



DEVELOPMENT PERMIT NO. DP001370

ICEBERG PROJECTS NOMINEE INC., INC. NO. BC1356889
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 Parking Plan
Schedule C Building Elevations and Details
Schedule D Landscape Plan and 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.

CONDITIONS OF PERMIT

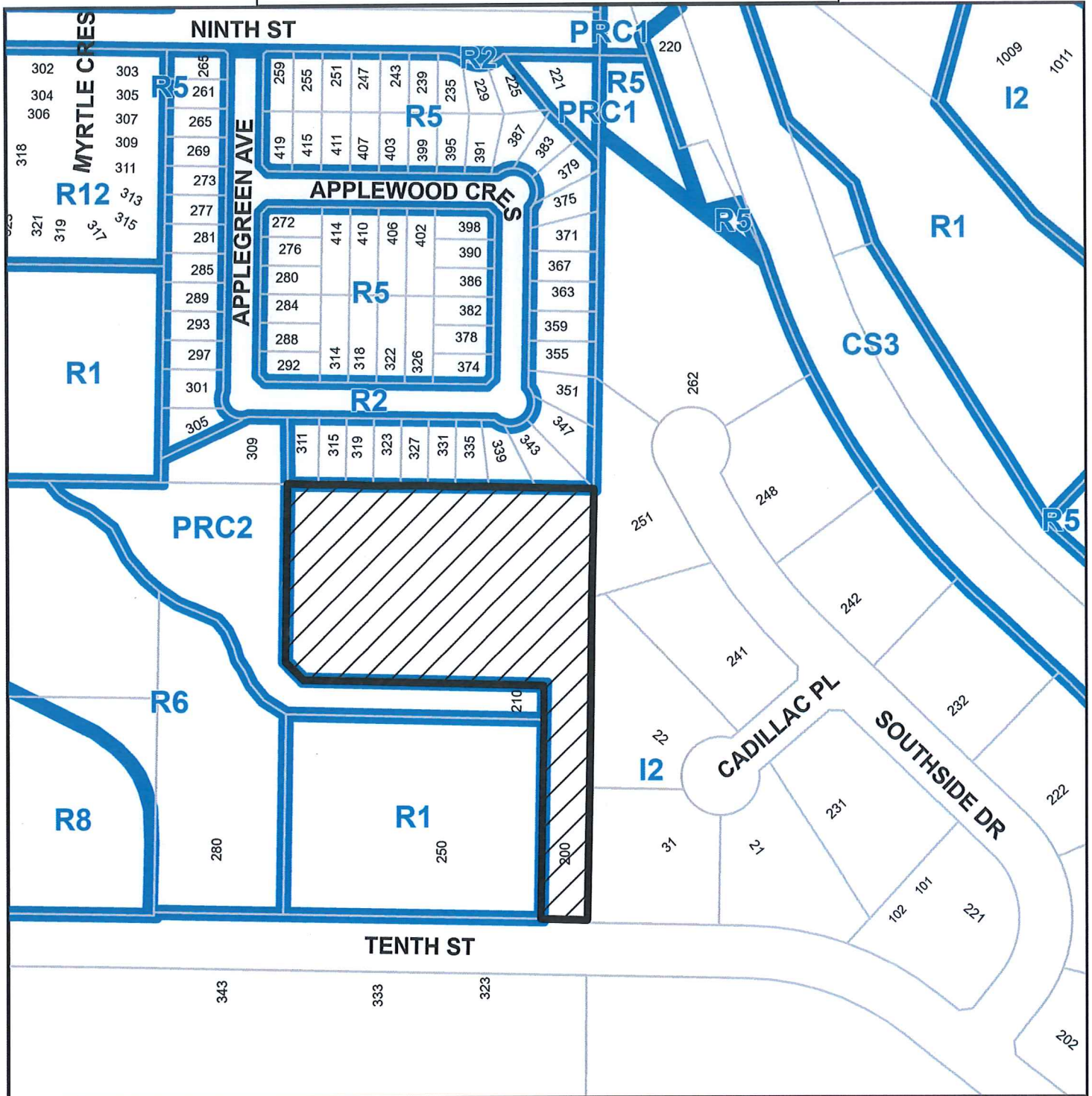
1. The subject property shall be developed generally in accordance with the Site & Parking Plan, prepared by Aplin Martin Consultants Ltd., dated 2025-JAN-09 as shown on Schedule B.
2. The development shall be developed in substantial compliance with the Building Elevations & Details, Aplin Martin Consultants Ltd., dated 2025-FEB-28 as shown on Schedule C.
3. The development shall be in substantial compliance with the Landscape Plan and Details prepared by LADR Landscape Architects, dated 2025-JUL-09, as shown on Schedule D.

REVIEWED AND APPROVED ON

August 28, 2025.
Date

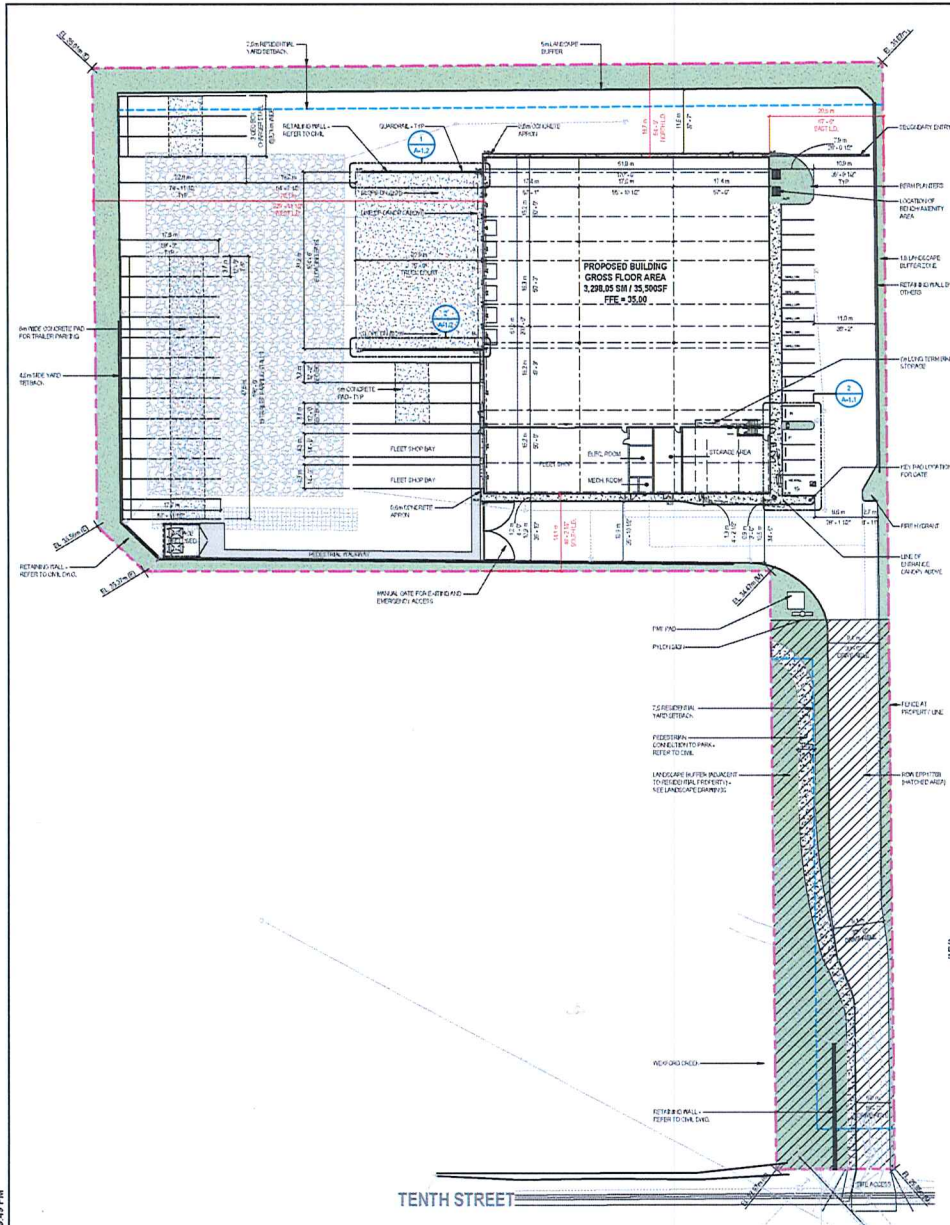

J. Holm, Director of Planning & Development
Planning & Development
Pursuant to Section 154 (1)(b) of the Community Charter

SUBJECT PROPERTY MAP



 200 TENTH STREET

SITE AND PARKING PLAN



SYMBOL	DESCRIPTION
	MAIN ENTRANCE
	OVERHEAD DOOR
	BARRIER FREE PARKING STALL
	CONCRETE SURFACE PAVING
	LANDSCAPE



SITE STATISTICS - 12-LIGHT INDUSTRIAL

BUILDING	REQ. (12-LIGHT INDUSTRIAL)	PROPOSED
MIN. LOT AREA	-	±3.7 ACRES
MAX. LOT COVERAGE	MAX. 40% OF LOT AREA	20%
MIN. REAR YARD (NORTH)	4.5m (14'-7")	70m (229'-7")
SIDE YARD (WEST)	4.5m (14'-7")	70m (229'-7")
SIDE YARD (EAST)	4.5m (14'-7")	9.6m (31'-5")
MAX. HEIGHT OF BLDG	12m (39'-4") MAX	12m (39'-4")

PARKING REQUIREMENTS - SECTION 7

WAREHOUSE PARKING	REQ. (12-LIGHT INDUSTRIAL)	PROVIDED
BUILDING	15 SPACES	15 SPACES

*INDUSTRIAL - LIGHT IMPACT: (1.0 SPACE PER 200 SM OF GFA, EXCLUDING RETAIL AREA)

OFFICE PARKING	REQ. (12-LIGHT INDUSTRIAL)	PROVIDED
BUILDING	14 SPACES	14 SPACES

*OFFICE (1.0 SPACE PER 22 SM OF GFA BUILDING)

TOTAL PARKING	TOTAL REQUIRED	TOTAL PROVIDED
BUILDING	19 SPACES	19 SPACES

ACCESSIBLE PARKING	REQ. (12-LIGHT INDUSTRIAL)	PROVIDED
BUILDING	1 SPACES	1 SPACES

*ACCESSIBLE PARKING CALCULATION (11.02 PARKING SPACE = 1 B.F. PARKING) INCLUDED IN TOTAL PARKING COUNT

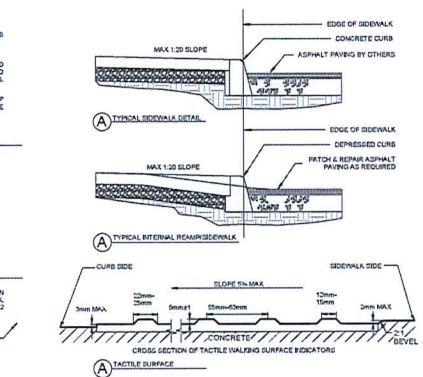
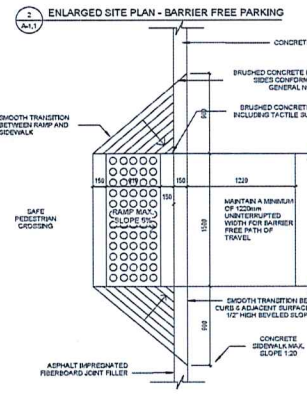
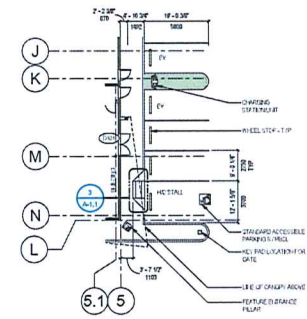
LOADING SPACE - SECTION 6

PARKING DIMENSION - TYP	REQ. (12-LIGHT INDUSTRIAL)	PROPOSED
REGULAR - 5.8m x 2.5m	5.8m x 2.5m	3.7m x 5.8m
PARALLEL - 0.7m x 2.5m	0.7m x 2.5m	3.7m x 5.8m

BICYCLE PARKING	REQUIRED	PROVIDED
SHORT TERM	-	-
LONG TERM (0.1/1000\$)	3 BIKE SPACE	3 BIKE SPACE

BUILDING STATISTICS

SITE AREA	±3.7 ACRES / (±15,312 SM / 164,817 SF)
BUILDING COVERAGE	20%
TOTAL CAR PARKING PROVIDED:	19 SPACES
(INCLUDED IN TOTAL PARKING SPACES)	1 SPACES
WAREHOUSE AREA AND FLEET SHOP:	3,019.69 SM / 32,500 SF
OFFICE AREA LEVEL 1:	176.51 SM / 1,900 SF
OFFICE AREA LEVEL 2:	102.85 SM / 1,100 SF
GROSS FLOOR AREA	3,299.05 SM / 35,500 SF



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1 SITE PLAN
A-1.1 1:400

2 CURB CUT DETAILS
A-1.1 1:20

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APLIN & MARTIN CONSULTANTS LTD.
18-5090A

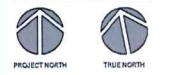
IWCO BEST MANAGED COMPANIES

STORE NUMBER:
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DP1370
2025-JUL-18
CURRENT PLANNING

DO NOT SCALE DRAWINGS
ISSUANCE SCHEDULE

No.	DATE	DESCRIPTION
1	2025-05-24	ISSUANCE



PROJECT NAME:
PROPOSED NEW WAREHOUSE FACILITY
PROJECT ADDRESS:
200-TENTH STREET
NANAIMO, BC

PRODUCTION INFO:
START DATE: 2024-11-19
DRAWN BY: TS
CHECKED BY: AS
SHEET TITLE:

SITE PLAN

SCALE: AS INDICATED

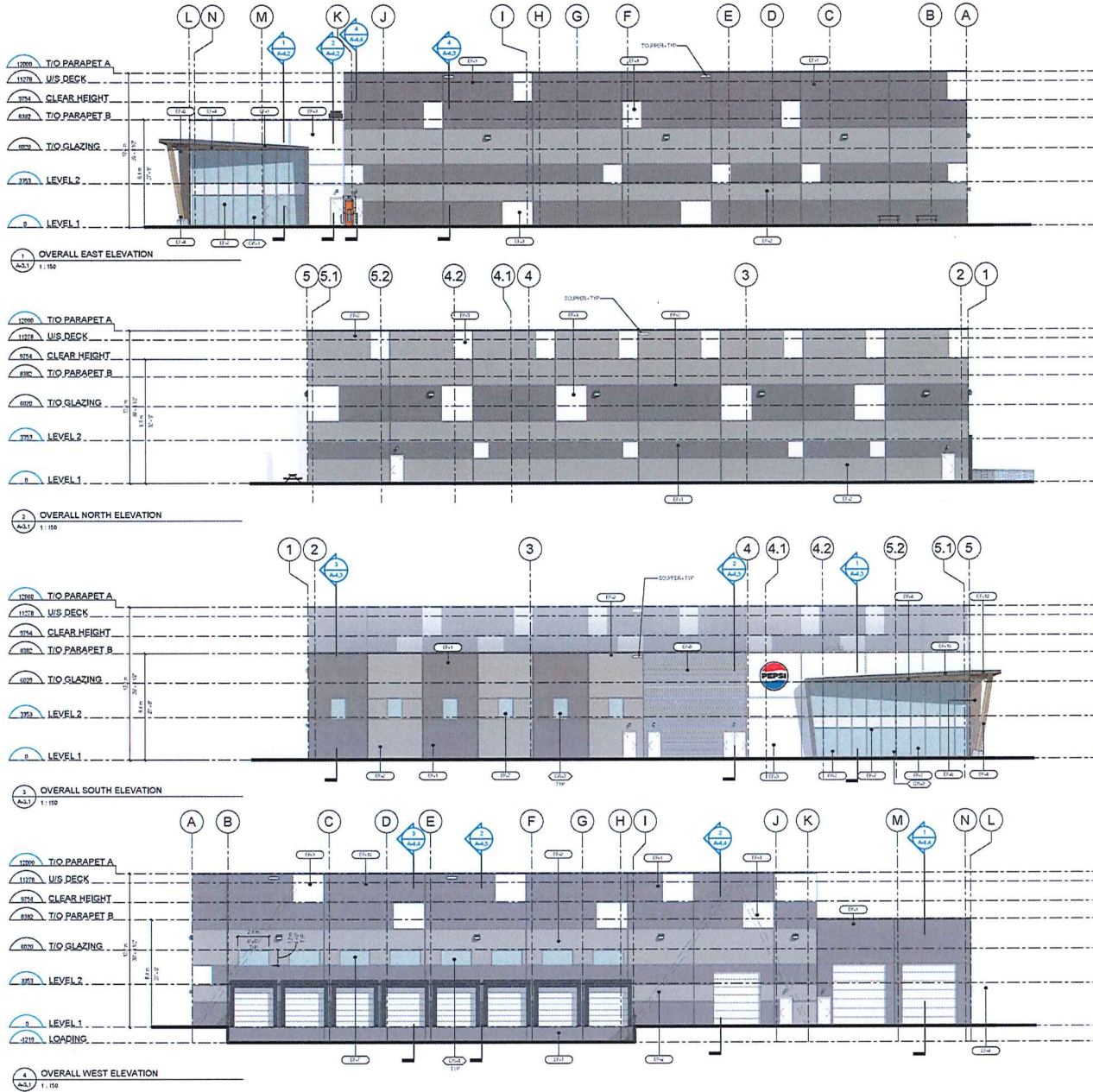
A-1.1

CURRENT ISSUANCE: RESPONSE TO DP COMMENTS

Development Permit No. DP001370 Schedule C
 200 Tenth Street
BUILDING ELEVATIONS AND DETAILS

MARK	DESCRIPTION
(EFD)	ELASTOMERIC PAINT, SHERWIN WILLIAMS-SW 7019 GAUNTLET GREY
(EFD)	ELASTOMERIC PAINT, SHERWIN WILLIAMS-SW 9170 ACIER
(EFD)	ELASTOMERIC PAINT, SHERWIN WILLIAMS-SW 1709 ALDASTER
(EFD)	WESTGORE METAL B - PROGUARD P' ACORN
(EFD)	CORRUGATED METAL WALL PANELING PAINTER - ASH GRAY
(EFD)	MEK TECH WOOD - INSPIRATION FLUTED SIDING - CEDAR
(EFD)	ALUMINUM WINDOW SYSTEM - HARNER 1800 FRAME, ANODIZED SILVER GLASS-DOUBLE GLAZED, LOW-E SOLARBAN 60 CLEAR ANNEALED, #0-1/2" BURN EDGE BLACK SPACER, CLEAR ANNEALED
(EFD)	SPANNING GLASS - OPAC COAT 300 - 2000 PILLINGTON LAIRD 600G-200 7019 GAUNTLET GREY
(EFD)	METAL CAP FLASHING
(EFD)	FIBER BOARD - PAINTED SHERWIN WILLIAMS-SW 7019 GAUNTLET GREY

EXTERIOR FINISH SCHEDULE
 A3.1



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 ARCHITECTURAL CONSULTANTS LTD.
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WCD BEST MANAGED COMPANIES

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 City of Nanaimo

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ISSUANCE SCHEDULE

No.	DATE	DESCRIPTION
1	2025-05-24	ISSUED FOR DEVELOPER REVIEW
2	2025-05-24	ISSUED FOR DEVELOPER REVIEW
3	2025-05-24	ISSUED FOR DEVELOPER REVIEW
4	2025-05-24	ISSUED FOR DEVELOPER REVIEW
5	2025-05-24	ISSUED FOR DEVELOPER REVIEW
6	2025-05-24	ISSUED FOR DEVELOPER REVIEW
7	2025-05-24	ISSUED FOR DEVELOPER REVIEW
8	2025-05-24	ISSUED FOR DEVELOPER REVIEW
9	2025-05-24	ISSUED FOR DEVELOPER REVIEW
10	2025-05-24	ISSUED FOR DEVELOPER REVIEW
11	2025-05-24	ISSUED FOR DEVELOPER REVIEW
12	2025-05-24	ISSUED FOR DEVELOPER REVIEW
13	2025-05-24	ISSUED FOR DEVELOPER REVIEW
14	2025-05-24	ISSUED FOR DEVELOPER REVIEW
15	2025-05-24	ISSUED FOR DEVELOPER REVIEW
16	2025-05-24	ISSUED FOR DEVELOPER REVIEW
17	2025-05-24	ISSUED FOR DEVELOPER REVIEW
18	2025-05-24	ISSUED FOR DEVELOPER REVIEW
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20	2025-05-24	ISSUED FOR DEVELOPER REVIEW
21	2025-05-24	ISSUED FOR DEVELOPER REVIEW
22	2025-05-24	ISSUED FOR DEVELOPER REVIEW
23	2025-05-24	ISSUED FOR DEVELOPER REVIEW
24	2025-05-24	ISSUED FOR DEVELOPER REVIEW
25	2025-05-24	ISSUED FOR DEVELOPER REVIEW
26	2025-05-24	ISSUED FOR DEVELOPER REVIEW
27	2025-05-24	ISSUED FOR DEVELOPER REVIEW
28	2025-05-24	ISSUED FOR DEVELOPER REVIEW
29	2025-05-24	ISSUED FOR DEVELOPER REVIEW
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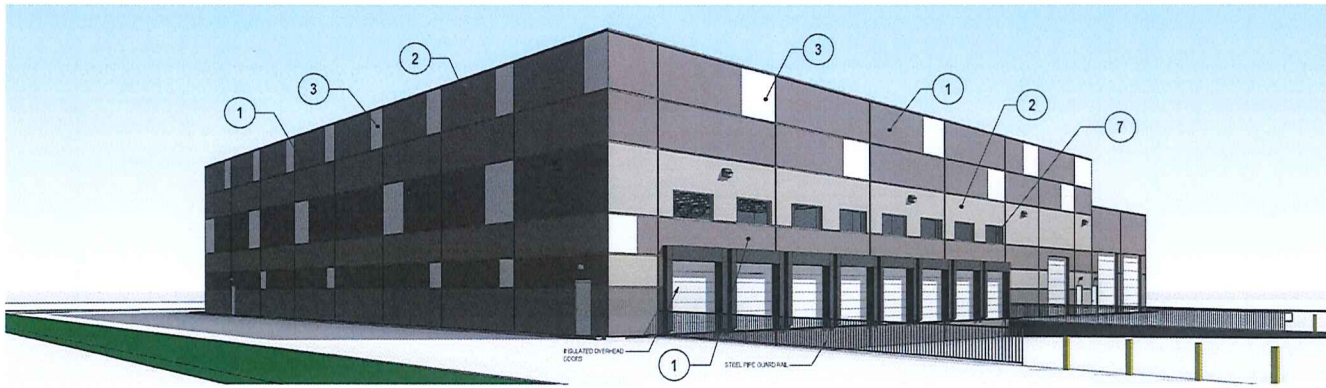
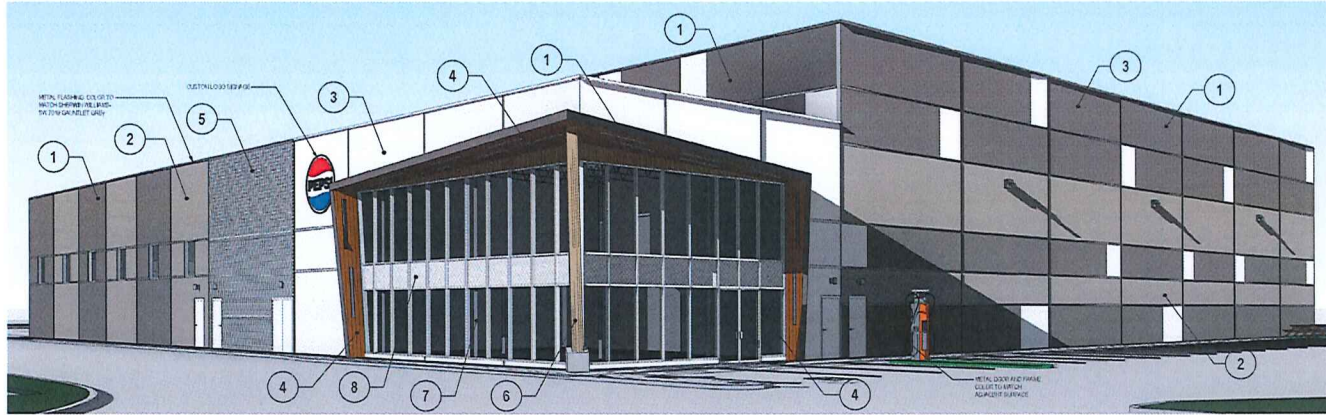
PROJECT NAME: PROPOSED NEW WAREHOUSE FACILITY
 PROJECT ADDRESS: 200-TENTH STREET NANAIMO, BC

PRODUCTION INFO:
 START DATE: 2025-11-09
 DRAWN BY: TS
 CHECKED BY: AS

ELEVATIONS

SCALE: AS INDICATED
A-3.1

CURRENT ISSUANCE: RESPONSE TO DP COMMENTS



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ARCHITECTURAL CONSULTANTS
100-117 WEST COURTESY ST
VANCOUVER, BC V6E 2Y6
604.276.4444
www.aplinmartin.com

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WCO BEST MANAGED COMPANIES

STORE NUMBER:
SUA

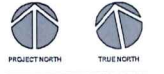
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ISSUANCE SCHEDULE

No.	DATE	DESCRIPTION
1	2025-05-24	ISSUED FOR DEVELOPMENT
2		PERMITS
3		ISSUED FOR DEVELOPMENT
4		ISSUED FOR DEVELOPMENT
5		ISSUED FOR DEVELOPMENT
6		ISSUED FOR DEVELOPMENT
7		ISSUED FOR DEVELOPMENT
8		ISSUED FOR DEVELOPMENT



PROJECT NAME:
PROPOSED NEW WAREHOUSE FACILITY
PROJECT ADDRESS:
**200-TENTH STREET
NANAIMO, BC**

CURRENT ISSUANCE: RESPONSE TO DP COMMENTS

PRODUCTION INFO:
START DATE: 2025-01-19
DRAWN BY: TS
CHECKED BY: AS

MATERIAL BOARD

SCALE: AS INDICATED

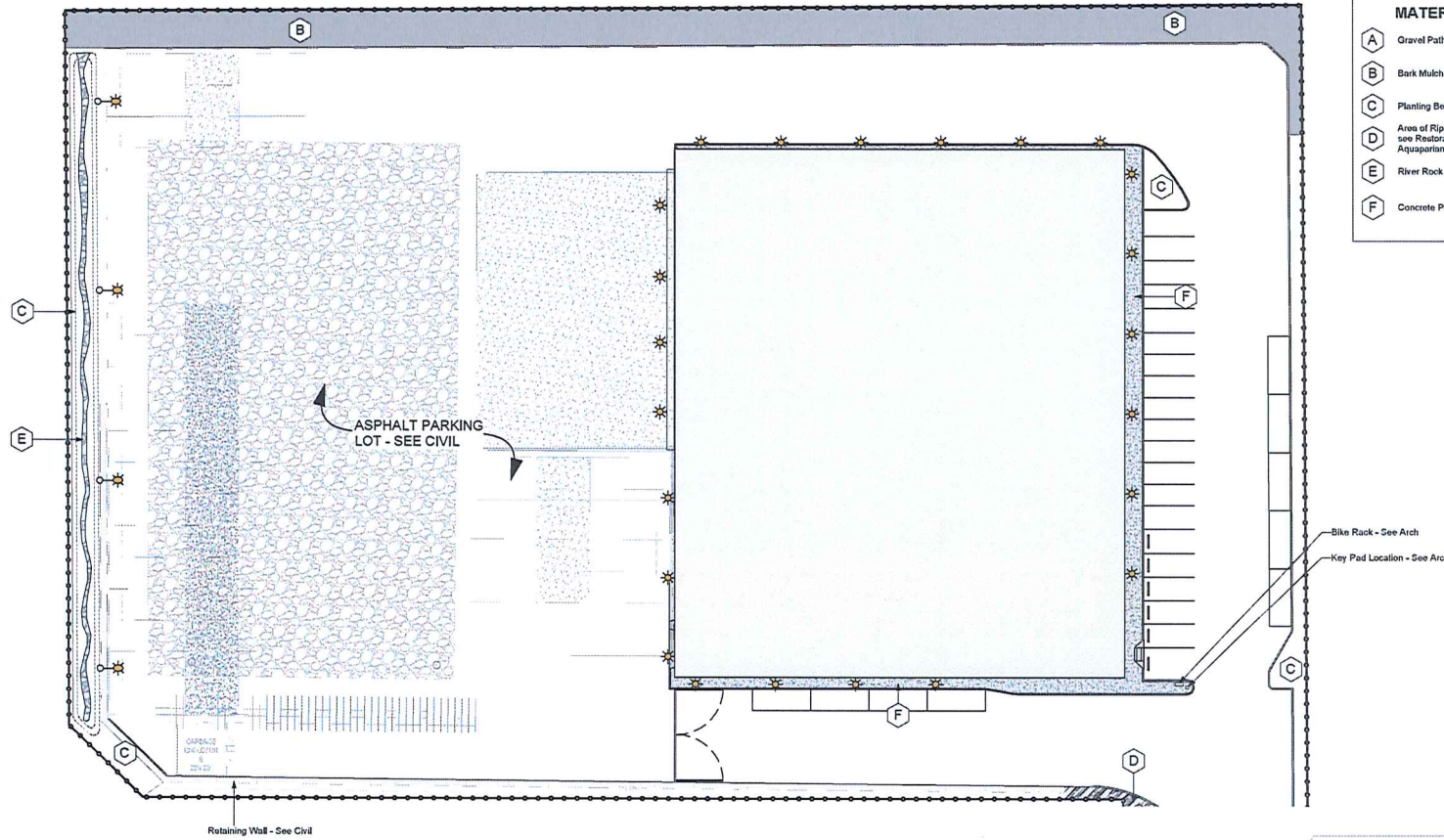
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1	2	3	4	5	6	7	8

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LANDSCAPE PLAN AND DETAILS

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MATERIALS LEGEND

- (A) Gravel Pathway - See Chil
- (B) Bark Mulch (50mm Min.)
- (C) Planting Bed
- (D) Area of Riparian Composition Planting - see Restoration Plant List and Report by Aquaspartan
- (E) River Rock (150mm Min.)
- (F) Concrete Paving - See ChW/Arch

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1	Feb 27-25	Issued for Building Permit

REVISIONS

LADR LANDSCAPE ARCHITECTS

#3-554 Queens Ave. Victoria B.C. V8T 1M5
Phone (250) 556-0105

PROJECT

200 10th Street
Warehouse
Nanaimo, BC

TITLE

Landscape Layout
& Materials Plan,
Area A

SCALE

1:250

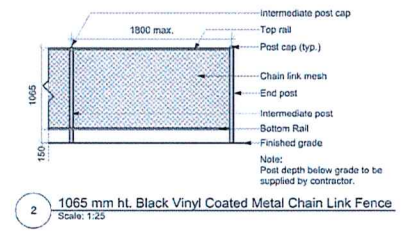
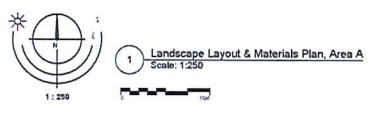
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PROJECT No. 22196

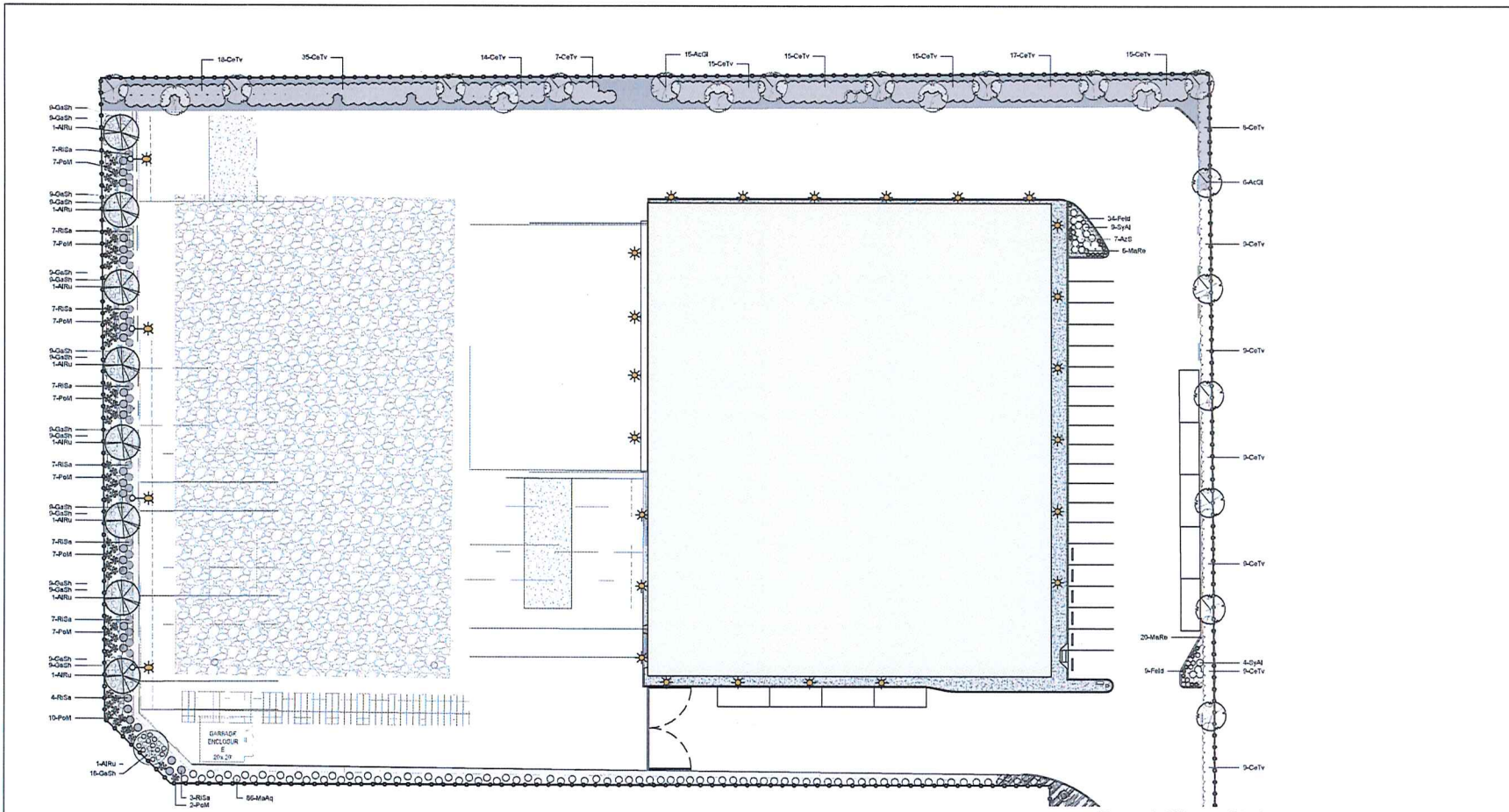
DATE

Feb. 25/25

L1 of 3
SHEET



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Requested Nursery Stock

Trees		ID	Quantity	Botanical Name	Common Name	Size
Trees		ACGI	25	Acer glabrum	Douglas Maple	6cm cal.
Trees		ABRu	17	Abies rubra	Red Alder	6cm cal.
Large Shrubs		ID	Quantity	Botanical Name	Common Name	Size
Large Shrubs		CeTv	251	Ceanothus thyrsiflorus 'Victoria'	Victoria Ceanothus (California Lilac)	#5 pot
Large Shrubs		MAAq	36	Mahonia aquifolium	Tall Oregon Grape	#5 Pot
Large Shrubs		ROCa	56	Ribes sanguineum	Red Flowering Currant	#5 Pot
Medium Shrubs		ID	Quantity	Botanical Name	Common Name	Size
Medium Shrubs		ACS	5	Azalea 'Snowbird'	Snowbird Azalea	#5 pot
Medium Shrubs		SyM	11	Gymnocarpus albus	Snowberry	#5 pot
Small Shrubs		ID	Quantity	Botanical Name	Common Name	Size
Small Shrubs		GAsh	152	Gaultheria shallon	Sial	#1 Pot
Small Shrubs		MARe	23	Mahonia repens	Creeping Oregon Grape	#1 pot
Perennials, Annuals and Ferns		ID	Quantity	Botanical Name	Common Name	Size
Perennials, Annuals and Ferns		FieL	37	Fertuca staboensis	Idaho Fescue	#1 pot
Perennials, Annuals and Ferns		POM	61	Polystichum munudum	Sword Fern	#1 Pot

- Notes:**
1. All work to be completed to current BCSLA Landscape Standards
 2. All soft landscape to be irrigated with an automatic irrigation system

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REVISIONS

LADR LANDSCAPE ARCHITECTS

83-864 Queens Ave, Victoria B.C. V8T 1M5
 Phone: (250) 566-0105

PROJECT

200 10th Street
 Warehouse
 Nanaimo, BC

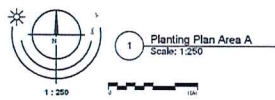
TITLE

Planting Plan
 Area A

SCALE **DRAWN** CW
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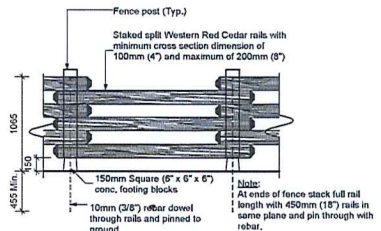
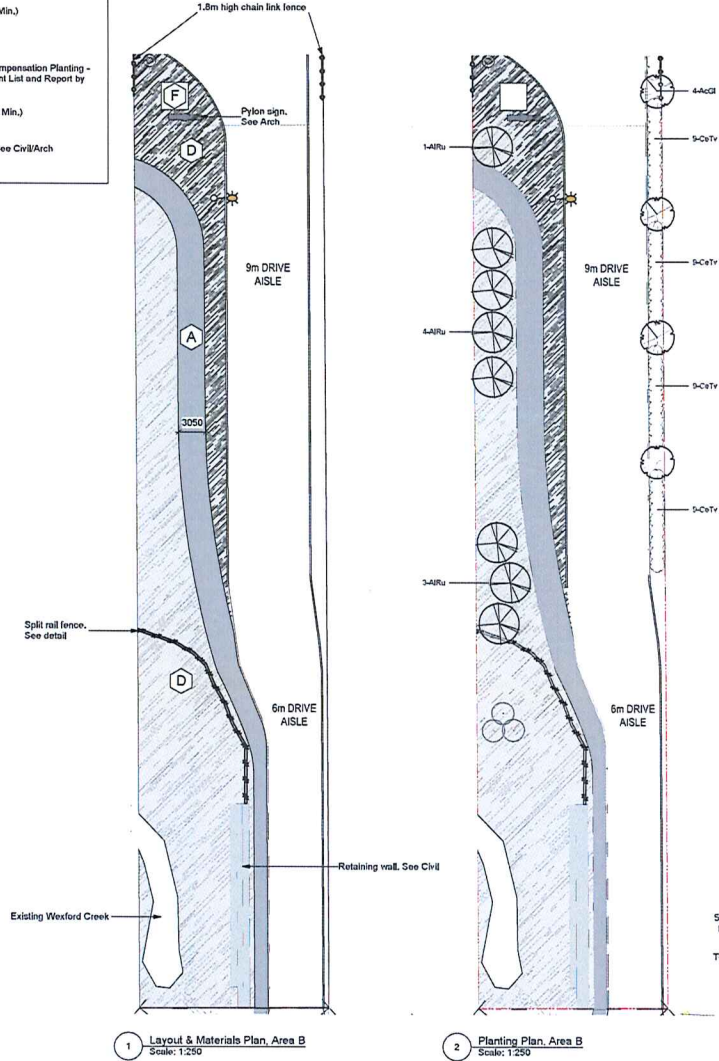
PROJECT No. 22196

DATE Feb. 25/25 **L2 of 3**
 SHEET



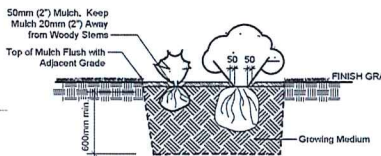
MATERIALS LEGEND

- A** Gravel Pathway - See Civil
- B** Bark Mulch (50mm Min.)
- C** Planting Bed
- D** Area of Riparian Compensation Planting - see Restoration Plant List and Report by Aquasparia
- E** River Rock (150mm Min.)
- F** Concrete Paving - See Civil/Arch

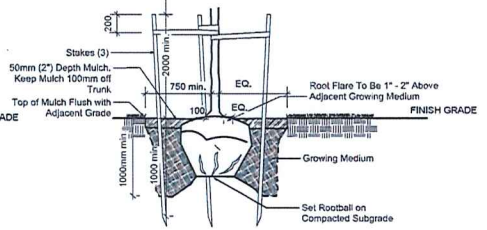


3 1.0m Ht. Split Rail Fence - Elevation
Scale: 1:25

4 1.0m Ht. Split Rail Fence - Section
Scale: 1:25



5 Shrub Planting - Typical Detail
Scale: 1:25



6 Tree Planting - Typical Detail
Scale: 1:25

COMMON NAME	SPECIES	SPACING	SIZE	NO	COST PER	TOTAL
Tree Planting Area: west and south boundary of main portion of parcel (1325m²) to be hydro-seeded with meadow mix and planted with native trees						
Red alder	<i>Alnus rubra</i>	3 m ²	Min 100mm DBH	24	\$18	\$432
Bigleaf maple	<i>Acer macrophyllum</i>	3 m ²	Min 100mm DBH	15	\$18	\$270
Native willow	<i>Salix sp.</i>	3 m ²	Min 100mm DBH	2	\$18	\$36
Sub-total				36		\$648
Compensation Restoration Area: west side of pedestrian path (335m²) to be planted with native trees, shrubs and groundcover species						
Red alder	<i>Alnus rubra</i>	3 m ²	Min 100mm DBH	14	\$18	\$252
Bigleaf maple	<i>Acer macrophyllum</i>	3 m ²	Min 100mm DBH	16	\$18	\$288
Couglas fir	<i>Pseudotsuga menziesii</i>	3 m ²	Min 100mm DBH	30	\$18	\$540
Bitter cherry	<i>Prunus emarginata</i>	3 m ²	Min 100mm DBH	1	\$18	\$18
Black hawthorn	<i>Crataegus oblongata</i>	1 m ²	1 Gallon	3	\$10	\$30
Rosa rose	<i>Rosa nutkana</i>	1 m ²	1 Gallon	50	\$10	\$500
Strawberry	<i>Symphoricarpos albus</i>	1 m ²	1 Gallon	50	\$10	\$500
Maianthemum	<i>Maianthemum</i>	1 m ²	1 Gallon	20	\$10	\$200
Sweet fern	<i>Polystichum montanum</i>	1 m ²	1 Gallon	91	\$10	\$910
Dull Oregon grape	<i>Mahonia nervosa</i>	0.5 m ²	1 Gallon	40	\$10	\$400
Salal	<i>Gaultheria shallon</i>	0.5 m ²	1 Gallon	40	\$100	\$4000
Sub-total				372		\$4274
Compensation Restoration Area: east side of pedestrian path (340m²) to be planted with native shrubs, groundcover species and a few red alder trees						
Red alder	<i>Alnus rubra</i>	3 m ²	Min 100mm DBH	8	\$18	\$144
Rosa rose	<i>Rosa nutkana</i>	1 m ²	1 Gallon	90	\$10	\$900
Strawberry	<i>Symphoricarpos albus</i>	1 m ²	1 Gallon	90	\$10	\$900
Sweet fern	<i>Polystichum montanum</i>	1 m ²	1 Gallon	80	\$10	\$800
Oceanspray	<i>Hebe salicifolia</i>	1 m ²	1 Gallon	14	\$10	\$140
Dull Oregon grape	<i>Mahonia nervosa</i>	0.5 m ²	1 Gallon	60	\$10	\$600
Salal	<i>Gaultheria shallon</i>	0.5 m ²	1 Gallon	60	\$10	\$600
Sub-total				400		\$4684
TOTAL				808		\$9320

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:
 - 113 Total Existing Trees
 - 18 Existing Trees Retained
 - 335m² Area Impacted in the 15m DPA
 - 67m² Total Riparian Compensation Planting
 - 111 Significant Trees Removed (Red Alder + Willow)
 - 113 Proposed Trees (Includes seedlings and cal. species)

Recommended species composition is as follows: 30 Couglas Fir, 44 Red Alder, 28 Bigleaf Maple, 1 Bitter Cherry, 4 Black Hawthorn and 2 Native Willow (refer to the Riparian Compensation Plan).

Proposed Shrubs (Includes seedlings and potted species)

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Current Planning

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1	Feb 27-25	Issued for Building Permit

REVISIONS

LADR LANDSCAPE ARCHITECTS

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 568-0125

PROJECT

200 10th Street
Warehouse
Nanaimo, BC

TITLE

Layout, Materials
& Planting Plan
Area B

SCALE

1:400

DRAWN CW
CHECKED CW

PROJECT No. 22196

DATE

Feb. 25/25

L3 of 3
SHEET