

DEVELOPMENT PERMIT NO. DP001110

HELENE SULLIVAN Name of Owner(s) of Land (Permittee)

450 WENTWORTH STREET Civic Address

- 1. This development permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied or supplemented by this permit.
- 2. This development permit applies to and only to those lands within the municipality described below, and any and all building structures and other developments thereon:

Legal Description:

LOT 3, BLOCK 38, SECTION 1, NANAIMO CITY, PLAN 584 PID No. 005-982-961

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

Schedule A Location Plan
Schedule B Site / Landscape Plan
Schedule C Building Elevations

- a) If the applicant does not substantially commence the development permitted by this permit within two years of the date of this permit, the permit shall lapse.
- 4. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.

TERMS OF PERMIT

The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

- 1. Section 11.2.2 Permitted Uses to permit a commercial use (office) within the second store of a building within the DT8 zone.
- 2. Section 11.5.1 Siting of Buildings to reduce the minimum required flanking side yard setback from 3m to 2.25m.

CONDITIONS OF PERMIT

- 1. The subject property is developed in substantial compliance with the Site / Landscape Plan prepared by Herold Engineering, dated 2018-AUG-28 as shown on Schedule B.
- 2. The subject property is developed in general accordance with the Building Elevations prepared by Herold Engineering, dated 2018-AUG-28 as shown on Schedule C.

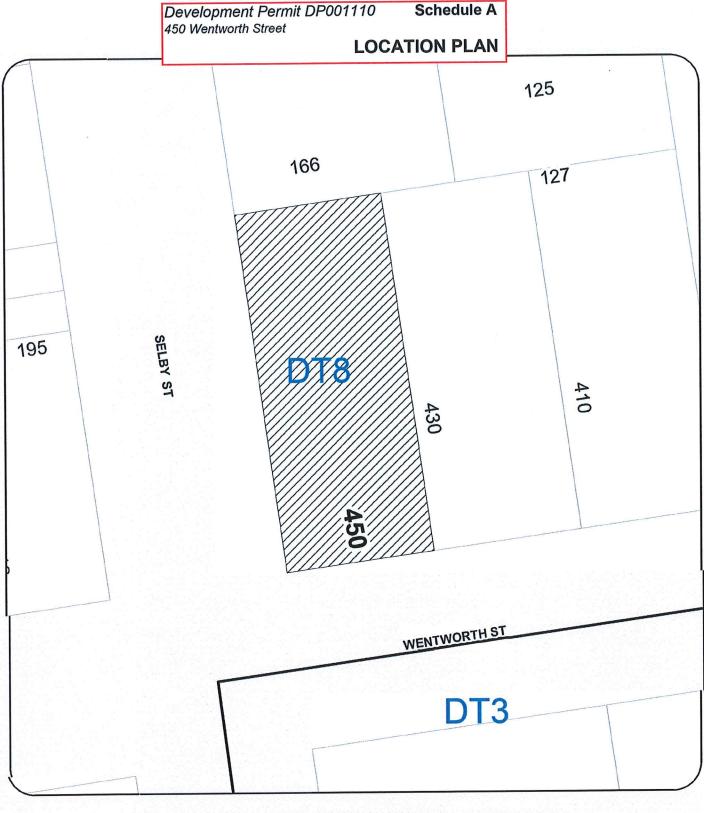
AUTHORIZING RESOLUTION PASSED BY COUNCIL THE **1ST** DAY OF **OCTOBER**, **2018**.

Corporate Officer

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LW/ln

Prospero attachment: DP001110



DEVELOPMENT PERMIT NO. DP001110



Civic: 450 Wentworth Street
Legal Description: LOT 3, BLOCK 38, SECTION 1,
NANAIMO DISTRICT, PLAN 584



Subject Property



CENERIC CRAVEL

ASPHALT PAYING

LEGEND

LEGAL DESCRIPTION:	LOT 3, BLOCK 38, SECTION 1, NANAMO DISTRICT, PLAN 384							
MD:	000-382-961							
OVIC ADDRESS:	450 WENTWORTH STREET, NANAIMO, BC							
ZCNNG	OLD CITY MINED USE							
VAJOR OCCUPANCES	D - BURNESS AND PERSONAL BERVICES OCCUPANCIES							
STE AREA	683 H ² ALL FAVED							
BUILDING AREA:	NEW ADDITION AREA: 65.57 Nº EXISTING BUILDING AREA: 168.33 Mº TOTAL RUILDING AREA: 171.90 M²							
LOT COVERAGE	20.10% (50% COVERADE PERMITTED) MAXINUM ALLOWARLE HEIGHT: 10.5 M							
PARKING PROVIDED:	VISITOR-2 STALLS (INCLIDING I HANDCAP STALLS), STAFF-4 STALLS							
SETBACKS:	REQUIRED:							
FRONT YARD:	4 m							
SIDE YARD:	3 m							
REAR YARD:	3 m							

PROPERTY LOCATION

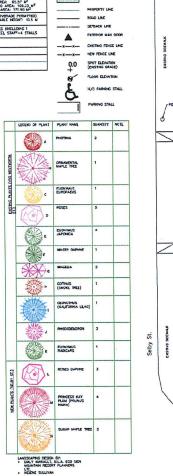
GENERAL NOTES:

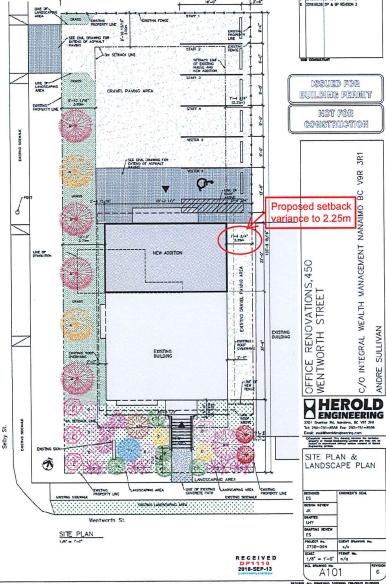
- PEPPORM ALL WORK IN ACCORDANCE WITH WORKSAFE BC, AS WELL AS TO CURRENT BRITISH CELLANIA BUILDING COE, AND/OR ALLY OTHER COEL OF PROVINCIAL OR LOCAL APPLICATION PROVIDED THAT IN ANY CASE OF CONFLICT OR DISCREPANCY, THE MORE STRINGOUT REQUIREMENTS OR AUTHORITH HAWING JUREDICTION SMALL APPLY.
- CONTRACTOR IS TO COORDINATE SCHEDULE OR WORK AND RELATED TEMPORARY RELOCATION OF EQUIPMENT AND/OR FUNNITURE AS REQUIRED WITH CHAPTER TO MINIMIZE DISUPTION TO ACTIVE BUSINESS OPERATIONS.
- 4 MEET OR EXCEED REQUIREMENTS OF CONTRACT DOCUMENTS, SPECIFIED STANDARDS, CODES AND REFERENCED DOCUMENTS.
- 5 FIT WORK AIRTICHT TO PIPES, SLEEVES, DUCTS AND CONDUITS AND CONFORM TO FIRE STOPPING AND FIRE SEPARATION REQUIREDENTS, CONCEAL PIPES, DUCTS AND WIRING IN FLOOR, WALL AND CEUING CONSTRUCTION OF FINSHED AREAS.
- WHERE WORK INVOLVES BREAKING INTO OR CONNECTING TO EXISTING SITE SERVICES, CARRY OUT WORK AT TIMES DIRECTED BY GOVERNING AUTHORITIES WITH MINIMUM OF DISTURBANCE TO PEDESTRIAM AND VEHICLULAR TRAFFIC
- 7 RECORD LOCATIONS OF MAINTAINED, RE-ROUTED AND ABANDONED SERVICE LINES,
- THE LOCATION OF EXISTING FEATURES, BOTH ABOVE AND UNDERGROUND, HAS BEEN DETERMINED FROM AVAILABLE RECORDS BUT IT IS NOT CURRANTEED. THE LOCATION OF ALL SUCH FEATURES SHALL BE INVESTIGATED AND VERTIBED IN THE FIELD BY THE CONTRACTOR.
- DEMOUTION IN THE VOINITY OF EXISTING STRUCTURES AND UTILITIES SHALL BE CAREFULLY PERFORMED. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGE TO AND FOR PROTECTION OF, EXISTING STRUCTURES AND UTILITIES.
- ALL THE VARIOUS WORKS SHALL BE EXECUTED IN A WORKMANUKE MANNER AND OF THE BEST WATERIALS AND WORKMANDER IN ACCORDANCE WITH THE DRAWINGS AND INSTRUCTIONS CAMBED OUT AND COMPLETED UNDER THE CONSULTANTS SUPERVISION AND TO THOSE SATEFACTION. NOTE BUT SAILED, EXPERIENCES WORKMEN AND THEIR APPRETITIES SHALL BE EVERLEDED ON THE WORK.
- ALL THE WATERIALS USED THROUGHOUT THE EXECUTION OF THE CONTRACT SHALL BE NEW AND THE BEST QUALITY UNLESS OTHERWISE SHOWN.
- 13 CONFLICT IN TERMINOLOGY UTILIZED WITHIN THE CONTRACT DOCUMENTS WILL BE DECIDED AS THE MORE EXPENSIVE ALTERNATE.

ARCHITECTURAL DRAWING LISTARCHITECTURAL DRAWING ISSUE RECORD:

ASOTELEVATIONS

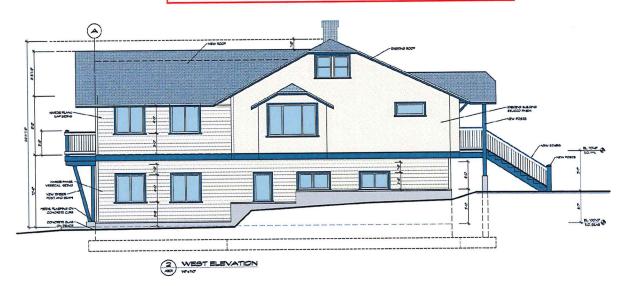
ISSUE No.			DRAWING NUMBER													Ξ		
	(JULINIOS)	ISSUED FOR	A:01	A201	A:02	A203	4204	700	1057	A302	1014	1007						
1	2617 11 20	CLIENT REVIEW		•										L	L	L		
2	2017.12.22	BUILDING PERME							•	•	•	•						
3	2018.01.10	DUILDING PERME			•		•	•	•									
4	2018.08.08	SUBLIDENCE PERMIT REVISION 1						1	•						L	L		
5	2018/08/10	OP & BP REVISION 2			•		•		•									
6	2018.08.28	OP & BP REVISION 3			Γ	Γ					Γ	Γ	Г	Γ	Г		Γ	

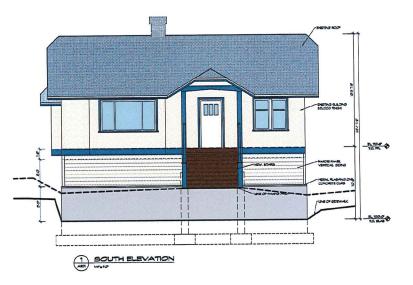




Development Permit DP001110 Schedule C 450 Wentworth Street

BUILDING ELEVATIONS



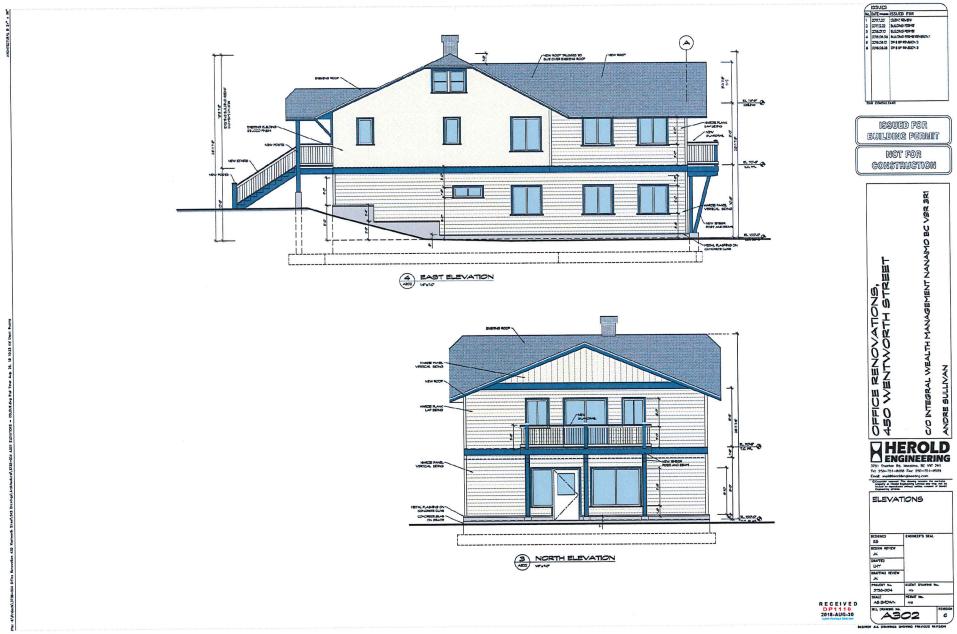


ISSUED FOR BUILDING PERMIT

NOT FOR CONSTRUCTION

HEROLD ENGINEERING
3701 Swates Rs. Mescaline, Rt. V97 2HI
Tel: 290-751-4005 Fee: 270-751-4009
Feed: and State-frequency cutfrequency Company of the State State

ELEVATIONS



| ISSUES | No. | INC. |