



**DEVELOPMENT PERMIT NO. DP001199**

**MOUNT BENSON ENTERPRISES LTD**  
Name of Owner(s) of Land (Permittee)

**140 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 A, SECTION 1, NANAIMO DISTRICT, PLAN 26974 EXCEPT THAT PART INCLUDED IN PLAN 30770**

**PID No. 002-503-565**

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 Plan**

**Schedule C Building Elevations and Details**

**Schedule D Landscape Plan**

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.

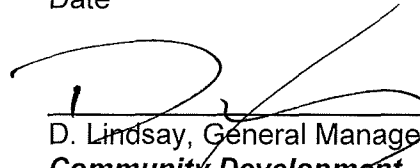
### CONDITIONS OF PERMIT

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

1. The subject property is developed in accordance with the Site Plan prepared by Herold Engineering, dated 2021-AUG-09, as shown on Schedule B.
2. The development is in substantial compliance with the Building Elevations and Details prepared by Herold Engineering, dated 2021-JUL-28, as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Landscape Plan prepared by JPH Consultants Inc., dated 2021-JUN-29, as shown on Schedule D.
4. A Vegetation Restoration Plan with a three-year maintenance period and bonding for the riparian area must be submitted prior to Building Permit Issuance.

REVIEWED AND APPROVED ON

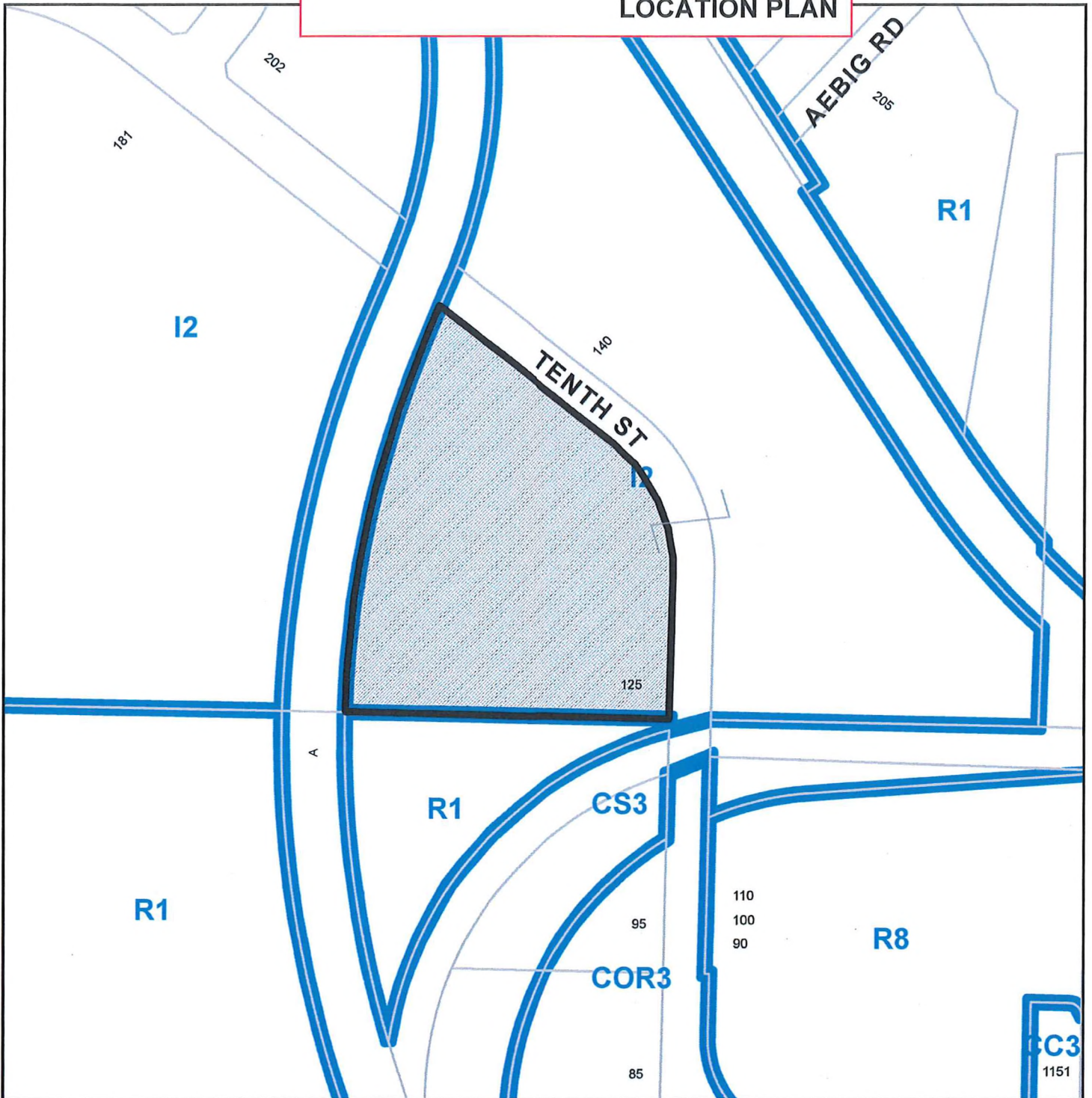
2021-SEP-23.  
Date

  
D. Lindsay, General Manager of Development Services  
**Community Development**  
Pursuant to Section 154 (1)(b) of the Community Charter

LN/ln  
Prospero attachment: DP001199

Development Permit No. DP001199 Schedule A  
140 Tenth Street

**LOCATION PLAN**



**DEVELOPMENT PERMIT NO. DP001199**

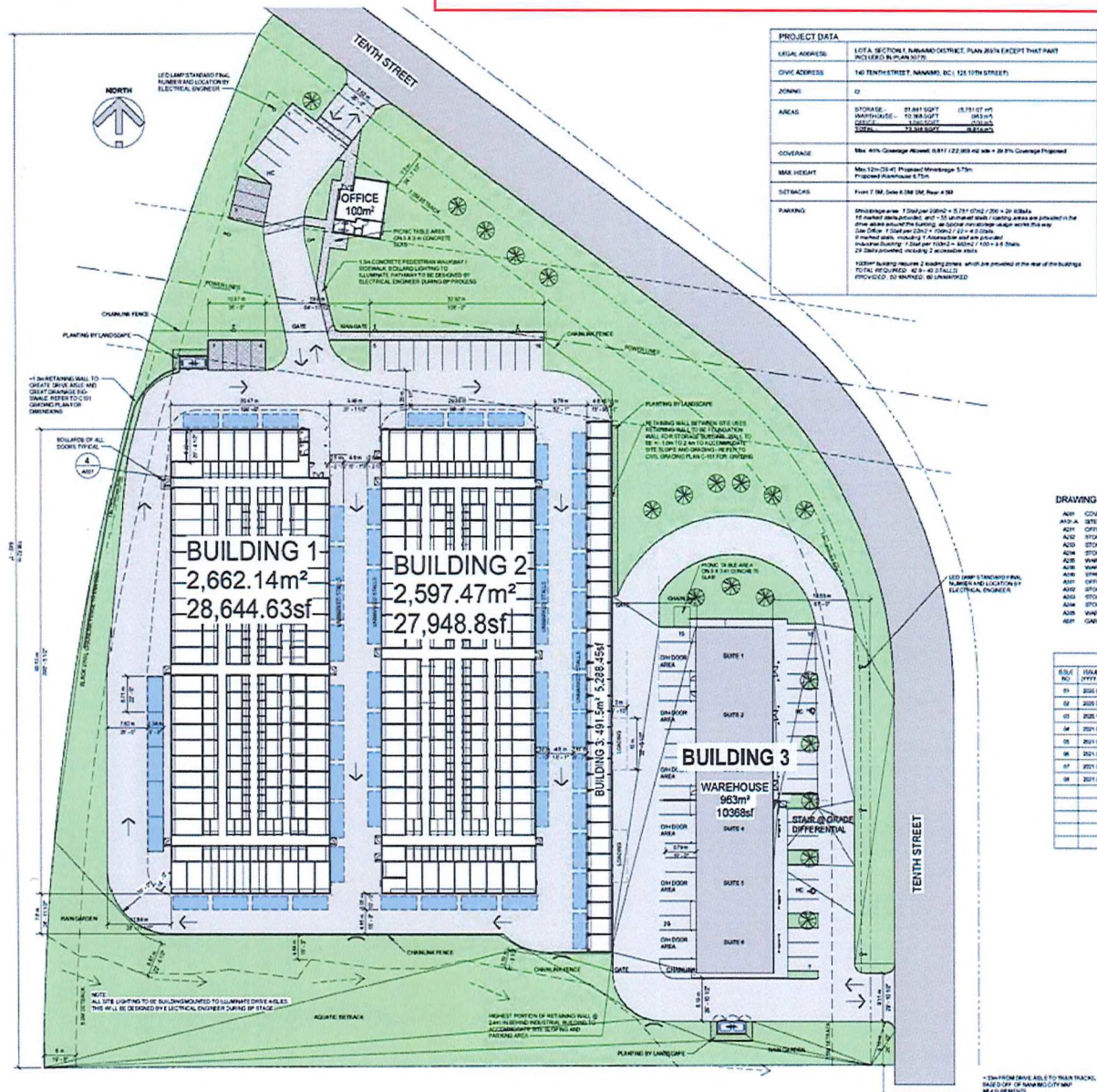


**Subject Property**

CIVIC: 125 TENTH STREET

LEGAL: LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 26974 EXCEPT THAT  
PART INCLUDED IN PLAN 30770

Development Permit No. DP001199 Schedule B  
 140 Tenth Street  
**SITE PLAN**



**PROJECT DATA**

LEGAL ADDRESS:	LOT A, SECTION 1, HANAMU DISTRICT, PLAN 2004 EXCEPT THAT PART INCLUDED IN PLAN 3070	
CIVIC ADDRESS:	140 TENTH STREET, NANAIMO, BC, V10 10TH STREET	
ZONING:	O2	
AREAS:	STORAGE:	81 841 SQFT (25,171 SQ FT)
	WAREHOUSE:	10 963 SQFT (343,674 SQ FT)
	OFFICE:	100 SQFT (3,280 SQ FT)
	TOTAL:	992 804 SQFT (328,985 SQ FT)
COVERAGE:	Max. 47% Coverage Allowed, 0.871 (22,263 SQ FT) + 30 87% Coverage Proposed	
MAX. HEIGHT:	Min. 13m (43 FT) Maximal, Max. 15m (49 FT) Proposed Warehouse 6.7m	
SETBACKS:	Front 7.0m, Side 3.0m (3M, Rear 4.5M)	
PARKING:	1000sqm requires 2 loading zones which are provided at the rear of the building TOTAL REQUIRED: 42 (24 ON STALLS) PROVIDED: 50 (24 ON STALLS) 26 UNMARKED	



AIR PHOTO

**ISSUES**

No.	DATE	DESCRIPTION
1	2021-08-10	ISSUED FOR PERMIT
2	2021-08-10	ISSUED FOR PERMIT
3	2021-08-10	ISSUED FOR PERMIT
4	2021-08-10	ISSUED FOR PERMIT
5	2021-08-10	ISSUED FOR PERMIT
6	2021-08-10	ISSUED FOR PERMIT
7	2021-08-10	ISSUED FOR PERMIT
8	2021-08-10	ISSUED FOR PERMIT
9	2021-08-10	ISSUED FOR PERMIT
10	2021-08-10	ISSUED FOR PERMIT

**DRAWING LIST**

- ASH COVER PAGE
- ATD-A SITE PLAN
- AS1 OFFICE BUILDING FLOOR PLANS
- AS2 STORAGE FLOOR PLANS
- AS3 STORAGE 2/FLOOR PLANS
- AS4 STORAGE 3/FLOOR PLANS
- AS5 WAREHOUSE FLOOR PLANS
- AS6 WAREHOUSE MEZZANINE FLOOR
- AS7 STREET VIEW
- AS8 OFFICE BUILDING ELEVATIONS
- AS9 STORAGE ELEVATIONS
- AS10 STORAGE ELEVATIONS SECTION
- AS11 WAREHOUSE ELEVATIONS
- AS12 GARBAGE ENCLOSURE DETAILS

ISSUE NO.	ISSUE DATE	ISSUE FOR	DRAWING NUMBER	ASH	ATD-A	AS1	AS2	AS3	AS4	AS5	AS6	AS7	AS8	AS9	AS10	AS11	AS12	
01	2021-08-10	DEVELOPMENT PERMIT	ASH															
02	2021-08-10	DEVELOPMENT PERMIT	ATD-A															
03	2021-08-10	DEVELOPMENT PERMIT	AS1															
04	2021-08-10	DEVELOPMENT PERMIT	AS2															
05	2021-08-10	DEVELOPMENT PERMIT	AS3															
06	2021-08-10	DEVELOPMENT PERMIT	AS4															
07	2021-08-10	DEVELOPMENT PERMIT	AS5															
08	2021-08-10	DEVELOPMENT PERMIT	AS6															
09	2021-08-10	DEVELOPMENT PERMIT	AS7															
10	2021-08-10	DEVELOPMENT PERMIT	AS8															
11	2021-08-10	DEVELOPMENT PERMIT	AS9															
12	2021-08-10	DEVELOPMENT PERMIT	AS10															
13	2021-08-10	DEVELOPMENT PERMIT	AS11															
14	2021-08-10	DEVELOPMENT PERMIT	AS12															

PROPOSED MINI STORAGE AND WAREHOUSE UNITS

140 TENTH STREET NANAIMO BC (IES - 10TH STREET)  
 LOT A, SECTION 1, HANAMU DISTRICT, PLAN 2004 EXCEPT THAT PART INCLUDED IN PLAN 3070  
 INCLUMIT BENSCH ENT'REPRISES, LTD. - NORMAN BLATTBERGER

**HEROLD ENGINEERING**  
 3701 Steeles Rd. E. Unit 101  
 Scarborough, Ontario M1V 5P8  
 Canada  
 Tel: (416) 291-1111  
 Fax: (416) 291-1112  
 Email: info@heroldengineering.com

**COVER PAGE**

RECEIVED  
 DP1199  
 2021-AUG-10

ISSUED FOR DEVELOPMENT PERMIT

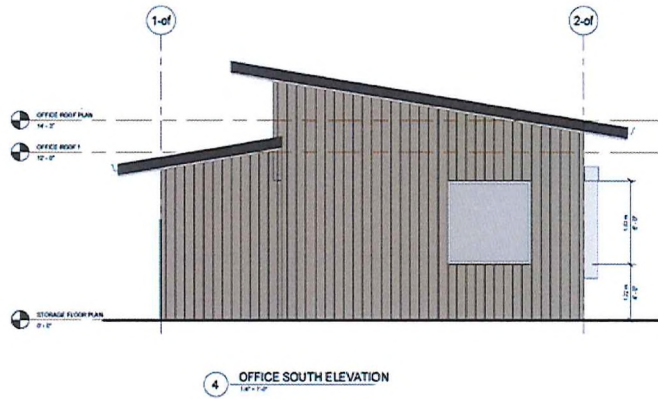
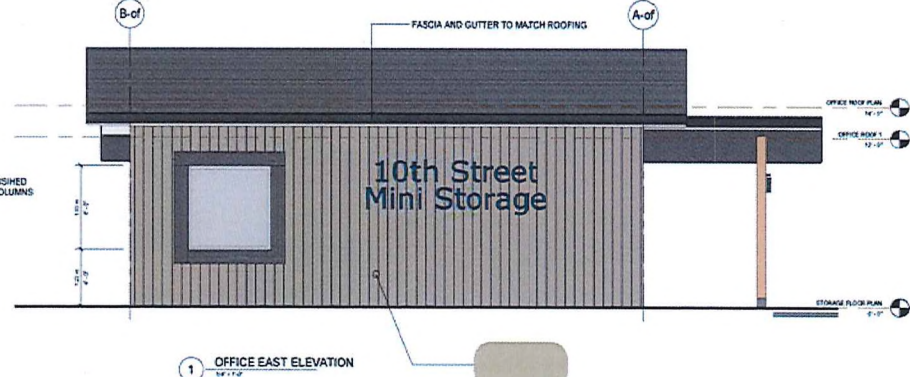
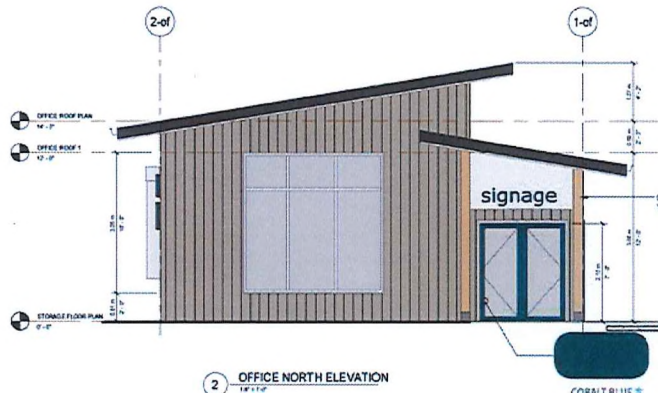
REVISED BY	COM	DATE	
DESIGNED BY	JK		
CHECKED BY	COM/KAR		
DATE	2021-08-10		
DRAWN BY	KAR		

PROJECT NO. 0655-004  
 SCALE: 1/32" = 1'-0"  
 SHEET NO. A001 OF 8

REPRODUCE ALL DRAWINGS SHOWING PREVIOUS REVISONS

Development Permit No. DP001199 Schedule C  
 140 Tenth Street  
**BUILDING ELEVATIONS AND DETAILS**

ISSUES		
NO.	DATE	DESCRIPTION
1	2021.05.27	DEVELOPMENT PERMIT
2	2021.07.27	DP REVIEW
3	2021.08.26	DEVELOPMENT PERMIT REVIEW
4	2021.08.16	DP REVIEW
7	2021.07.28	COORDINATION



PROPOSED MINI STORAGE AND WAREHOUSE UNITS  
 140 TENTH STREET (NANAIMO B.C.B.C.S. - 10TH STREET)  
 LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 26574 EXCEPT THAT PART INCLUDED IN PLAN 30710  
 MOUNT BENSON ENTERPRISES LTD. - NORMAN BLATTGERSTE  
 P. 2021-08-26

**HEROLD ENGINEERING**  
 3701 BURNHAM PKW. NANAIMO, B.C. V1Y 0W1  
 T: 250.751.8554 F: 250.751.8555  
 E: info@heroldengineering.com

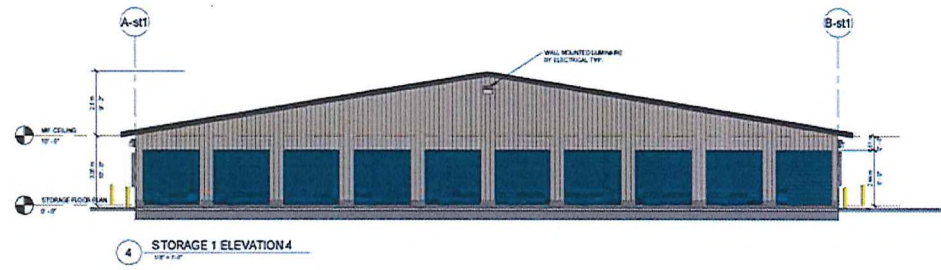
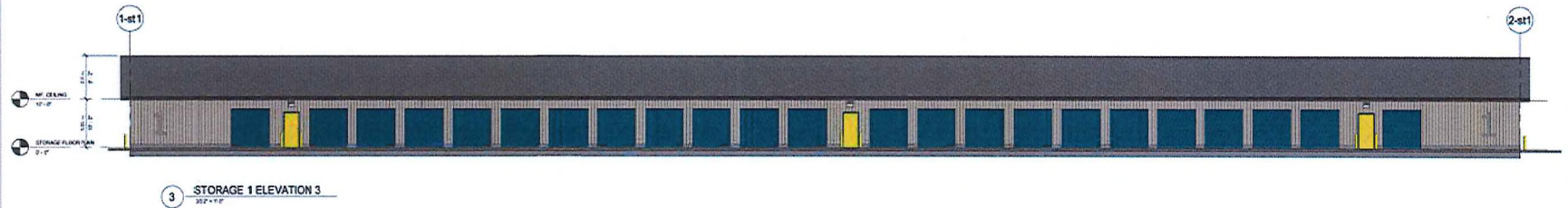
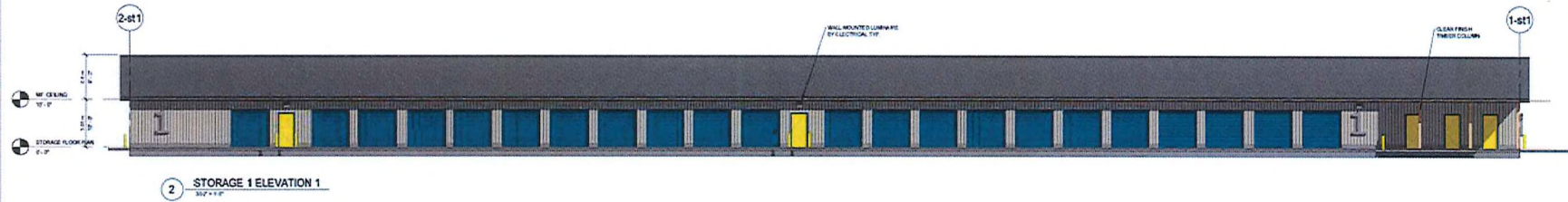
**OFFICE BUILDING ELEVATIONS**

DESIGNED <b>EDM</b>	DATE
DESIGN REVIEW <b>ZK</b>	
DRAFTED <b>LHY</b>	
DRAFTING REVIEW <b>KAB</b>	
PROJECT NO. <b>0459-004</b>	CLIENT DRAWING NO.
SCALE <b>1/4" = 1'-0"</b>	PERMIT NO.
THIS DRAWING IS: <b>A301</b>	OF <b>7</b>

RECEIVED  
**DP1199**  
 2021-AUG-10  
 ISSUED FOR DEVELOPMENT PERMIT

ISSUES	
NO. DATE	DESCRIPTION
1 10/13/20	DEVELOPMENT PERMIT REVIEW
2 03/16/21	DP MEMOR
3 07/17/21	CONSTRUCTION

SUB CONSULTANT



PROPOSED MINI STORAGE AND WAREHOUSE UNITS

140 TENDRISTREET NANNANDBO BC (LOS - 10TH STREET)  
LOT A, SECTION 1, NANANDBO DISTRICT, PLAN 25974 EXCEPT THAT PART INCLUDED IN PLAN 3070  
MOUNT BENSON ENTERPRISES LTD. - NORMAN BLATTGERSTE

**HEROLD ENGINEERING**  
3781 Steeles Ave. W. Unit 101, Unit 101  
F. 290 751 8354  
E. info@heroldengineering.com

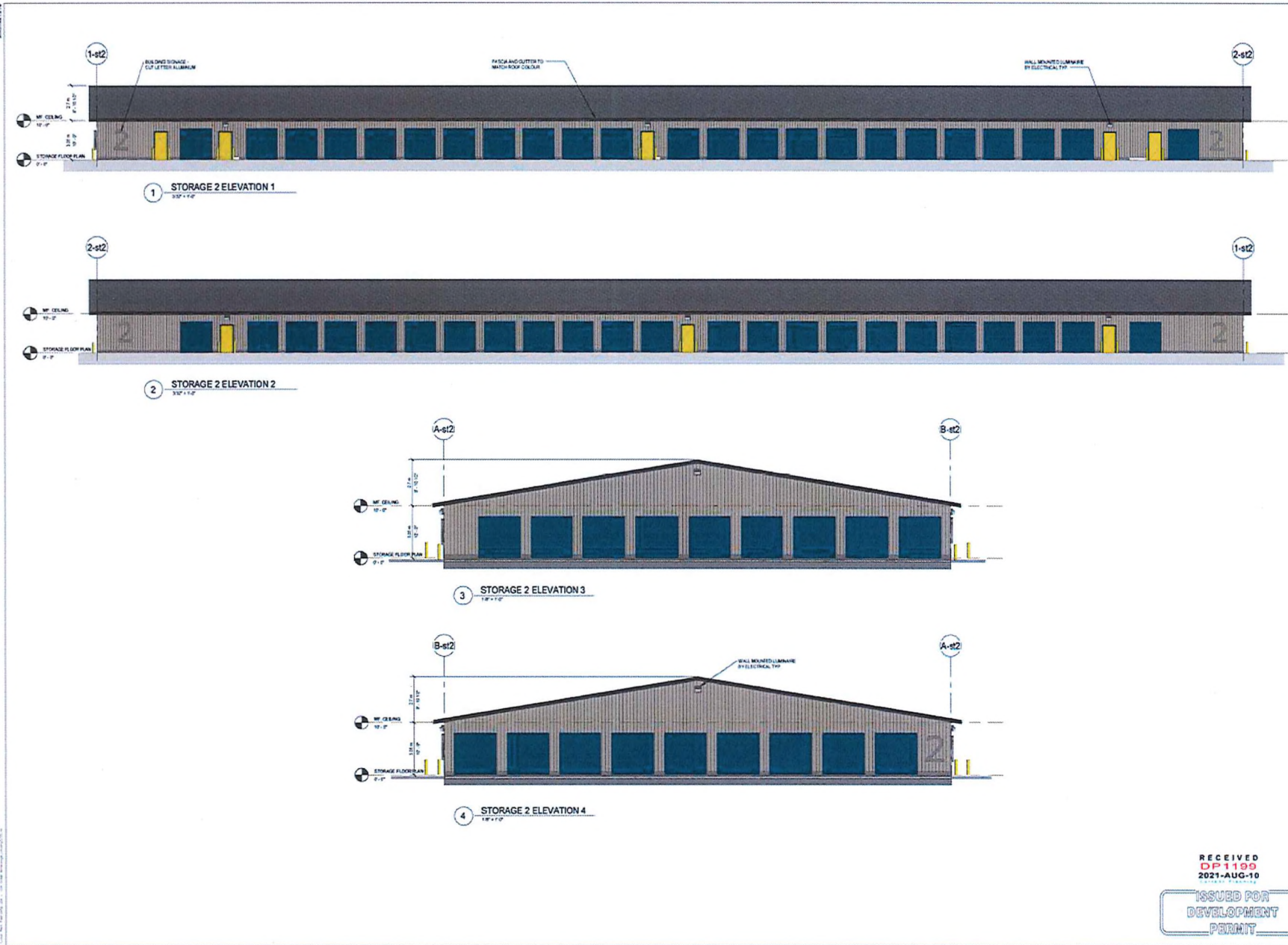
STORAGE 1 ELEVATIONS

DESIGNED KAR	DATE
DESIGNED BY JK	
DRAWN BY LHY	
CHECKED BY KAR	
PROJECT NO. 0459-004	CLIENT ORIGINATOR
SCALE As indicated	PERMIT NO.
DRAWING NO. A302	OF 7

RECEIVED  
DP 1189  
2021-AUG-10

ISSUED FOR  
DEVELOPMENT  
PERMIT

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION



ISSUES		
No.	DATE	DESCRIPTION
1	2021-08-10	DEVELOPMENT PERMIT REVISION
2	2021-08-10	DP REVISION
3	2021-08-10	COORDINATION

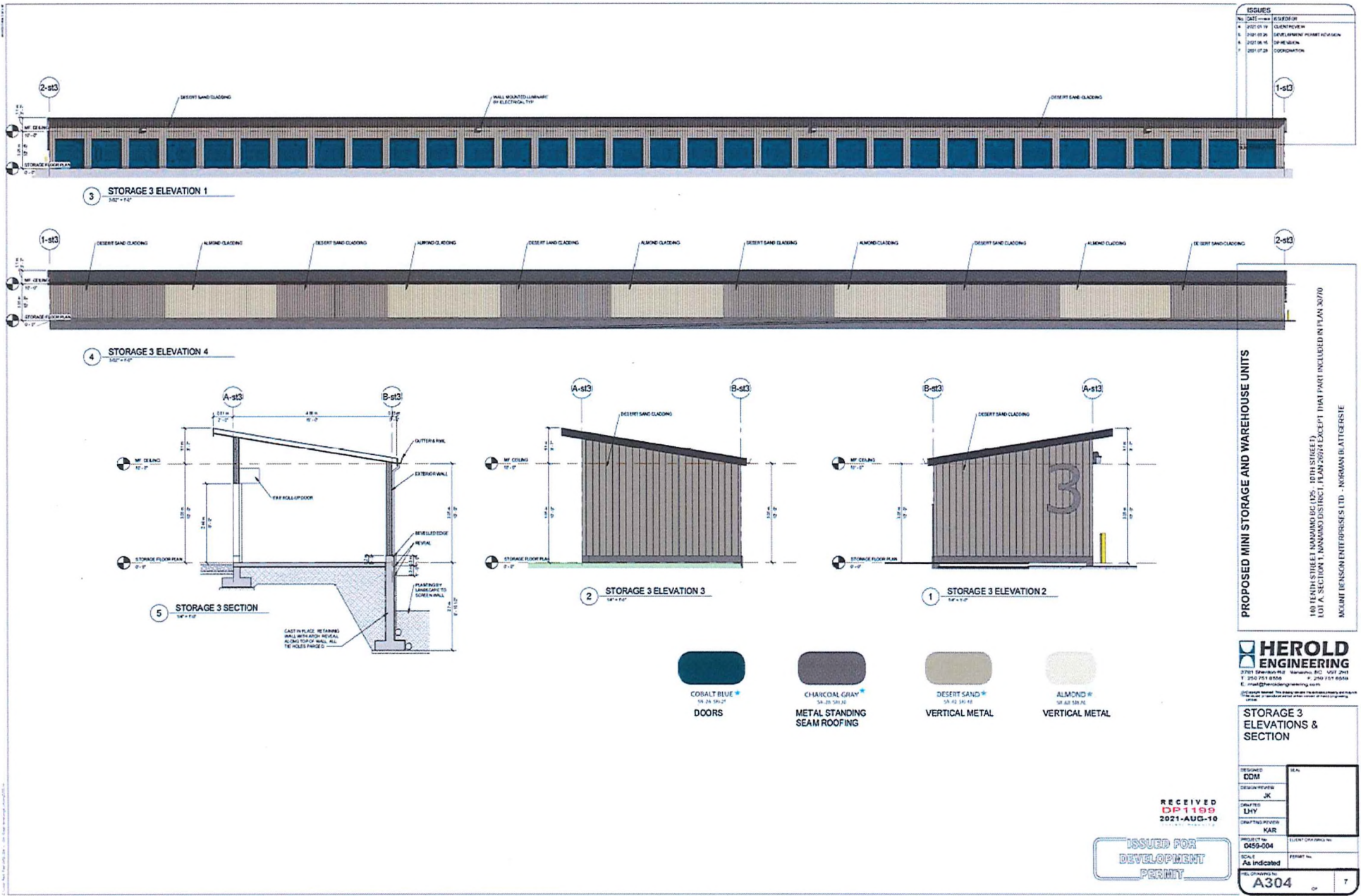
PROPOSED MINI STORAGE AND WAREHOUSE UNITS  
 140 LEANING STREET NANAIMO BC V1Z 1Z2 - (BOTH STORES)  
 LOT 1A, SECTION 1, NANAIMO DISTRICT, PLAN 25574 EXCEPT THAT PART INCLUDED IN PLAN 30710  
 MOUNT BENSONENT ENTERPRISES LTD. - NORMAN BLATTGERSE

**HEROLD ENGINEERING**  
 3751 Glenview Rd. Nanaimo, BC V1Y 2W5  
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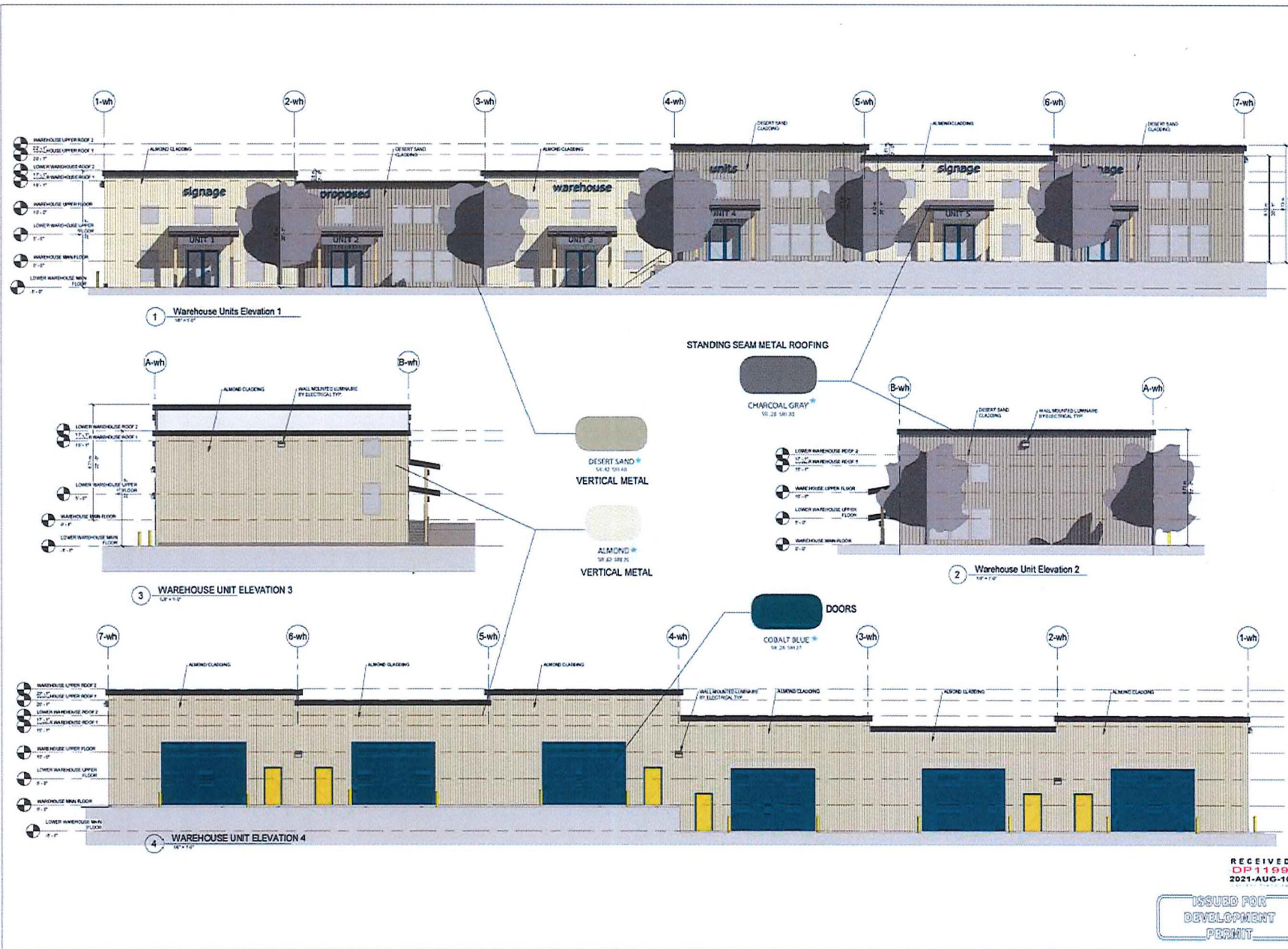
**STORAGE 2 ELEVATIONS**

DESIGNED BY <b>KAR</b>	DATE
DESIGN REVIEWER <b>JK</b>	
DRAWN BY <b>LHY</b>	
CHECKED BY <b>KAR</b>	
PROJECT No. <b>0459-004</b>	CLIENT DRAWING No.
SCALE <b>As Indicated</b>	PERMIT No.
REL. DRAWING No. <b>A303</b>	7

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**DP 1199**  
 2021-AUG-10  
 ISSUED FOR  
 DEVELOPMENT  
 PERMIT







NO.	DATE	REVISION
1	2020.08.27	DEVELOPMENT PRINT
2	2020.08.27	DP REVISION
3	2020.08.28	DP REVISION
4	2021.07.19	ELEMENT VIEW
5	2021.07.26	DEVELOPMENT PRINT REVISION
6	2021.08.10	DP REVISION
7	2021.07.28	COORDINATION

**PROPOSED MINI STORAGE AND WAREHOUSE UNITS**  
 140 Tenth Street NAWARDO BC 125 - 10th STREET  
 LOT A, SECTION 1, NANARDO DISTRICT, PLAN 25974 EXCEPT THAT PART INCLUDED IN PLAN 3070  
 MOUNT BENSON ENTERPRISES LTD. - NORMAN BLATTGERSE  
 P. 18. 000000

**HEROLD ENGINEERING**  
 7788 Steveston Hwy. Richmond BC V6X 2Y6  
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 E: herold@heroldengineering.com  
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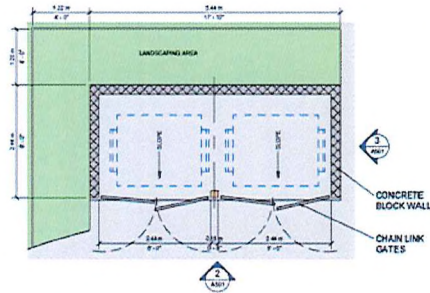
**WAREHOUSE ELEVATIONS**

DESIGNED: DDM	DATE: [ ]
DESIGN REVIEW: JK	
DRAWN: DDM	
CHECKED: [ ]	
PROJECT NO: 0459-004	CLIENT DRAWING NO: [ ]
SCALE: 1/8" = 1'-0"	PERMIT NO: [ ]
REV. DRAWING NO: A305	DATE: [ ]

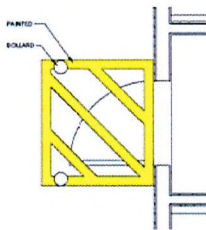
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**DP 1199**  
 2021-AUG-10  
**ISSUED FOR DEVELOPMENT PERMIT**

DESTROY ALL DRAWINGS IMMEDIATELY UPON PROJECT COMPLETION

# GARBAGE ENCLOSURE DETAILS

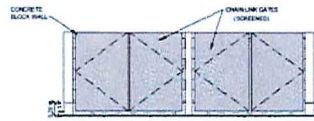


**1 GARBAGE 1 PLAN**  
16'-0" x 12'-0"

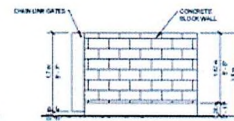


**4 BOLLARDS @ EXIT DOORS**  
12" x 12"

NOTE:  
BOLLARD WITH CROSS-HATCH AT ALL DOORS SEE CIVIL FOR  
DETAILS



**2 GARBAGE 1 ELEVATION**  
16'-0" x 12'-0"

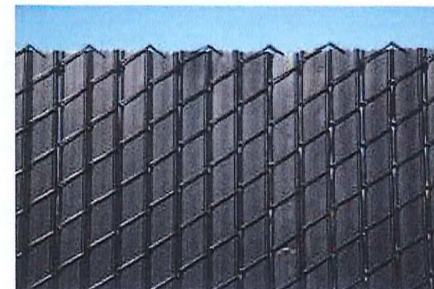


**3 GARBAGE 1 SIDE ELEVATION**  
16'-0" x 12'-0"

## Chainlink Privacy Screens



## SCREENED CHAIN LINK GATE



ISSUES		
No.	DATE	DESCRIPTION
1.	2021-08-10	FOR REVIEW
7.	2021-08-10	COORDINATION

PROPOSED MINI STORAGE AND WAREHOUSE UNITS

600 TEAHUA STREET HARRISBURG, MD 21756  
LOT 1A, SECTION 1, ANNAPOLIS DISTRICT, PLAN 26044 (EXCEPT THAT PART INCLUDED IN PLAN 30710)  
AGUMI BENSIGN ENTERPRISES, LTD. - NORMAN BLATTGERSE

**HEROLD ENGINEERING**  
3703 Greenway Blvd., Harrisburg, MD 21756  
P: 717.552.7811 B: 717.552.7812 F: 717.552.7811  
E: herold@herold-engineering.com

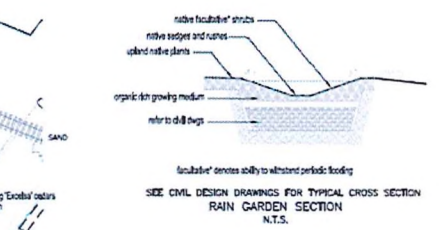
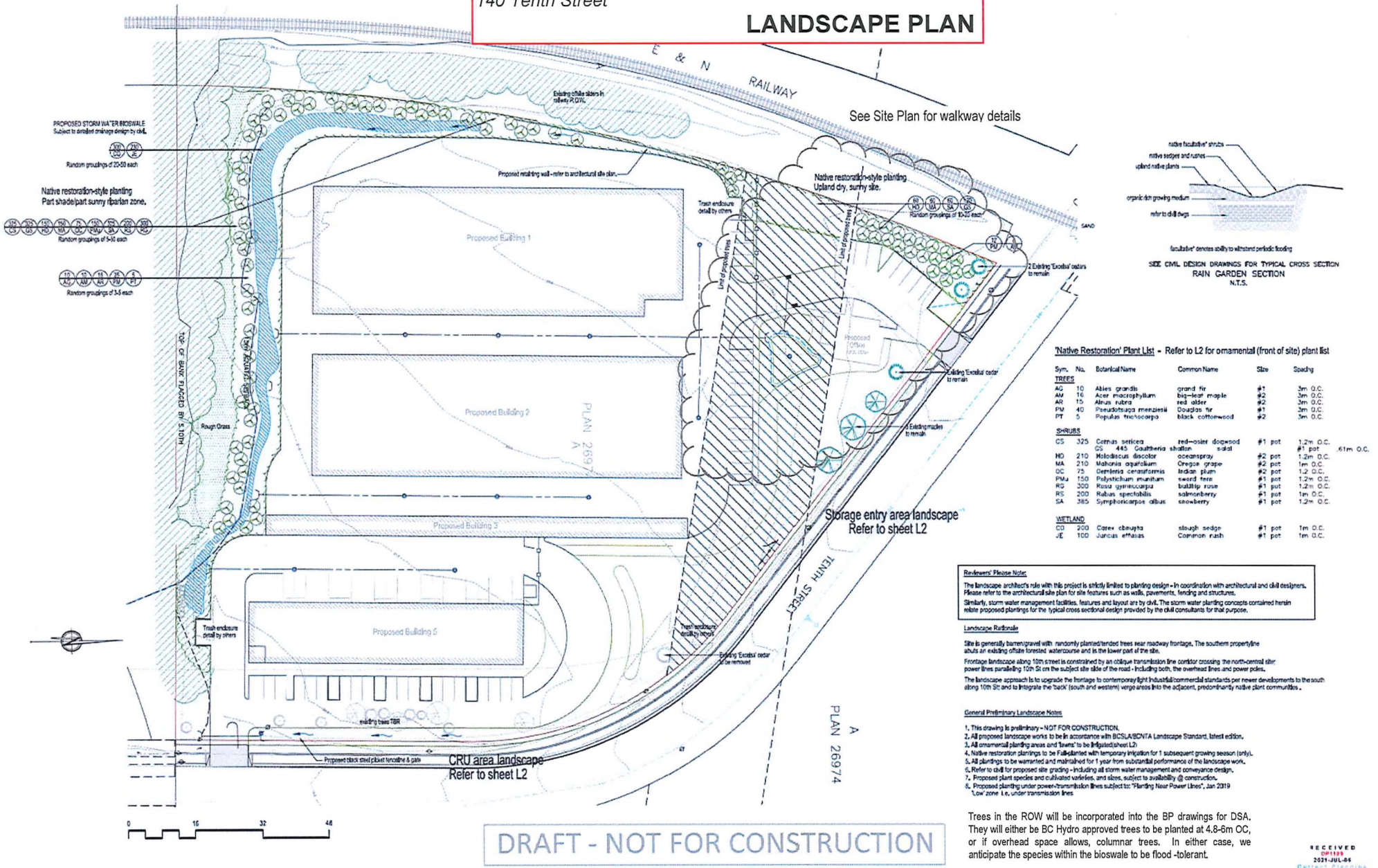
## GARBAGE ENCLOSURES DETAILS

DESIGNED <b>CM</b>	SCALE <b>As Indicated</b>
DESIGNED BY <b>JK</b>	PERMIT No.
CHECKED BY <b>CM</b>	PROJECT No. <b>0459-004</b>
DATE PLOTTED <b>ES</b>	CLIENT DRAWING No.
PROJECT No. <b>0459-004</b>	DATE <b>2021-AUG-10</b>
SCALE <b>As Indicated</b>	PROJECT No.
PROJECT No. <b>0459-004</b>	CLIENT DRAWING No.
DATE <b>2021-AUG-10</b>	PERMIT No.

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DP 1199  
2021-AUG-10

**A501** OF 7

DESTROY ALL DRAWING WHEN PROJECT IS REVIEWED



**'Native Restoration' Plant List - Refer to L2 for ornamental (front of site) plant list**

Sym. No.	Botanical Name	Common Name	Size	Spacing
<b>TREES</b>				
AG 10	Abies grandis	grand fir	#1	3m O.C.
AM 16	Acer macrophyllum	big-leaf maple	#2	3m O.C.
AR 15	Alnus rubra	red alder	#2	3m O.C.
FM 40	Pseudotsuga menziesii	Douglas fir	#1	3m O.C.
PT 5	Populus trichocarpa	black cottonwood	#2	3m O.C.
<b>SHRUBS</b>				
CS 325	Cornus sericea	red-osier dogwood	#1 pot	1.2m O.C.
GS 445	Gaultheria shallon	salmon	#1 pot	4.5m O.C.
HD 210	Milobiscus discolor	ocean spray	#2 pot	1.2m O.C.
MA 210	Malvaceae oppositifolium	Oregon grape	#2 pot	1m O.C.
OC 75	Oemleria cerasiformis	Indian plum	#2 pot	1.2 O.C.
PM 150	Polystichum munifolium	sword fern	#1 pot	1.2m O.C.
RC 200	Rosa spinescens	hedge rose	#1 pot	1.2m O.C.
RS 200	Rubus spectabilis	salmonberry	#1 pot	1m O.C.
SA 385	Symphoricarpos albus	snowberry	#1 pot	1.2m O.C.
<b>WETLAND</b>				
CD 200	Carex obovata	slosh sedge	#1 pot	1m O.C.
JE 100	Juncus effusus	Common rush	#1 pot	1m O.C.

**Revisions/Phase Note:**  
 The landscape architect's role with this project is strictly limited to planting design - in coordination with architectural and civil designers. Please refer to the architectural site plan for site features such as walls, pavements, landing and structures.  
 Similarly, storm water management facilities, features and layout are by civil. The storm water planting concepts contained herein relate proposed plantings for the typical cross sectional design provided by the civil consultants for that purpose.

**Landscape Rationale:**  
 Site is generally bare/gravelled with randomly planted trees near roadway frontage. The southern property line abuts an existing office forested watercourse and is the lower part of the site.  
 Frontage landscape along 10th Street is constrained by an oblique transmission line corridor crossing the north-central site power lines paralleling 10th St on the subject site side of the road - including both the overhead lines and power poles.  
 The landscape approach is to upgrade the frontage to contemporary light industrial commercial standards per newer developments to the south along 10th St and to integrate the 'back' (south and western) verge areas into the adjacent, predominantly native plant communities.

- General Preliminary Landscape Notes**
1. This drawing is preliminary - NOT FOR CONSTRUCTION.
  2. All proposed landscape works to be in accordance with BCSA/BCNTA Landscape Standard, latest edition.
  3. All ornamental planting areas and items to be in (plant) sheet L2.
  4. Native restoration plantings to be fall-planted with temporary irrigation for 1 subsequent growing season (only).
  5. All plantings to be warranted and maintained for 1 year from substantial performance of the landscape work.
  6. Refer to call for proposed site grading - including all storm water management and conveyance design.
  7. Proposed plant species and cultivated varieties, and sizes, subject to availability @ construction.
  8. Proposed planting under power/transmission lines subject to "Planting Near Power Lines", Jan 2019 'Low' zone i.e. under transmission lines.

Trees in the ROW will be incorporated into the BP drawings for DSA. They will either be BC Hydro approved trees to be planted at 4.8-6m OC, or if overhead space allows, columnar trees. In either case, we anticipate the species within the bioswale to be flood-tolerant.

**DRAFT - NOT FOR CONSTRUCTION**

**Revisions**

Date	Details	Int.
29/05/21	add/label trash enclosures	JPH
02/10/20	Arch update NEL (ASP)	JPH
04/05/20	DPA	JPH
27/04/20	Client/Team review	JPH

**125 Tenth Street  
 General Landscape Arrangement**



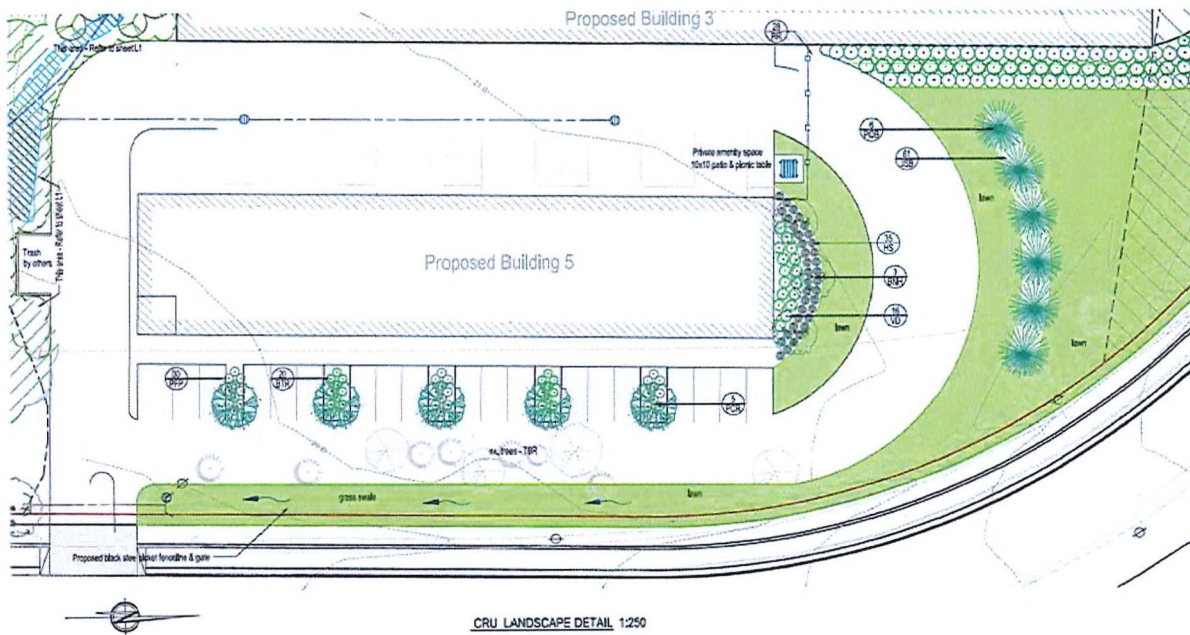
JPH Consultants Inc.  
 434 Miller Street, Nanaimo BC V9S 2J1  
 Phone: 250-764-8817 Cell: 250-714-8811

RECEIVED  
 2021-JUL-06  
 Current Planning

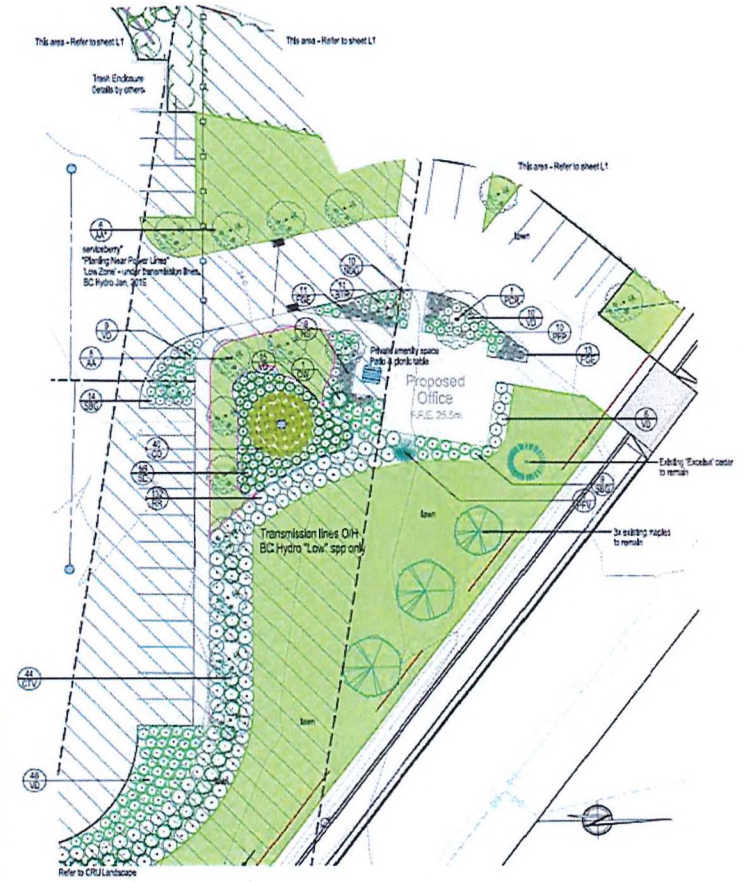
Project: 20 - Tenth St  
 Date: 27/04/20  
 Drawn: JPH Checked: DM  
 Scale: 1:500  
 Sheet: L1 of 2

**Ornamental Plant List - Re/er to L1 for native area plant list**

Sym. No.	Botanical Name	Common Name	Size	Spacing
<b>TREES</b>				
AA 14	<i>Amelanchier x grandiflora</i> "Autumn Brilliance"	AB serviceberry	2.5m ht	6m O.C.
BAH 3	<i>Betula nigra</i> "Heritage"	Heritage river birch	2.5m ht	6m O.C.
CM 1	<i>Chamaecyparis obtusa</i> "Well's Special"	WS falsecypress	#20	
PCB 6	<i>Picea canadica</i> "Sears"	Sears Serbian spruce	#20	5m O.C.
PPV 1	<i>Pinus flexilis</i> "Vanderwal's Pyramid"	VP white pine	#20	
PCR 6	<i>Pyrus callidana</i> "Redspire"	Redspire Callery pear	4cm cal.	
<b>SHRUBS</b>				
BTR 31	<i>Berberis thunbergii</i> "Ruby Carousel"	RC barberry	#2 pot	914 O.C.
CTV 42	<i>Ceanothus thyrsiflorus</i> "Victoria"	California Mac	#3 pot	1.5m O.C.
JSB 46	<i>Jungferns squamata</i> "Blue Carpet"	BC jumper	#2 pot	1.2m O.C.
NDC 10	<i>Nandina domestica</i> "Gulfstream"	Gulfstream nandina	#2 pot	1.2m O.C.
PPF 40	<i>Potentilla fruticosa</i> "Pink Beauty"	PB cinquefoil	#2 pot	914 O.C.
RR 132	<i>Rosa rugosa</i> "Rubra"	red rugosa rose	#3 pot	1.5m O.C.
SBG 14	<i>Spiraea x bumalda</i> "Goldflame"	Goldflame spiraea	#2 pot	1.2m O.C.
SD 56	<i>Spiraea douglasii</i>	Hardhack	#2 pot	1.2m O.C.
VO 104	<i>Viburnum davidii</i>	David's viburnum	#2 pot	1.2m O.C.
<b>GRASSES &amp; SEDGES</b>				
CD 40	<i>Carex dispacca</i>	Autumn sedge	#1 pot	1m O.C.
FCE 39	<i>Festuca glauca</i> "Bluish Blue"	Bluish blue fescue	#1 pot	1m O.C.
HC 44	<i>Hectactichon sempervirens</i>	blue cut grass	#1 pot	1m O.C.



CRU LANDSCAPE DETAIL 1:250



WAREHOUSE ENTRANCE - LANDSCAPE DETAIL 1:250

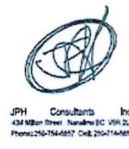


**Revisions**

Date	Details	INT.
29/06/21	add/label trash enclosure	JPH
22/10/20	Arch update MEL (ADP)	JPH
24/05/20	DPA	JPH
27/04/20	Client/Team review	JPH

**125 Tenth Street  
Ornamental Landscape Areas**

DRAFT - NOT FOR CONSTRUCTION



RECEIVED  
2021-JUL-24  
CURRENT PLANNING

Project: 20 - Tenth St  
Date: 27/04/20  
Drawn: JPH Checked: DM  
Scale: 1:250  
Sheet: L2 of 2