. Table 1 highlights the site parameters of the property before and after development.

**Table 1: Site-Specific Stormwater Drainage Parameters**

Parameter	Pre-Development	Post Development
Area (ha)	0.79	
% Impervious	0	6
Land Cover	80% Forested, 20% Gravel	60% Gravel, 40% Grassed
Soil Group	A – Low Runoff Potential	
CN Valve	51	61

## STORMWATER MANAGEMENT

Even though development is expected to have a negligible effect on the peak runoff at the outlet of the property, a stormwater management plan (SWMP) has been completed to ensure that post development runoff rates do not exceed pre-development runoff rates. The SWMP includes a low impact design (LID) that integrates best management practices (BMPs). For the subject property, lot level BMPs are considered to be the most practical. Lot level BMPs detain, retain and/or infiltrate stormwater onsite in a manner such that post development hydrological conditions bear statistical resemblance to pre-development conditions. Construction, maintenance and replacement costs for lot level controls are the responsibility of the property owner, but they are a low-cost alternative to conveyance infrastructure and end-of-pipe/ditch controls.

Hydraulic modelling software was utilized to determine pre and post development runoff rates, as well as to determine the appropriate sizing of the onsite retention/detention system. Since the soils in the area are expected to promote good rates of infiltration, a rock pit is proposed to be constructed. The site's hydraulic statistics are shown in Table 2 below. The design storm used to determine the sizing of the LID is the 5 year -24hour SCS

Type 1A event, which is consistent with the Ministry's supplement to TAC documents. The overall dimension of the rock pit are as follows:

- Depth = 1m
- Area = 30m<sup>2</sup>

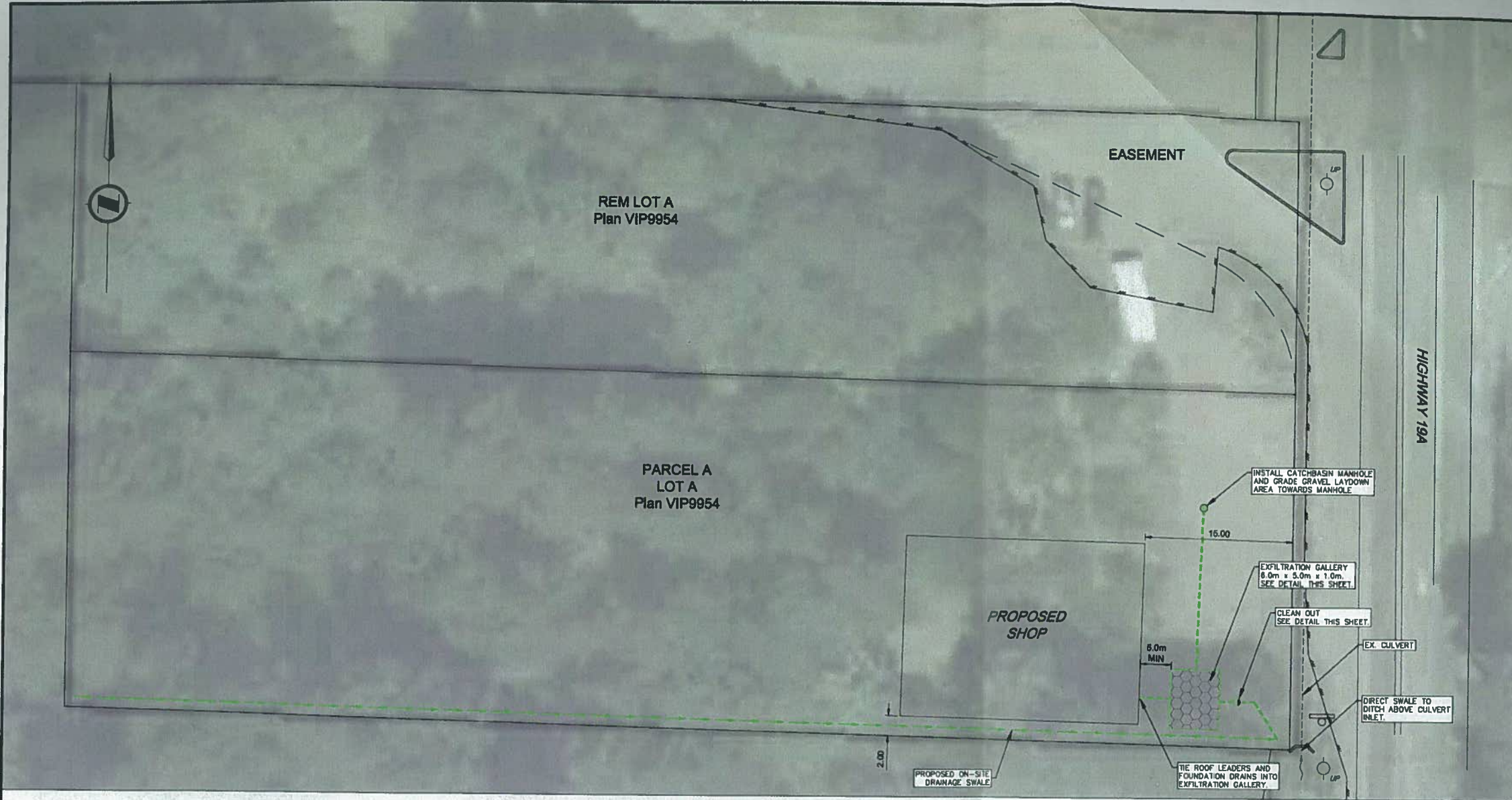
**Table 2: Pre and Post Development Runoff Rates**

Condition	Peak Runoff (L/s)
Pre-Development	1.5
Post-Development	2.4
Post-Development with LID	1.5

## CONCLUSION

The proposed development would increase the imperviousness of the property by approximately 6% (432 m<sup>2</sup> out of 7900 m<sup>2</sup>). The use of a lot level exfiltration gallery, to be a minimum of 30m<sup>2</sup>, for retention and infiltration of stormwater runoff will ensure that the post development runoff condition mimics the flow characteristics of the pre-development condition.

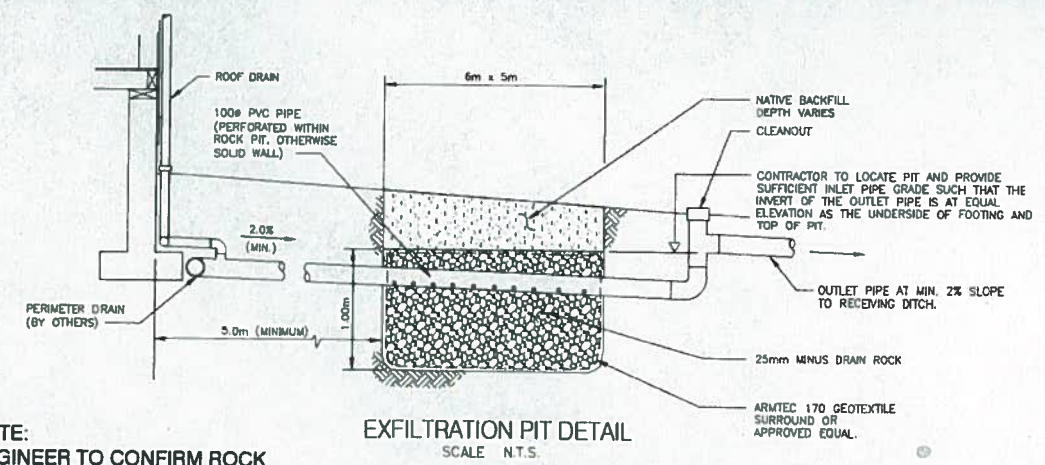




- GENERAL CONSTRUCTION NOTES**
- ALL WORKS TO BE COMPLETED IN CONFORMANCE WITH C.V.R.D. STANDARDS AND SPECIFICATIONS (CURRENT EDITION) AND MACD VOLUME 8 (PLATINUM BOOK).
  - ALL TRENCHING TO BE CARRIED OUT IN CONFORMANCE WITH WORKSAFE BC REGULATIONS FOR SIDE SLOPE AND SHORING.
  - ALL UTILITY TRENCHES TO BE AS PER MACD STD DWG# 04.
  - THE LOCATIONS SHOWN FOR EXISTING UTILITIES ARE BASED ON MUNICIPAL RECORDS, AS BUILT DRAWINGS AND LIMITED FIELD SURVEY. THIS INFORMATION MAY NOT BE ACCURATE OR COMPLETE. WHERE UTILITIES ARE SHOWN ON PROFILE, THE ELEVATIONS ARE ASSUMED. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONFIRM THE LOCATION AND ELEVATIONS OF ALL PIPES OR OTHER UTILITIES AT CROSSINGS AND CONNECTION LOCATIONS, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL UTILIZE BC1 CALL SERVICE TO ASSIST LOCATING ALL EXISTING UTILITIES IN THE AREA OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL EXERCISE CAUTION WHILE EXCAVATING IN ORDER TO AVOID DAMAGE TO THE EXISTING INFRASTRUCTURE.
  - UPON AWARD OF CONTRACT THE CONTRACTOR MUST CONTACT BC-HYDRO, TELUS, FORTISBC, AND SHAW CABLE WITH A CONSTRUCTION SCHEDULE. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK AT OR AROUND EXISTING UTILITY POLES, AND SHALL COORDINATE WITH THE APPROPRIATE AGENCY, AND BE RESPONSIBLE FOR THE RELOCATION OR MAINTENANCE/PROTECTION OF ALL UTILITY POLES AND GUY WIRES. THE CONTRACTOR SHALL ENSURE THAT ENVIRONMENTAL PROTECTIONS ARE IN PLACE TO ELIMINATE DOWNSTREAM SEDIMENT TRANSPORT.
  - CONTRACTOR TO NOTIFY ALL EMERGENCY SERVICE AGENCIES OF THE SUBSEQUENT WORK ZONE AREA, SPEED REDUCTIONS AND OBSTACLES THAT MAY AFFECT TRAFFIC FLOW.
  - CONTRACTOR TO ERECT ALL APPROPRIATE CONSTRUCTION ZONE SIGNAGE AND USE FLAG PERSONNEL TO MAINTAIN SAFE AND EFFICIENT TRAFFIC FLOW THROUGH AND AROUND THE WORK SITE.
  - CONTRACTOR TO VERIFY THAT SITE SAFETY FOR VEHICLE OPERATORS AND PEDESTRIANS IS MAINTAINED FROM THE END OF EACH WORK DAY THROUGH THE NIGHT UNTIL THE START OF THE NEXT WORK DAY USING FLASHING BEACONS, BARRICADES, SIGNAGE, DELINEATORS ETC. IN ACCORDANCE WITH CURRENT CONSTRUCTION ZONE SIGNAGE STANDARDS.
  - CONTRACTOR TO COMPLY WITH ALL CURRENT C.V.R.D. BY-LAWS REGARDING VEHICLE INSURANCE PERMITS & LICENSING. CONTRACTOR TO OBTAIN MOTI "PROVINCIAL PUBLIC HIGHWAY PERMIT" FOR WORKS WITHIN THE HIGHWAY R.O.W.

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AUG 23 2017

To:  
CC:



NOTE:  
ENGINEER TO CONFIRM ROCK PIT & OVERFLOW GRADES IN THE FIELD TO ENSURE ROCK PIT PROVIDES INTENDED STORAGE VOLUME.



NOT FOR CONSTRUCTION



August 11, 2017 - 10:00 AM  
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INFORMATION ON EXISTING UTILITIES MAY NOT BE COMPLETE OR ACCURATE. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING UTILITIES AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

THIS DRAWING HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES. MCELHANNY CONSULTING SERVICES LTD., ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS ACCEPT NO RESPONSIBILITY TO ANY OTHER PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS OF THIS PROJECT.

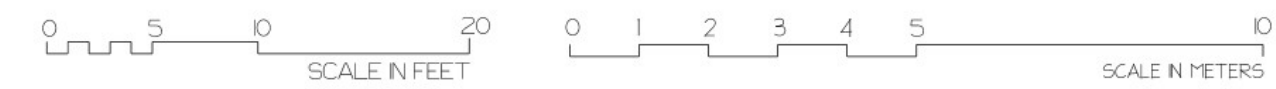
**McElhanney**  
McElhanney Consulting Services Ltd.

Designed: MD	Checked: _____	Date: 2017/06/15
Drawn: ECM	Surveyed: _____	

SCALE: 1:250 @ A1



ZIMMERMAN	Client Project No.
8659 SOUTH ISLAND HIGHWAY STORM WATER MANAGEMENT PLAN	Client Drawing No.
	MCSL Project No. 2221-49096
	Drawing No.



**SCOPE OF WORK**

Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following:

- 1 Site Preparation
- 2 Finish grading and landscape drainage
- 3 Installation of underground irrigation system
- 4 Supply and placement of growing medium
- 5 Testing growing medium and supply of additives (fertilizers) to meet requirements of soil test, and B.C. Landscape Standards
- 6 Preparation of planting beds, supply of plant material and planting.
- 7 Supply and placement of fine fish compost in beds.
- 8 Establishment Maintenance- for one year
- 9 Other work required to complete landscape
- 10 Leave site completely clean and tidy.

**GRADING AND DRAINAGE**

The preparation of the subgrade shall, by rough grading and filling, provide a base that will allow the placing of growing medium to the specified depths. Finished subgrade surfaces should be free of visible humps and hollows and provide for growing medium depths as laid out on the landscape plans.

Debris, roots, branches, stones, building materials, contaminated subsoil, visible weeds and anything else that may interfere with the proper growth and development of the planned finished landscaping shall be removed.

Areas showing excessive compaction shall be scarified to a minimum depth of 6" (150mm) immediately before placing growing medium.

**ESTABLISHMENT MAINTENANCE**

The intent of establishment maintenance is to provide sufficient care to newly installed plant material for a period of one year from acceptance to ensure or increase the long-term success of the planting. The objective is the adaptation of plants to a new site in order to obtain the desired effect from the planting while reducing the rate of failure and unnecessary work associated with improper establishment.

Establishment maintenance procedures apply to all vegetation, including:

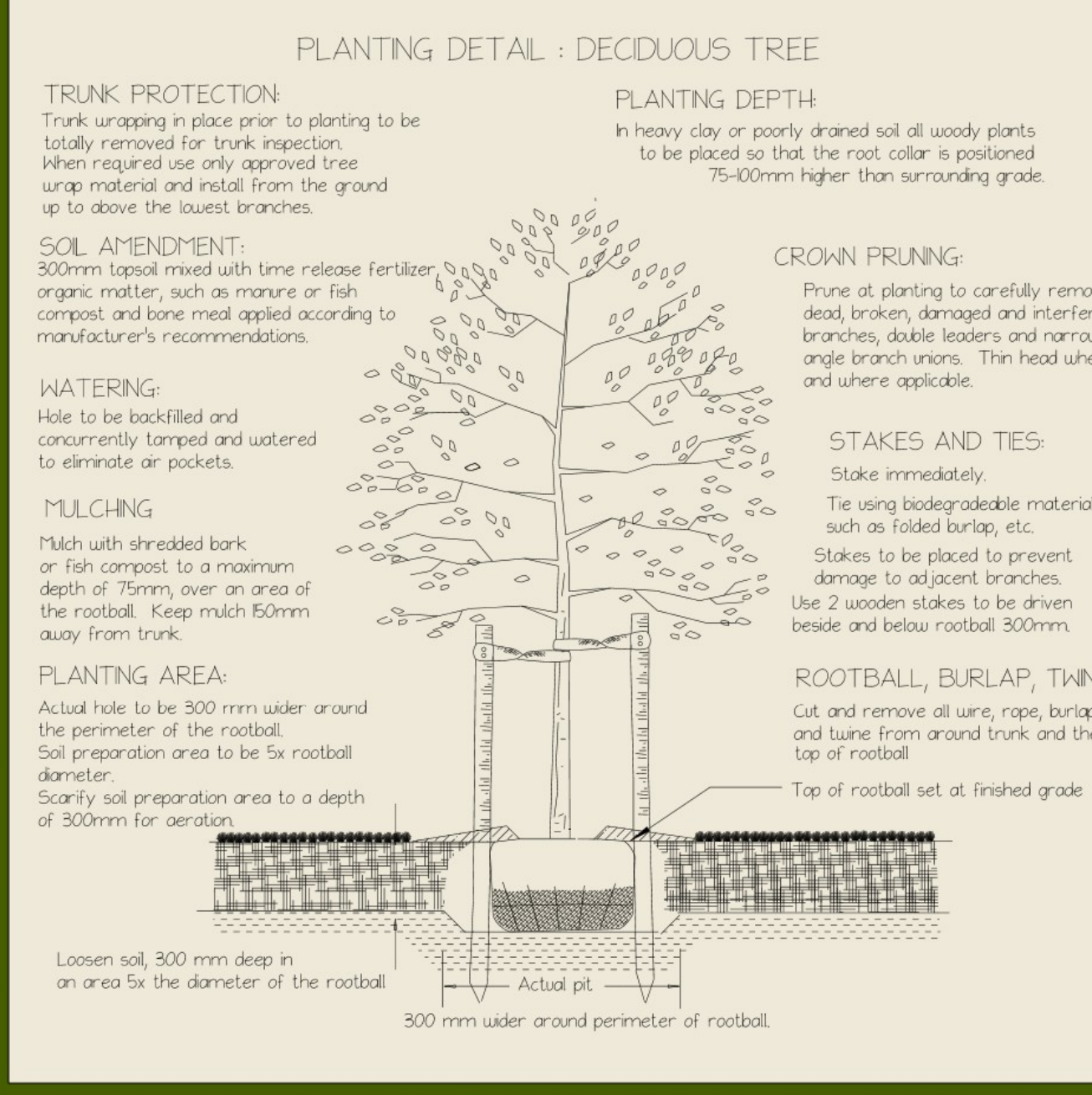
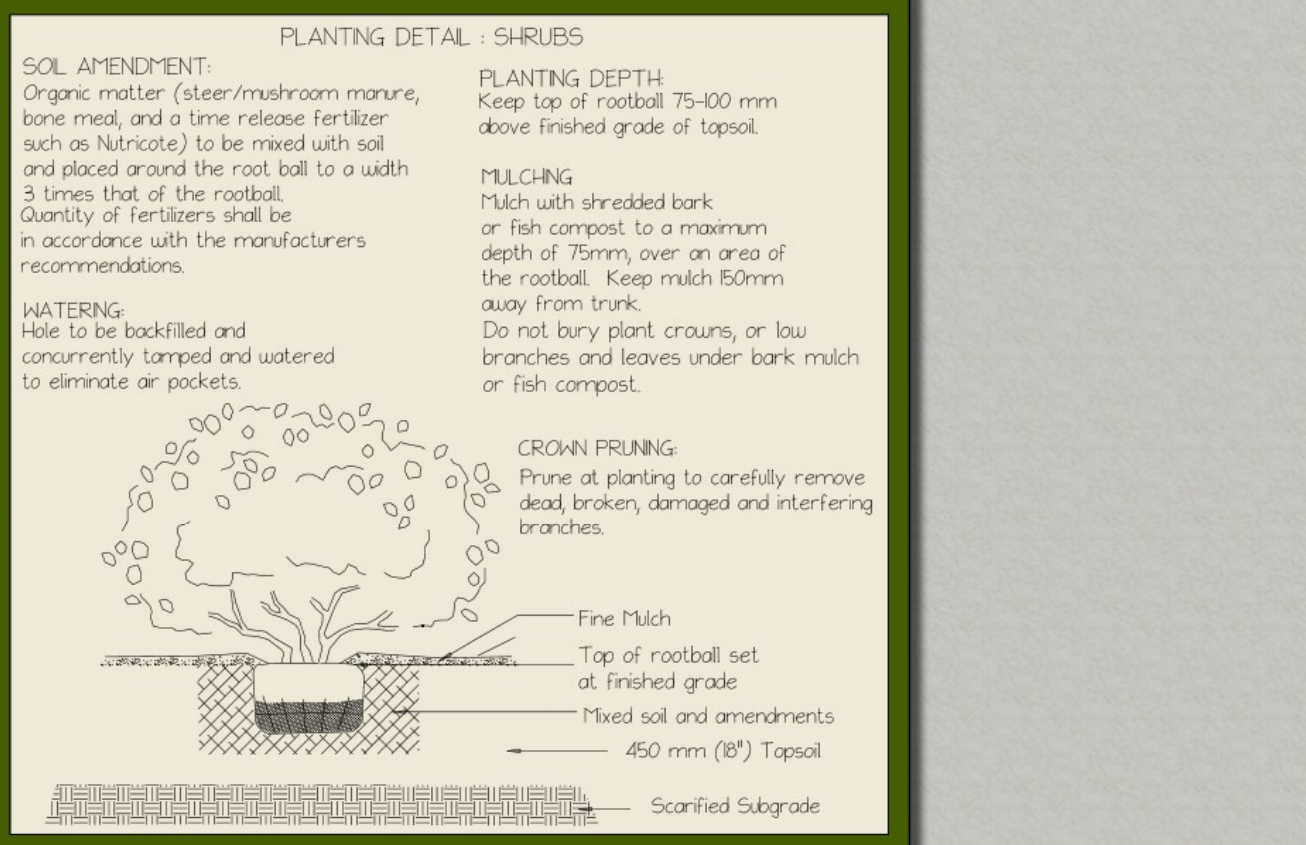
- 1 Cultivated turfgrass
- 2 New trees, shrubs, and groundcovers

Maintenance during the one-year guarantee period is essential to ensure the validity of any guarantee.

**GUARANTEE**

The customary one year guarantee period for the construction industry is accepted as the standard for landscape work.

The contractor should guarantee all materials and workmanship for a period of one full year from the date of Substantial Performance (Acceptance). Inspections must be called for in order to achieve Substantial Performance.



**SOIL COMPOSITION FOR GROUND LEVEL PLANTING AREAS**

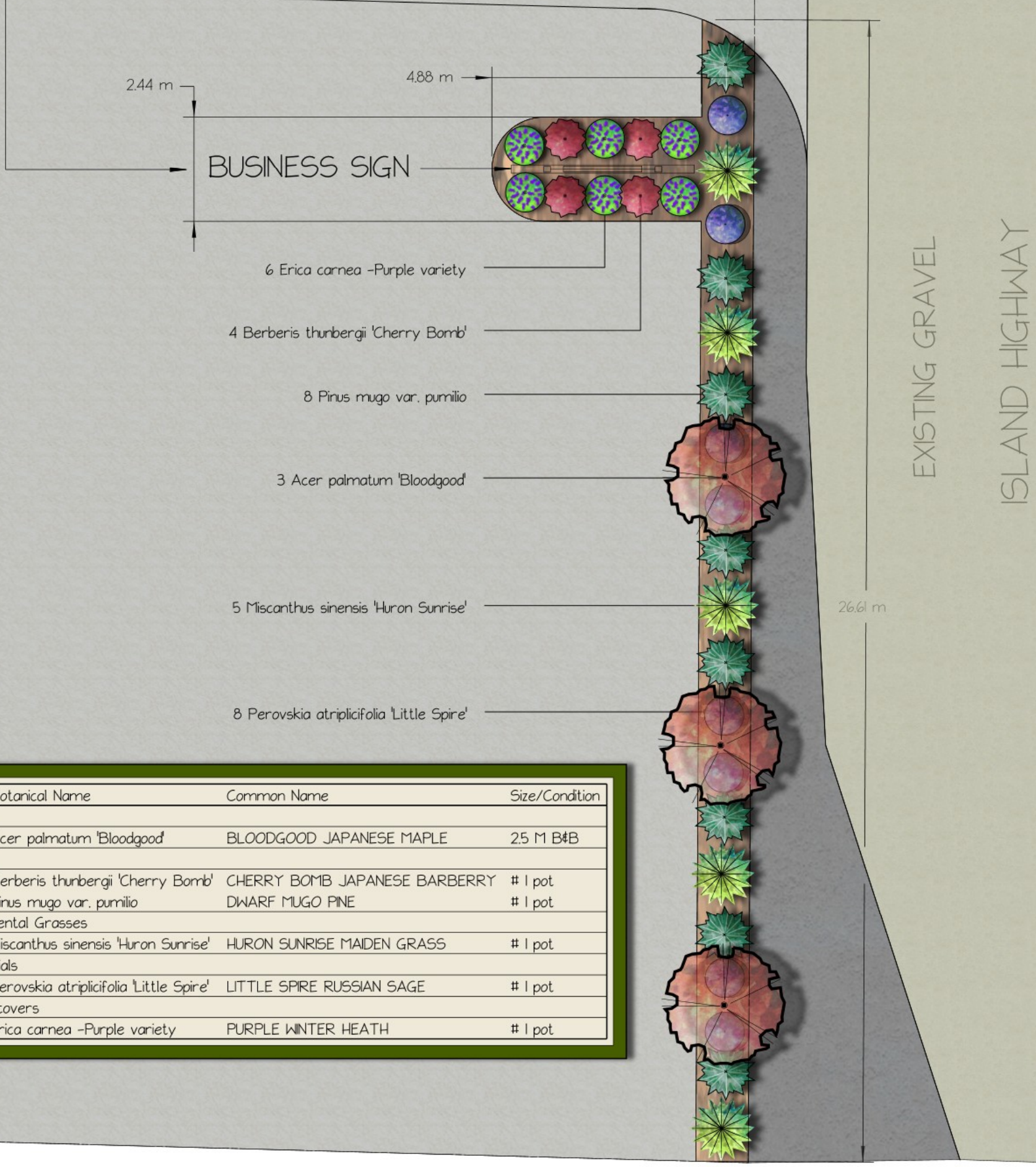
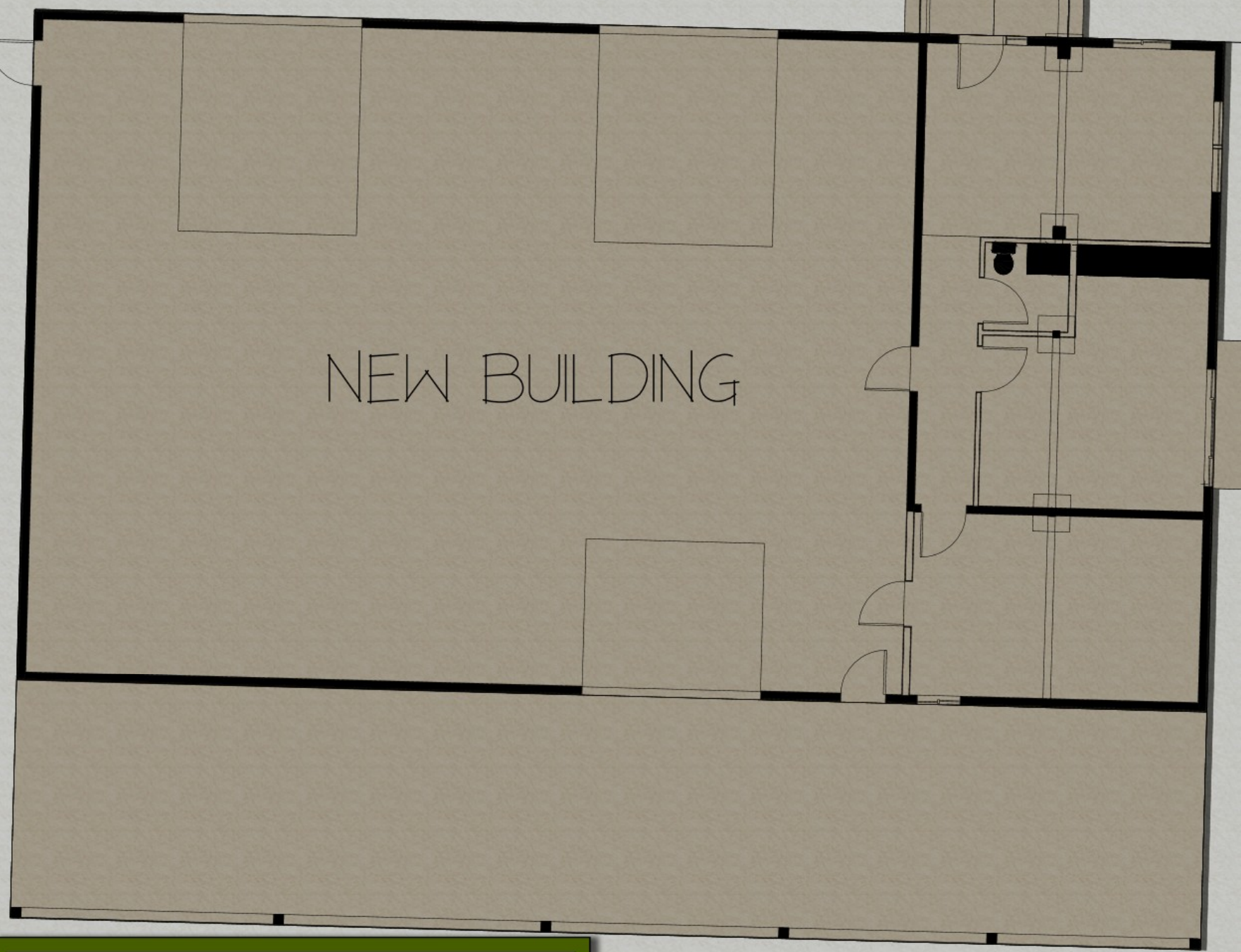
TABLE 6-35.3 "GROOMED" AND "MODERATE" SOIL COMPOSITION

Percent of Dry Weight of Total Growing Medium

Coarse Gravel larger than 19mm, smaller than 40mm	0 - 1%
All Gravel larger than 2mm, smaller than 40mm	0 - 5%
Sand larger than .05mm, smaller than 2mm	40 - 60%
Silt larger than .002mm, smaller than .05mm	0 - 25%
Clay - smaller than .002mm	0 - 25%
Clay and Silt combined	Maximum 35%
Organic content	10 - 20%
Acidity (ph):	4.5 - 6.5

Drainage: Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation.

Qty	Botanical Name	Common Name	Size/Condition
<b>Trees</b>			
3	<i>Acer palmatum 'Bloodgood'</i>	BLOODGOOD JAPANESE MAPLE	25 M BAB
<b>Shrubs</b>			
4	<i>Berberis thunbergii 'Cherry Bomb'</i>	CHERRY BOMB JAPANESE BARBERRY	# 1 pot
8	<i>Pinus mugo var. pumilio</i>	DWARF MUGO PINE	# 1 pot
<b>Ornamental Grasses</b>			
5	<i>Miscanthus sinensis 'Huron Sunrise'</i>	HURON SUNRISE MAIDEN GRASS	# 1 pot
<b>Perennials</b>			
8	<i>Perovskia atriplicifolia 'Little Spire'</i>	LITTLE SPIRE RUSSIAN SAGE	# 1 pot
<b>Groundcovers</b>			
6	<i>Erica carnea -Purple variety</i>	PURPLE WINTER HEATH	# 1 pot



**BC LANDSCAPE STANDARDS**

All construction to meet the requirements as set out in the BC Landscape Standards, 2002 edition, prepared by the B.C. Society of Landscape Architects and the B.C. Landscape and Nursery Association jointly. Copies of the BC Landscape Standards are available through the BCLNA office at 1-604-574-7772

Contractor to consult with designer regarding any discrepancies.

Contractor to consult with designer if plant substitutions are required due to availability.

Contractor is responsible for obtaining written confirmation of utility locations prior to commencing digging.

Contractor is responsible for providing one year of maintenance and one year warranty on all materials and workmanship, from acceptance of landscape.

Refer to landscape specifications supplied with this plan. If you did not receive the specifications, please contact the designer.

**TOP SOIL REQUIREMENTS:**

Minimum depth for shrub beds: 450mm (18")  
Minimum depth for groundcover: 300mm (12")  
Trees as per detail on these drawings.  
Minimum depth for mulch: 65-75mm (2.5-3")

**LANDSCAPE AREA**

TREE/SHRUB AREA 43.35 sqm (466 sqft)

**PROJECT:** CV CEDAR  
Sales & Fencing  
8659 Island Highway  
Parcel A Lot Plan VP9954

**CLIENT:** NEVIN ZIMMERMAN  
nevinz@me.com

**ARCHITECT:** RON KERVIN HOME DESIGN  
250-871-0336

**LANDSCAPE DESIGNER:** MYSTIC WOODS LANDSCAPE DESIGN  
4737 Gordon Rd  
Campbell River, B.C. V9H 1T3  
phone: 250-286-1327  
cell phone: 250-287-0160  
design@mysticwoods.ca

**DRAWN BY:** Corinne Matheson CLD, HT  
Certified Landscape Designer  
Horticultural Technician  
Member of the BCLNA / CLNA

BC ONE CALL  
Call Before  
You Dig  
1-800-474-6886  
Cellular #6886

SCALE: 1:100

DATE: Oct 2, 2017 For review

Issued for: Oct 3, 2017 For Development Permit

Issued for:

Issued for:

Issued for:

Issued for:

DRAWING: LANDSCAPE MASTER PLAN

DRAWING #: LI of 1



BLOODGOOD JAPANESE MAPLE  
*Acer palmatum 'Bloodgood'*



CHERRY BOMB JAPANESE BARBERRY  
*Berberis thunbergii 'Cherry Bomb'*



PURPLE WINTER HEATH  
*Erica carnea -Purple variety*



HURON SUNRISE MAIDEN GRASS  
*Miscanthus sinensis 'Huron Sunrise'*



LITTLE SPIRE RUSSIAN SAGE  
*Perovskia atriplicifolia 'Little Spire'*



DWARF MUGO PINE  
*Pinus mugo var. pumilio*



October 3, 2017

**ZIMMERMAN OCT 2****Plants**

Quantity	Botanical Name	Common Name	Size
3	<i>Acer palmatum</i> 'Bloodgood'	BLOODGOOD JAPANESE MAPLE	2.5 M B&B
4	<i>Berberis thunbergii</i> 'Cherry Bomb'	CHERRY BOMB JAPANESE BARBERRY	# 1 pot
6	<i>Erica carnea</i> -Purple variety	PURPLE WINTER HEATH	# 1 pot
5	<i>Miscanthus sinensis</i> 'Huron Sunrise'	HURON SUNRISE MAIDEN GRASS	# 1 pot
8	<i>Perovskia atriplicifolia</i> 'Little Spire'	LITTLE SPIRE RUSSIAN SAGE	# 1 pot
8	<i>Pinus mugo</i> var. <i>pumilio</i>	DWARF MUGO PINE	# 1 pot

<b>Subject:</b> DarkSky	
<b>Category:</b> Community Planning Services	<b>Policy Reference:</b> 3010-00

### Purpose

1. To include a set of guidelines to be considered regarding exterior lighting for commercial, industrial, and multi-family residential unit development. These regulations include an interpretation section to define the various terms, standardize how light systems are designed, constructed and installed, and to reduce glare, light trespass and obtrusive light while conserving energy and resources. Safety, security and productivity shall be maintained and encouraged while reducing the degradation of the nighttime visual environment.

### Scope

2. The scope of this policy includes the various electoral area official community plans that have a form and character development permit area for commercial, industrial or multi-unit family residential development.

### Guiding Principle

3. To guide commercial, industrial and multi-family residential development to have exterior lighting that does not negatively impact the quality of life for adjacent neighbours nor create any light pollution.

### Interpretation

4. The following are definitions relating to this DarkSky policy:
  - a) **Abandonment:** The relinquishment of a property, or the cessation of a use or activity by the owner or tenant for a period of six months, excluding temporary or short term interruptions for the purpose of remodeling, maintaining, or otherwise improving or rearranging a facility. A use shall be deemed abandoned when such use is suspended as evidenced by the cessation of activities or conditions that constitute the principle use of the property.
  - b) **Development project:** Any multi-family residential, commercial, industrial or mixed use subdivision plan or development plan which is submitted to the regional district for approval.
  - c) **Direct illumination:** Illumination resulting from light emitted directly from a lamp or luminaire, not light diffused through translucent signs or reflected/bounced from other surfaces such as the ground or building faces.
  - d) **Filtered light:** Light from a light source that is covered by a glass, acrylic or other cover that restricts the amount of non-visible radiation (infrared, ultraviolet) emitted by the light fixture.
  - e) **Fully shielded fixture:** An outdoor light fixture shielded in such a manner that all light emitted by the fixture, either directly from the lamp or indirectly from the fixture, is projected below the horizontal as certified by the manufacturer.

- f) Glare: Harsh, uncomfortable bright light emitting from a luminaire causing reduced vision or momentary blindness when shining into one's cone of vision.
- g) Installed lighting: Attached, or fixed in place, whether or not connected to a power source.
- h) Light trespass: Exterior light fixtures shining light beyond one's property line.
- i) Multi-unit family residential: properties zoned and utilized for multi-unit family residential use.
- j) Outdoor light fixture: Outdoor electricity powered illuminating devices, outdoor lighting or reflective surfaces, lamps and similar devices, either permanently installed or portable, which are used for illumination or advertisement. Such devices shall include, but are not limited to, search, spot and flood lights for: buildings and structures; recreational areas; parking lot lighting; landscaping and architectural lighting; billboards and other signs (advertising or other); street lighting; product display area lighting.
- k) Outdoor recreation facility: A facility used and equipped for the conduct of sports, leisure and/or entertainment.
- l) Partially shielded light fixture: An outdoor light fixture shielded in such a manner that more than zero but less than ten percent of the light emitted directly from the lamp or indirectly from the fixture is projected at angles above the horizontal, as certified by the manufacturer.
- m) Sign: Any object, device, display, structure, or part thereof, which is used to advertise, identify, display, direct or attract attention to any object, service, event or location by any means including words, letters, figures, design, symbols, fixtures, colours, illumination or projected image.
- n) Sign, indirectly lit: Any sign facing that reflects light from a source intentionally directed upon it.
- o) Sign, internally lit: Any sign that has the source of light entirely enclosed within the sign and not directly visible to the eye.
- p) Temporary lighting: Lighting which does not conform to the provisions of the DarkSky policy and will not be used for more than one thirty day period within a calendar year may be permitted, subject to approval from the regional district, with a possible one, thirty day extension. Temporary lighting is intended for uses that by their nature are limited in duration; example: holiday decorations, civic events or construction projects.
- q) Up light: Any light from a luminaire that shines above the horizontal plane causing illumination of the sky.

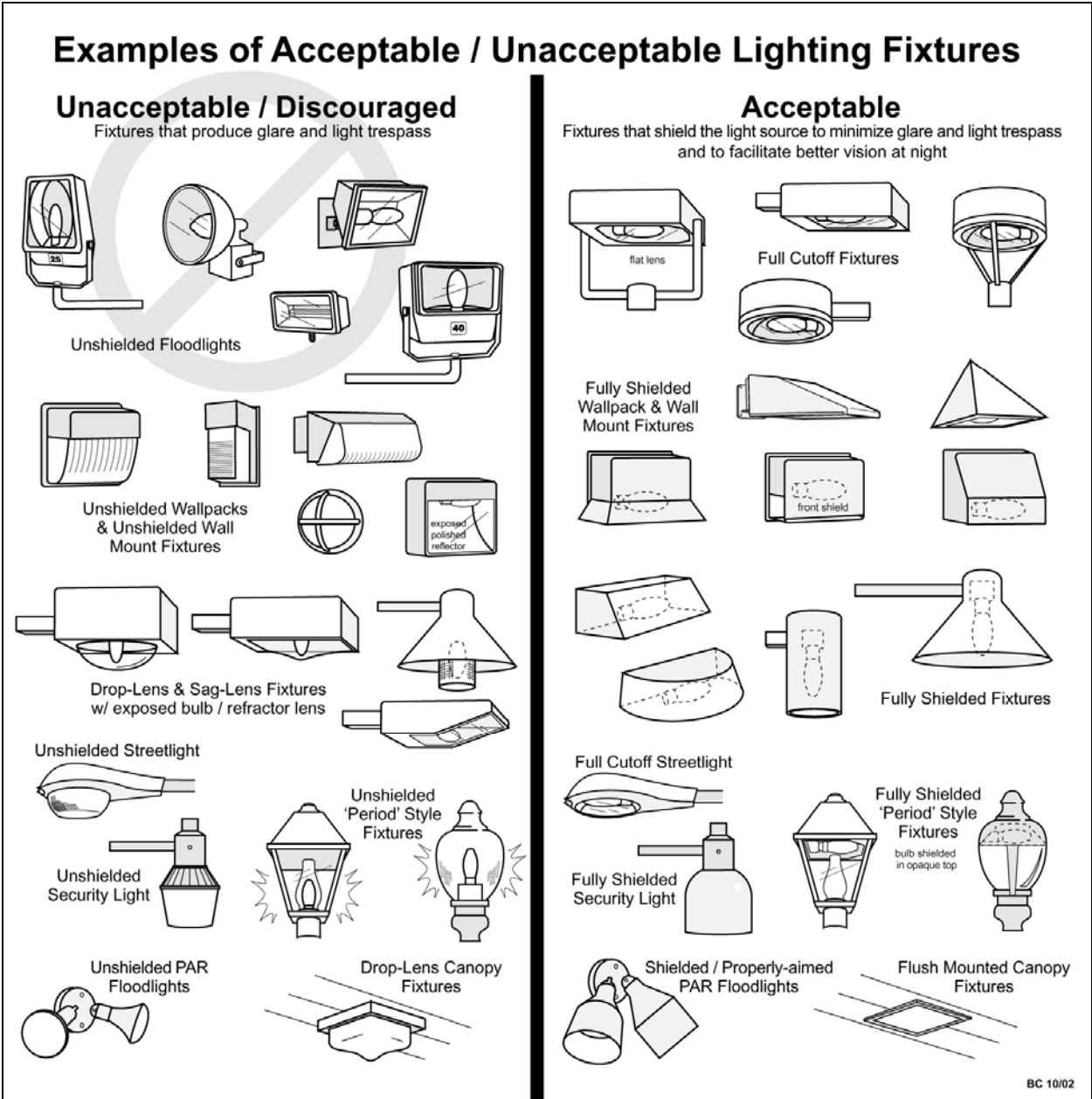


Figure One: Sample of light fixtures that are discouraged and recommended as part of the DarkSky policy.

**Policy Statements**

- 5. Shielding of outdoor light fixtures
  - a) All outdoor lighting fixtures shall be shielded to minimize up-light. Mounted incandescent type fixtures shall be shielded. Lighting is encouraged to be activated by motion sensors versus being on all the time.
  - b) Outdoor floodlighting shall be shielded in such a manner that the lighting system will not produce light trespass.

- 6. Limiting trespassing of light beyond property lines
  - a) All light fixtures shall be located, aimed and or shielded so as no direct light trespasses beyond the property line on which the light is mounted.
  
- 7. Non-conforming light fixtures
  - a) In addition to other exemptions provided in the regional district DarkSky policy, an outdoor lighting fixture not meeting these provisions shall be allowed if the fixture is extinguished by an automatic shutoff device between sundown and sunrise.
  - b) No outdoor recreational facility, whether public or private, shall be illuminated after sundown except when the facility is in use. Outdoor lighting is encouraged to be on only when the field is in use, such as by a user pass activation system.
  - c) The use of searchlight, laser light, or any similar high intensity light for outdoor advertising or entertainment, except in emergencies by police and fire personnel is prohibited. Temporary exemption to this may be granted if approved by the General Manager of Community Planning Services.
  
- 8. Effective Date
  - a) The development permit must conform to the DarkSky policy that exists at the time of application. When existing lighting fixtures are considered inoperable, all replacements are subject to all the provisions of the DarkSky policy. The light will be considered inoperable when the housing of the fixture requires replacement or when the lens, lamp, and ballast need to be replaced.
  
- 9. New Construction
  - a) All exterior lighting installed shall be approved by the International DarkSky Association (IDA) and must be installed correctly.
  
- 10. Exemptions
  - a) The following are exempt from the requirements of the DarkSky policy:
    - i. Single-family development (less than or equal to three dwelling units on one property and zoned residential). Note: the regional district does encourage single-family development to seriously consider the installation of IDA approved lighting.
    - ii. Outdoor lighting fixtures existing and legally installed prior to the implementation of the DarkSky policy.
    - iii. Outdoor advertising signs of the type constructed of translucent materials and wholly illuminated from within do not require shielding. Dark backgrounds with lighter coloured lettering or symbols are preferred to minimize detrimental effects.
    - iv. Navigational and general life safety lighting systems required at airports and other transportation installations.

**Approval History**

Policy adopted:	December 13, 2007
Policy amended:	