



**DEVELOPMENT PERMIT NO. DP001189**

**ICEBERG PROJECTS NOMINEE INC.**  
Name of Owner(s) of Land (Permittee)

**200 TENTH 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 buildings, structures and other developments thereon:

Legal Description:

**LOT B, SECTION 1, NANAIMO DISTRICT, PLAN EPP17767**  
**PID No. 028-851-994**

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 Subject Property Map**  
**Schedule B Site and Lighting Plans**  
**Schedule C Building Elevations and Details**  
**Schedule D Landscape Plan and Details**  
**Schedule E Retaining Wall Details**

4. If the landowner does not substantially start any construction with respect to which this permit was issued within two years after the date it was issued, the permit lapses.
5. 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.
6. This permit prevails over the provisions of the bylaw in the event of conflict.

### **TERMS OF PERMIT**

The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

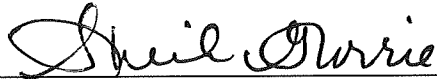
1. *Section 6.3.1.1 Location and Siting of Buildings and Structures to Watercourses* – to reduce the minimum required watercourse setback from Wexford Creek from 15m to 5m, to allow the proposed improvements to an existing site access.
2. *Section 6.10.2 Fence Height* – to increase the maximum permitted fence height for a retaining wall in the front yard setback from 2.4m to 3.0m, as shown in Schedule E.

### **CONDITIONS OF PERMIT**

1. The subject property shall be developed in accordance with the Site and Lighting Plans prepared by Aplin Martin, received 2023-OCT-23 and 2024-JAN-24, as shown in Schedule B.
2. The development shall be in substantial compliance with the Building Elevations and Details prepared by Aplin Martin, received 2023-OCT-23, as shown in Schedule C.
3. The subject property shall be developed in accordance with the Landscape Plan and Details prepared by LADR Landscape Architects, dated 2024-JAN-23, as shown in Schedule D.
4. The proposed retaining wall shall be developed in accordance with the Retaining Wall Details prepared by Aplin Martin, received 2024-MAY-17, as shown in Schedule E.
5. The subject property shall be developed in accordance with the Biophysical Assessment prepared by Aquaparian Environmental Consulting Ltd., dated 2024-JAN-24, and its recommendations.
6. The riparian restoration shall be completed in accordance with:
  - i. the Riparian Compensation Plan prepared by Aquaparian Environmental Consulting Ltd., dated 2024-JAN-24; and
  - ii. the landscaping and maintenance requirements in Part 14 of the City of Nanaimo *Manual of Engineering Standards and Specifications*; and bonding equal to 100% of the value of the riparian compensation works to be provided prior to building permit issuance and retained for a 3-year maintenance period.

7. Installation of permanent split rail fencing and signage along the watercourse setback in accordance with the City of Nanaimo aquatic setback fence standards, except atop the retaining wall, prior to building permit occupancy.
8. Registration of a statutory right-of-way for a public walkway to connect Tenth Street and Applegreen Park with a width ranging from approximately 1.5m to 4.0m, generally as shown as the "Proposed Public Walkway SRW" on Schedule D, prior to building occupancy.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 3RD DAY OF JUNE, 2024.



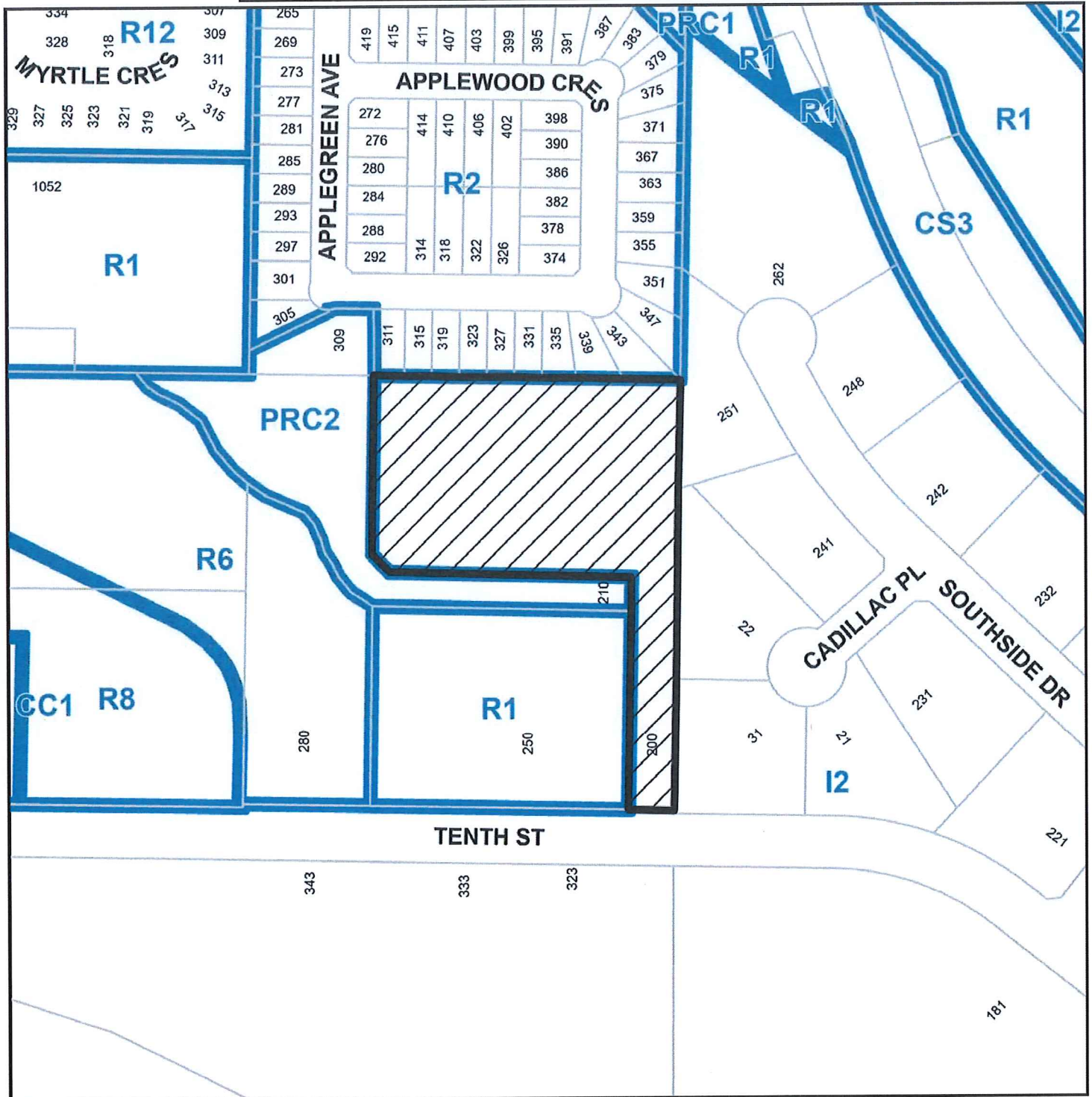
Corporate Officer

Sheila Gurrie  
Corporate Officer  
City of Nanaimo



Date

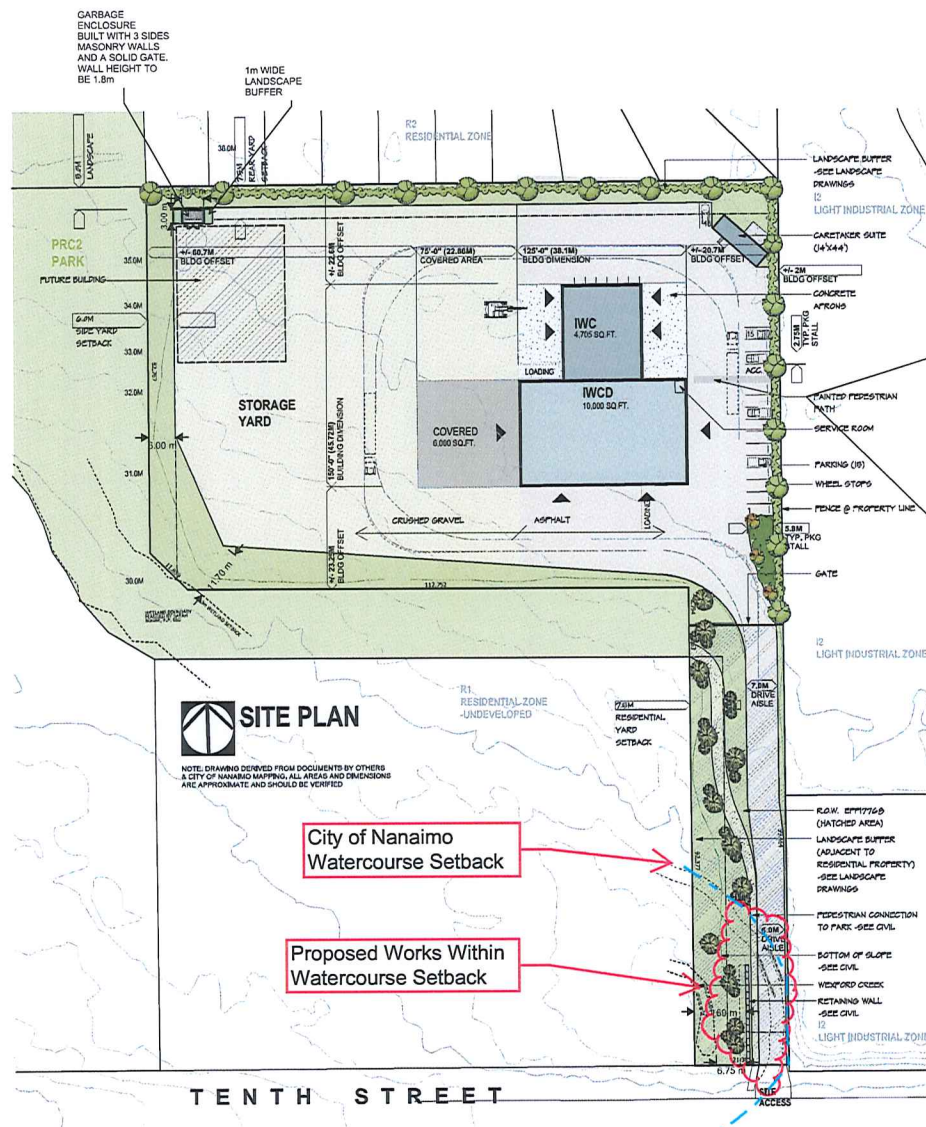
## Schedule A



 200 Tenth Street



## SITE AND LIGHTING PLANS



RECEIVED  
DP1189  
2023-OCT-23

PR1



PROPOSED NEW FACILITY FOR:  
**IWCD & IWC EXCAVATION**  
200 - TENTH STREET  
NANAIMO B.C.

DRAWN BY:  
B.B. / C.M.

NUMBER:  
d1515.26.18

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PROPOSED NEW FACILITY FOR:  
**IWCD & IWC EXCAVATION**  
200 - TENTH STREET  
NANAIMO B.C.

DRAWN BY:  
B.B. / C.M.

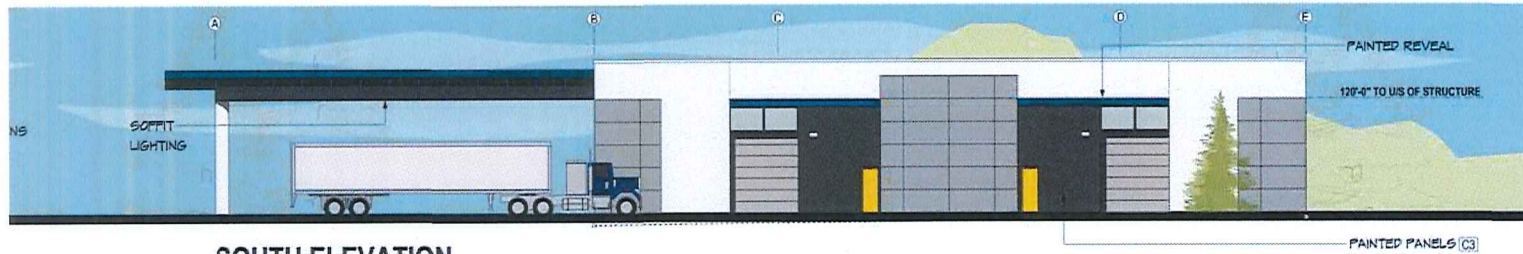
NUMBER:  
d1515.26.18

ISSUED:	30 AUG.2018
REVISED:	15 OCT.2018
REVISED:	17 APR.2019
REVISED:	11 JUNE.2019
ISSUED:	24 JUNE.2019
PRE DPA MEETING:	13 AUG.2019
DPA:	10 OCT. 2019
REVISED:	16 DEC. 2019
REVISED:	3 OCT. 2023

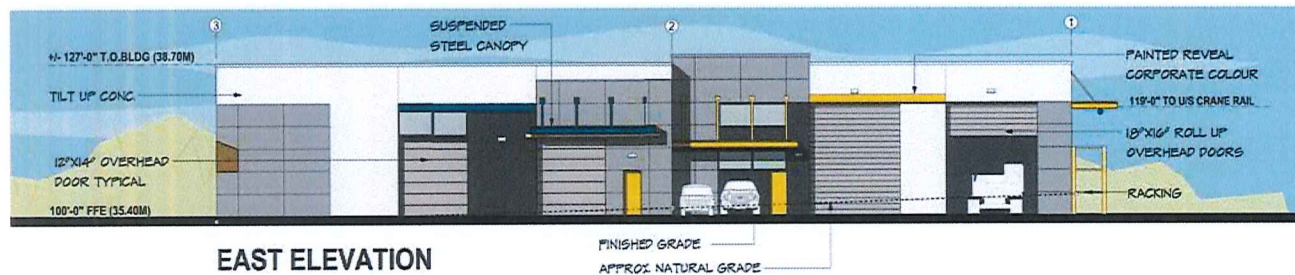
CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE N.C. BUILDING CODE, CURRENT EDITION, AND ALL LOCAL BUILDING DEPARTMENTS. COPIES OF THIS PLAN ARE TO BE LOANED SOLELY FOR THE PROJECT SHOWN. UNAUTHORIZED REPRODUCTION OR USE IN ANY MANNER IS NOT PERMISSIBLE.

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DP1189  
2023-OCT-23  
Cultural Planning

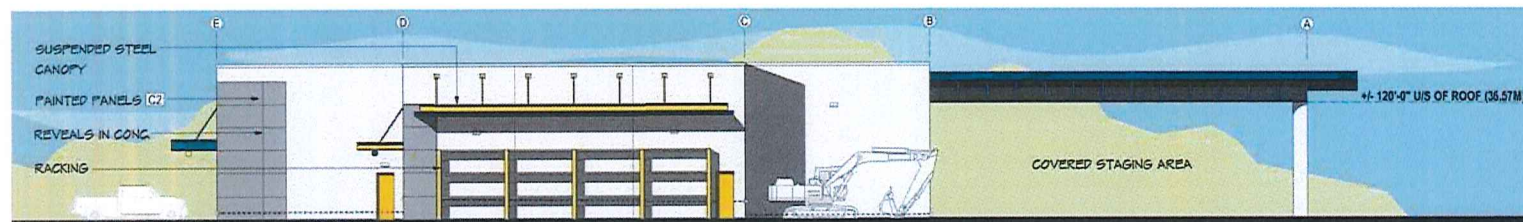
PR3



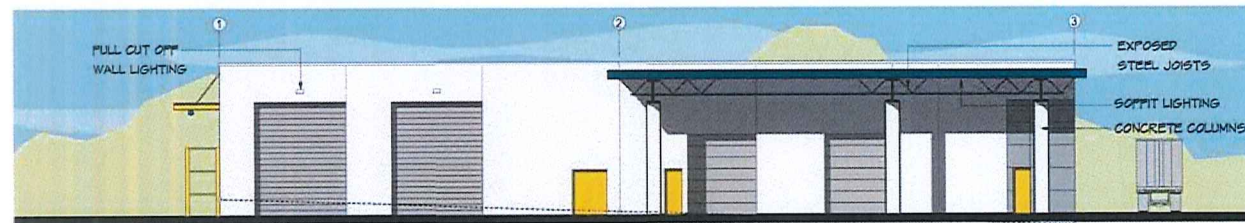
**SOUTH ELEVATION**



**EAST ELEVATION**

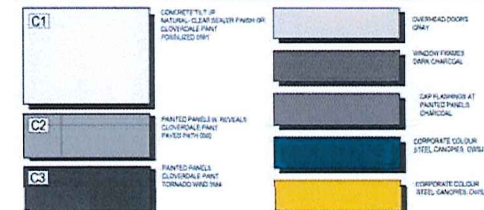


**NORTH ELEVATION**

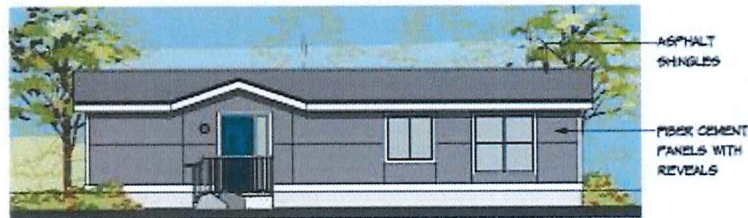


**WEST ELEVATION**

### PRELIMINARY EXTERIOR FINISHES & COLOURS



## CARETAKERS SUITE



### SOUTH/WEST ELEVATION



**SOUTH/EAST ELEVATION**

SPATIAL SEPARATION: - BORG 2019 9.10.15.4	
LIMITING DISTANCE (CLOSEST POINT)	3.0M
AREA OF EXPOSED BUILDING FACE	10.4 SQ.M
AREA OF UNPROTECTED OPENINGS	2.30 SQ.M
%	22.1%
ALL COMBUST	70.5%
CONSTRUCTION	CONCR. OR NON COMB
RATINGS	N/A





### NORTH/EAST ELEVATION

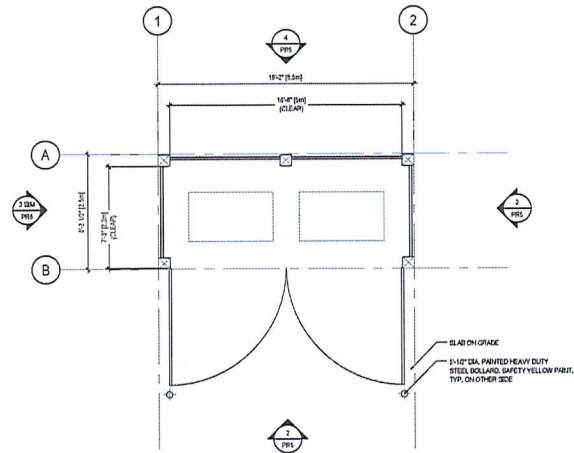
LIMITING DISTANCE (CLOSEST POINT)	3.0M
AREA OF EXPOSED BUILDING FACE	32.7 SQ.M
AREA OF UNPROTECTED OPENINGS	3.47 SQ.M
%	10.6%
ALLOWABLE	21.5%
CONSTRUCTION	CONCR. OR NON CONCR.
RATING	NA



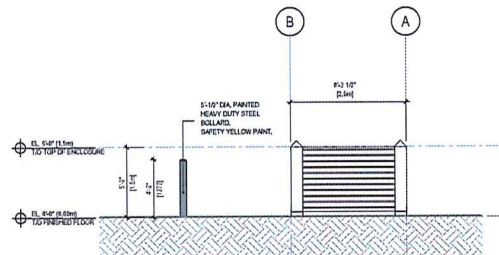
**NORTH/WEST ELEVATION**

 <b>APLIN MARTIN</b> <small>CONSULTING ARCHITECTS ENGINEERS PLANNERS INTERIORS</small>	
 <b>IWCO</b>	
<p style="text-align: center;"> <b>PROPOSED NEW FACILITY FOR:</b>  <b>IWCD &amp; IWC EXCAVATION</b>  <b>200 - TENTH STREET</b>  <b>NANAIMO B.C.</b> </p>	
<b>DRAWING TITLE:</b>	
<b>SCHEMATIC SECTION</b>	
<b>CARETAKERS SUITE</b>	
<b>DRAWN BY:</b>	
<b>B.S./C.M.J.A.H.</b>	
<b>NUMBER:</b>	
<b>151526.18</b>	
<b>ISSUED:</b>	
<b>ISSUED FOR DEVELOPMENT</b>	<b>01 APRIL 2020</b>
<b>APPLICATION PERMIT:</b>	<b>06 APRIL 2020</b>
CONTRACTOR TO VERIFY ALL LEVEL HEIGHTS, SURFACE FINISHES, LOCATION OF BUILDING CORNER AND LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF NANAIMO CODE.	
CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE PROJECT BEFORE COMMENCING CONSTRUCTION.	
UNUSABLE	

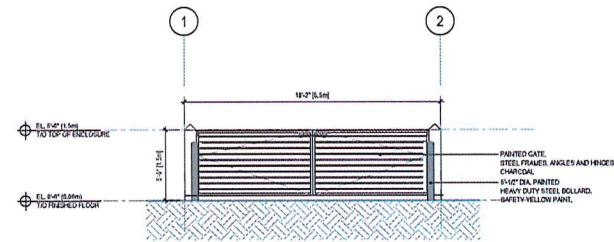




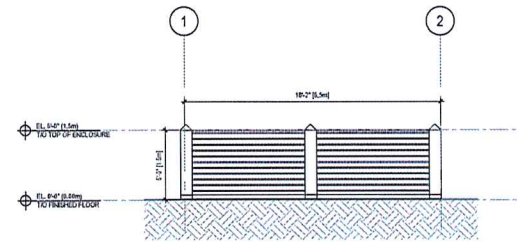
1 WASTE ENCLOSURE - FLOOR PLAN  
SCALE: 1/4" = 1'-0"



3 WASTE ENCLOSURE - SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



2 WASTE ENCLOSURE - FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



4 WASTE ENCLOSURE - BACK ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED NEW FACILITY FOR:  
**IWCD & IWC EXCAVATION**  
200 - TENTH STREET  
NANAIMO B.C.

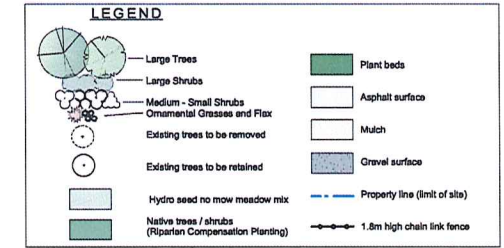
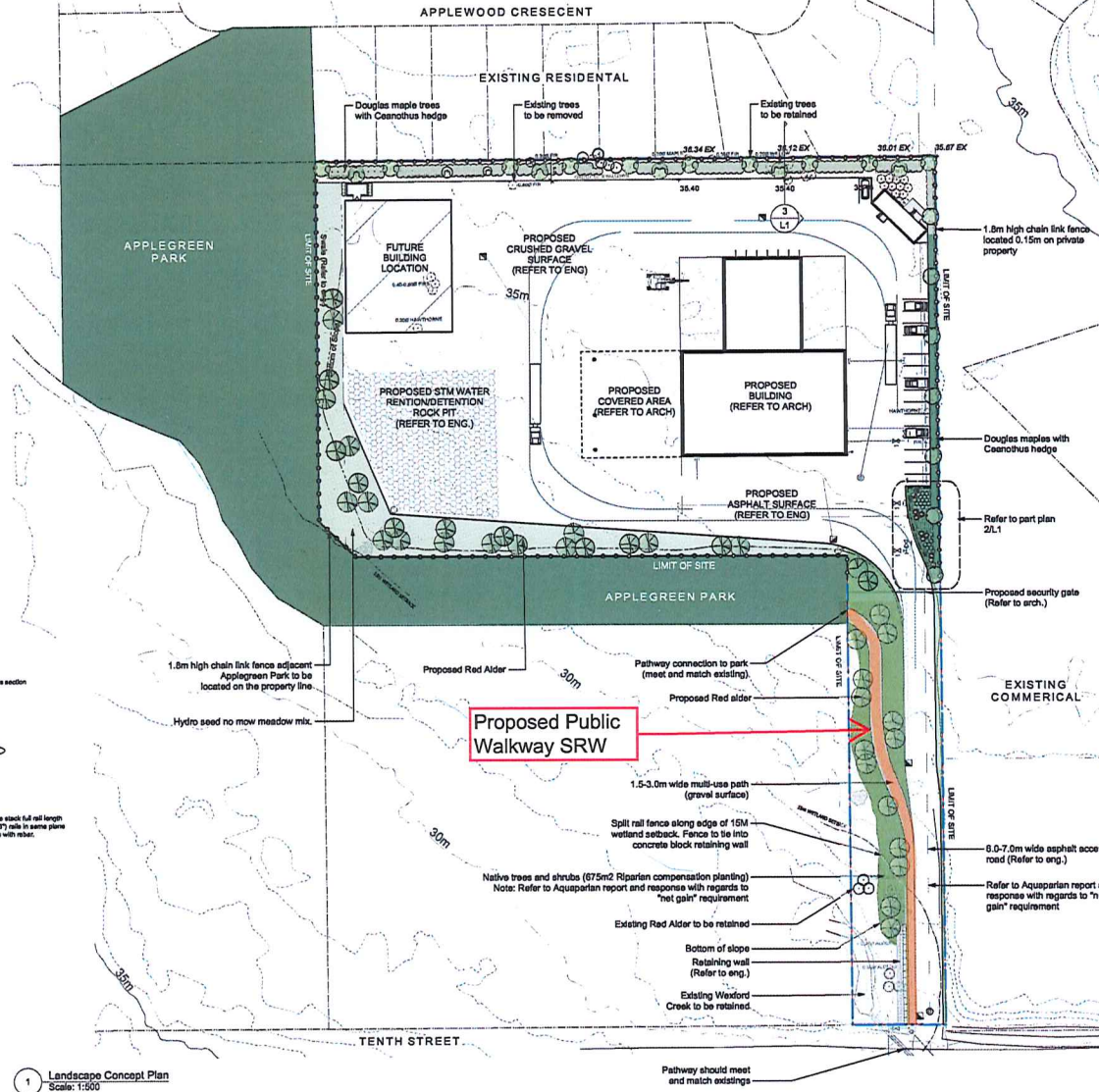
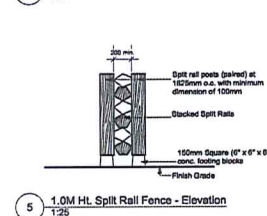
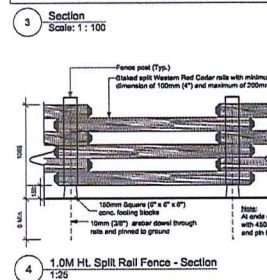
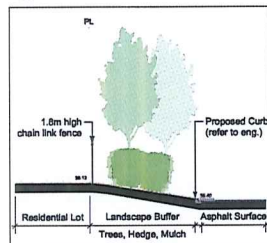
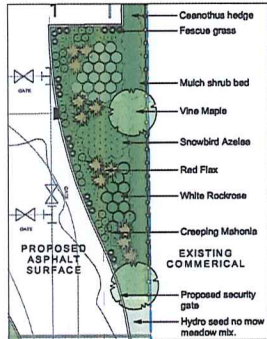
DRAWN BY:  
HR  
NUMBER:  
01515.20.18  
ISSUED:  
12.OCT.2023

CONTRACTOR TO VERIFY ALL LIMITS, ELEVATIONS, SURVEYS, UNDERGROUND LOCATION OF SERVICES, DEPTHS AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. ALL WORKS TO BE DONE IN ACCORDANCE WITH THE REGULATORY CODE, CURRENT EDITION, AND ALL LOCAL BUILDING BYLAWS. CONTRACTOR RESPONSIBLE FOR THE DESIGN, UNLESS OTHERWISE NOTED. FOR THE PROJECT ENGINEER, UNAUTHORIZED REPRODUCTION OR USE IN ANY MANNER IS NOT PERMITTED.

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DP1189  
2023-OCT-23

PR5

Development Permit No. DP001189 Schedule D  
200 Tenth Street  
**LANDSCAPE PLAN AND DETAILS**



**Recommended Nursery Stock**

Trees			
Total : 62*	Botanical Name	Common Name	Size
	<i>Alnus rubra</i>	Douglas Maple	#6 pot, 3m height min.
Large Shrubs			
Total : 223	Botanical Name	Common Name	Size
	<i>Ceanothus thyrsiflorus</i> 'Victoria'	Douglas Maple (California Live)	#6 pot
	<i>Mahonia aquifolium</i>	Tall Oregon Grape	#1 pot
Medium Shrubs			
Total : 46	Botanical Name	Common Name	Size
	<i>Asiole Snowbird</i>	Snowbird Azalea	#5 pot
	<i>Clusia x hybridus</i>	White Rockrose	#5 pot
	<i>Symphoricarpos albus</i>	Snowberry	#5 pot
Small Shrubs			
Total : 68	Botanical Name	Common Name	Size
	<i>Mahonia repens</i>	Creeping Oregon Grape	#1 pot
Perennials, Annuals and Ferns			
Total : 31	Botanical Name	Common Name	Size
	<i>Festuca rubra</i>	Lime Fescue	#1 pot
	<i>Phlox paniculata</i>	Red New Zealand Flax	#3 pot

COMMON NAME	SPECIES	SPACING	SIZE	NO.	COST PER	TOTAL
Tree Planting Area: west and south boundary of main portion of parcel (125m <sup>2</sup> ) to be hydro-seeded with meadow mix and planted with native trees						
Red alder	<i>Alnus rubra</i>	3 m <sup>2</sup>	Min. 40mm DBH	24	\$18	\$432
Black hawthorn	<i>Acer macrophyllum</i>	3 m <sup>2</sup>	Min. 40mm DBH	10	\$18	\$180
Native willow	<i>Salix sp.</i>	3 m <sup>2</sup>	Min. 40mm DBH	2	\$18	\$36
Sub-total				36		\$648
Compensation Restoration Area: west side of pedestrian path (35m <sup>2</sup> ) to be planted with native trees, shrubs and groundcover species						
Red alder	<i>Alnus rubra</i>	3 m <sup>2</sup>	Min. 40mm DBH	14	\$18	\$252
Black hawthorn	<i>Acer macrophyllum</i>	3 m <sup>2</sup>	Min. 40mm DBH	18	\$18	\$324
Douglas fir	<i>Pseudotsuga menziesii</i>	3 m <sup>2</sup>	Min. 40mm DBH	30	\$18	\$540
White cherry	<i>Prunus emarginata</i>	1 m <sup>2</sup>	Min. 40mm DBH	1	\$18	\$18
Black hawthorn	<i>Colaptes auratus</i>	1 m <sup>2</sup>	1 Galton	8	\$18	\$144
Noddy rose	<i>Rosa nutkana</i>	1 m <sup>2</sup>	1 Galton	55	\$18	\$990
Shrubs	<i>Symphoricarpos albus</i>	1 m <sup>2</sup>	1 Galton	50	\$10	\$500
Snowberry	<i>Asiole Snowbird</i>	1 m <sup>2</sup>	1 Galton	30	\$10	\$300
Sweet fern	<i>Phytolacca maritima</i>	1 m <sup>2</sup>	1 Galton	95	\$10	\$950
Dull Oregon grape	<i>Mahonia repens</i>	0.5 m <sup>2</sup>	1 Galton	40	\$10	\$400
Sub-total				40	\$10	\$400
Sub-total				372		\$4224
Compensation Restoration Area: east side of pedestrian path (340m <sup>2</sup> ) to be planted with native shrubs, groundcover species and a few red alder trees						
Red alder	<i>Alnus rubra</i>	3 m <sup>2</sup>	Min. 40mm DBH	6	\$18	\$108
Noddy rose	<i>Rosa nutkana</i>	1 m <sup>2</sup>	1 Galton	90	\$10	\$900
Snowberry	<i>Symphoricarpos albus</i>	1 m <sup>2</sup>	1 Galton	90	\$10	\$900
Sweet fern	<i>Phytolacca maritima</i>	1 m <sup>2</sup>	1 Galton	80	\$10	\$800
Shrubs	<i>Asiole Snowbird</i>	1 m <sup>2</sup>	1 Galton	14	\$10	\$140
Dull Oregon grape	<i>Mahonia repens</i>	0.5 m <sup>2</sup>	1 Galton	60	\$10	\$600
Sub-total				240	\$10	\$2400
Sub-total				498		\$4648
TOTAL				938		\$9872

- Notes:
- All work to be completed to current BCSLA Landscape Standards
  - All soft landscape to be irrigated with an automatic irrigation system
  - Existing tree removal list:
- | Tree ID | Tree Species | Tree Size | Tree Status             |
|---------|--------------|-----------|-------------------------|
| 118     | Red Alder    | 18"       | Existing Trees Retained |
| 119     | Red Alder    | 18"       | Existing Trees Retained |
| 120     | Red Alder    | 18"       | Existing Trees Retained |
| 121     | Red Alder    | 18"       | Existing Trees Retained |
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| 198     | Red Alder    | 18"       | Existing Trees Retained |
| 199     | Red Alder    | 18"       | Existing Trees Retained |
| 200     | Red Alder    | 18"       | Existing Trees Retained |
- Recommended species composition is as follows: 30 Douglas Fir, 44 Red Alder, 28 Black Hawthorn, 1 Dull Oregon Grape, 8 Black Hawthorn and 2 Native Willow (refer to the Riparian Compensation Plan).
- Proposed Shrubs (includes seedlings and potted species)

# Landscape Concept Plan - 200 Tenth St. Warehouse



**RETAINING WALL PLAN**

**RETAINING WALL PROFILE**

**RETAINING WALL SECTION**

**NOTICE TO CONTRACTOR**

**NOT FOR CONSTRUCTION**

**RECEIVED**  
DP1188  
2024-MAY-17  
Civil Planning

**LEGAL DESCRIPTION:** LOT B, SECTION 1, NANAIMO DISTRICT, PLAN EPP17767

**B.M. MONUMENT NO. 83H6010 & 83H8011 ELEVATION: 47.19m & 29.89m LOCATED AT STREET & AVENUE**

**REV. NO. DESCRIPTION**

REV. NO.	DESCRIPTION	DK	CH	DATE	APP
0	ISSUED FOR DISCUSSION	VD	SL	2018JUN09	SL
1	ISSUED FOR DEVELOPMENT PERMIT	CL	SL	2020APR08	SL
2	REVISED RETAINING WALL FOR REVIEW	CL	SL	2024MAY16	SL
3					
4					

**APLIN MARTIN**  
ENGINEERING ARCHITECTURE PLANNING SURVEYING

**CLIENT:** ISLAND WEST COAST DEVELOPMENT LTD.  
2214 MECULLOUGH ROAD, NANAIMO BC V9S 4M8 CANADA  
PH: (250) 756-0685

**PROJECT:** SHOP, WAREHOUSE AND STORAGE  
200 TENTH STREET, NANAIMO BC

**TITLE:** RETAINING WALL

**DESIGN: VG**  
**DRAWN: VG**

**SCALE:**  
HORZ: 1:100  
VERT: 1:100

**PROJECT NO.:** 18-5090-11

**DRAWING NO.:** 11 OF 12

**DATE:** JUNE, 2019

**SHEET NO.:** 11 OF 12

**REV.:** 02

**DESIGNER:** A & M FILE: 18-5090

**APPROVED:** SL

**LEGAL DESCRIPTION:** LOT B, SECTION 1, NANAIMO DISTRICT, PLAN EPP17767

**B.M. MONUMENT NO. 83H6010 & 83H8011 ELEVATION: 47.19m & 29.89m LOCATED AT STREET & AVENUE**

**REV. NO. DESCRIPTION**

REV. NO.	DESCRIPTION	DK	CH	DATE	APP
0	ISSUED FOR DISCUSSION	VD	SL	2018JUN09	SL
1	ISSUED FOR DEVELOPMENT PERMIT	CL	SL	2020APR08	SL
2	REVISED RETAINING WALL FOR REVIEW	CL	SL	2024MAY16	SL
3					
4					

**APLIN MARTIN**  
ENGINEERING ARCHITECTURE PLANNING SURVEYING

**CLIENT:** ISLAND WEST COAST DEVELOPMENT LTD.  
2214 MECULLOUGH ROAD, NANAIMO BC V9S 4M8 CANADA  
PH: (250) 756-0685

**PROJECT:** SHOP, WAREHOUSE AND STORAGE  
200 TENTH STREET, NANAIMO BC

**TITLE:** RETAINING WALL

**DESIGN: VG**  
**DRAWN: VG**

**SCALE:**  
HORZ: 1:100  
VERT: 1:100

**PROJECT NO.:** 18-5090-11

**DRAWING NO.:** 11 OF 12

**DATE:** JUNE, 2019

**SHEET NO.:** 11 OF 12

**REV.:** 02

**DESIGNER:** A & M FILE: 18-5090

**APPROVED:** SL

**LEGAL DESCRIPTION:** LOT B, SECTION 1, NANAIMO DISTRICT, PLAN EPP17767

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