



DEVELOPMENT PERMIT NO. DP001385

SHELL BEACH HOLDINGS INC., INC. NO. A0128512

Name of Owner(s) of Land (Permittee)

952 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 buildings, structures and other developments thereon:

Legal Description:

**SECTION B, LOT 1, BLOCK S, SECTION 1, NANAIMO DISTRICT,
PLAN 584**

PID NO. 008-844-666

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.

PERMIT TERMS

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

1. *Section 7.6.1 Size of Buildings* – to increase the maximum permitted lot coverage from 40.0% to 43.3%.

The City of Nanaimo "Off-Street Parking Regulations Bylaw 2018 No. 7266" is varied as follows:

1. *Section 4.3 Small Car Spaces* – to increase the maximum permitted percentage of parking spaces reduced in size to accommodate small car from 40.0% to 57.2%.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site and Parking Plan prepared by Greenplan, dated 2025-DEC-02, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Greenplan, dated 2025-NOV-25, as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by Terra Luma Design, dated 2025-NOV-22, as shown on Schedule D, and prior to building permit issuance the following shall be submitted:
 - a. an itemized landscape cost estimate prepared by a qualified landscape professional; and
 - b. a landscape security deposit equal to 100%, up to a maximum of \$100,000, of the landscape cost estimate.

REVIEWED AND APPROVED ON

2025-Dec-23
Date

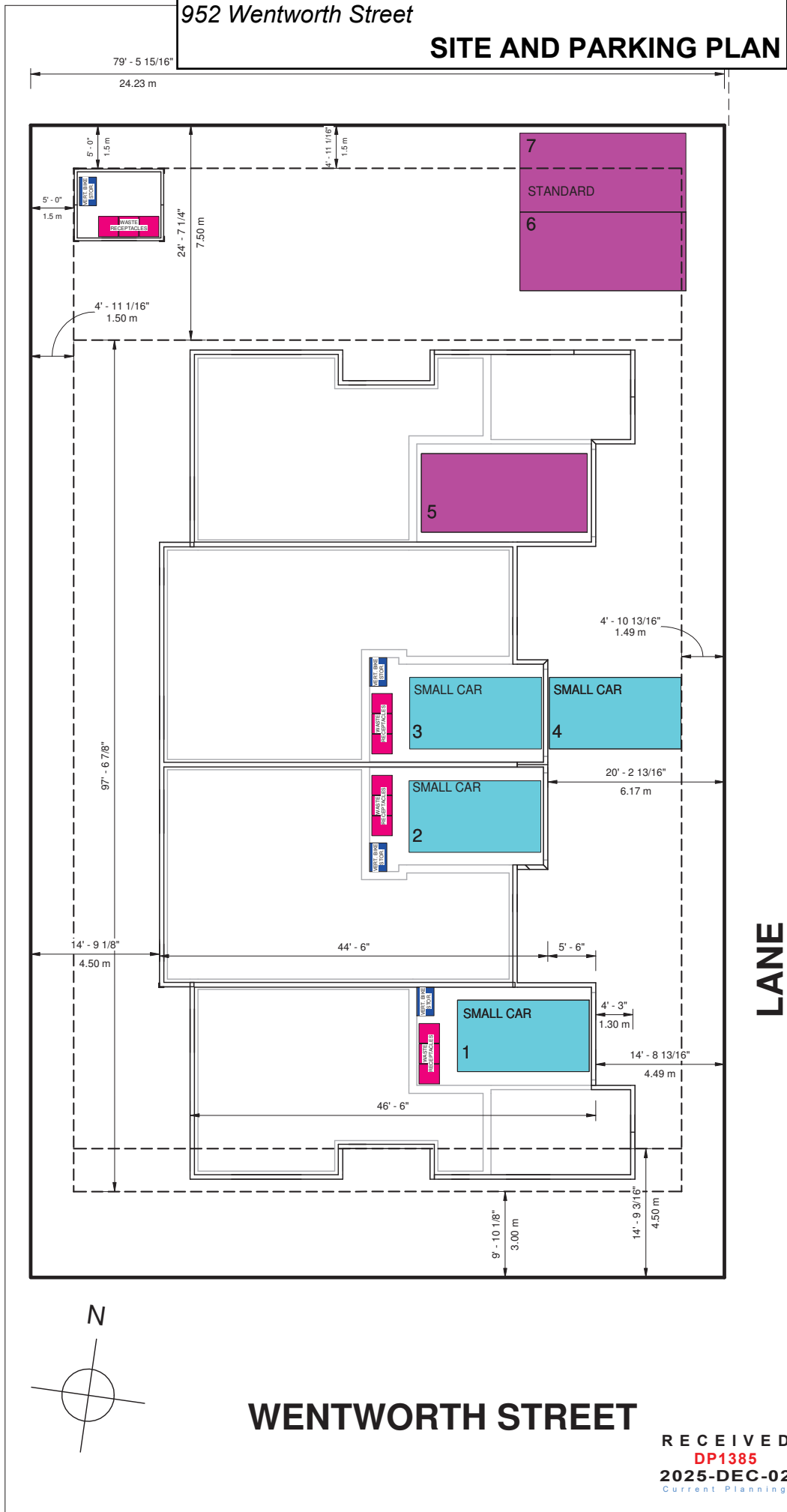

J. Holm, Director
Planning & Development

Pursuant to Section 154 (1)(b) of the Community Charter



 952 WENTWORTH STREET

SITE AND PARKING PLAN



Revisions

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**952 WENTWORTH
DEVELOPMENT PERMIT**

LANE

Greenplan
designing with care

1665 Cedar Road
Nanaimo, B.C.
(250) 722-3456
www.greenplan.ca
info@greenplan.ca

Designed Designer	Drawn Author	Checked Checker
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Date
12/02/2025

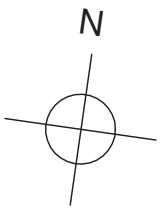
Project
24102

Drawing #
24102-1202-71

Scale
3/32" = 1'-0"

Sheet Title
SITEPLAN

Sheet #
A-S



WENTWORTH STREET

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DP1385
2025-DEC-02
Current Planning

BUILDING ELEVATIONS AND DETAILS



EAST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

REVISIONS

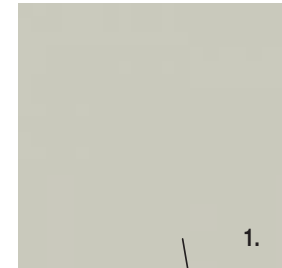
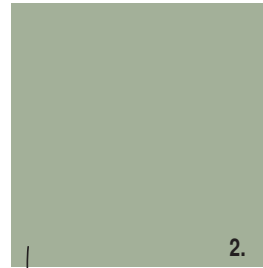
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952 WENTWORTH
 DEVELOPMENT PERMIT

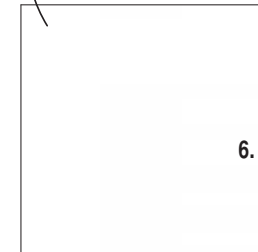
1655 Cedar Road
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 www.greenplan.ca
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DESIGNED	DRAWN	CHECKED
Jak, K.A., J.L.	J.L.	
DATE	11/05/2025	
PROJECT	24102-1125-61	
SCALE	1/4" = 1'-0"	
SHEET TITLE	ELEVATIONS	
SHEET #	A2	

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 2025-NOV-25



1. Board and Batten Siding - Clay
Kaycan – "Clay" - <https://www.kaycan.com/ideas-and-inspiration/all-colors/clay/>
2. Horizontal lap style - Willow Green
Kaycan - "Willow Green" - <https://www.kaycan.com/ideas-and-inspiration/all-colors/willow-green/>
3. Horizontal lap style - Evergreen
Kaycan – "Evergreen" - <https://www.kaycan.com/ideas-and-inspiration/all-colors/evergreen/>
4. Roofing Finish – Asphalt
IKO Cambridge - Duel Black - <https://www.iko.com/na/document-library/cambridge-collection-brochure-en.pdf>
5. Gable End Shingles – Cedar
Kaycan "Cedar Blend" - <https://www.kaycan.com/product/polymeric/polymeric-shakes/cedar-impressions-single-7-straight-edge-perfection-shingles/>
6. Soffits and downspouts - White
Window and door trim - White - 6" wide on top and bottom, 4" wide on sides
Corner Trim - White - 6" wide
Barge boards and gutters - White
7. Railings and Spindles - Black



Revisions

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952 WENTWORTH
DEVELOPMENT
PERMIT

Greenplan
Inspiring with nature
1665 Cedar Road
Nanaimo, B.C.
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Designed	Drawn KA	Checked
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Date
11/25/2025

Project
24102

Drawing #
24102-1125-61

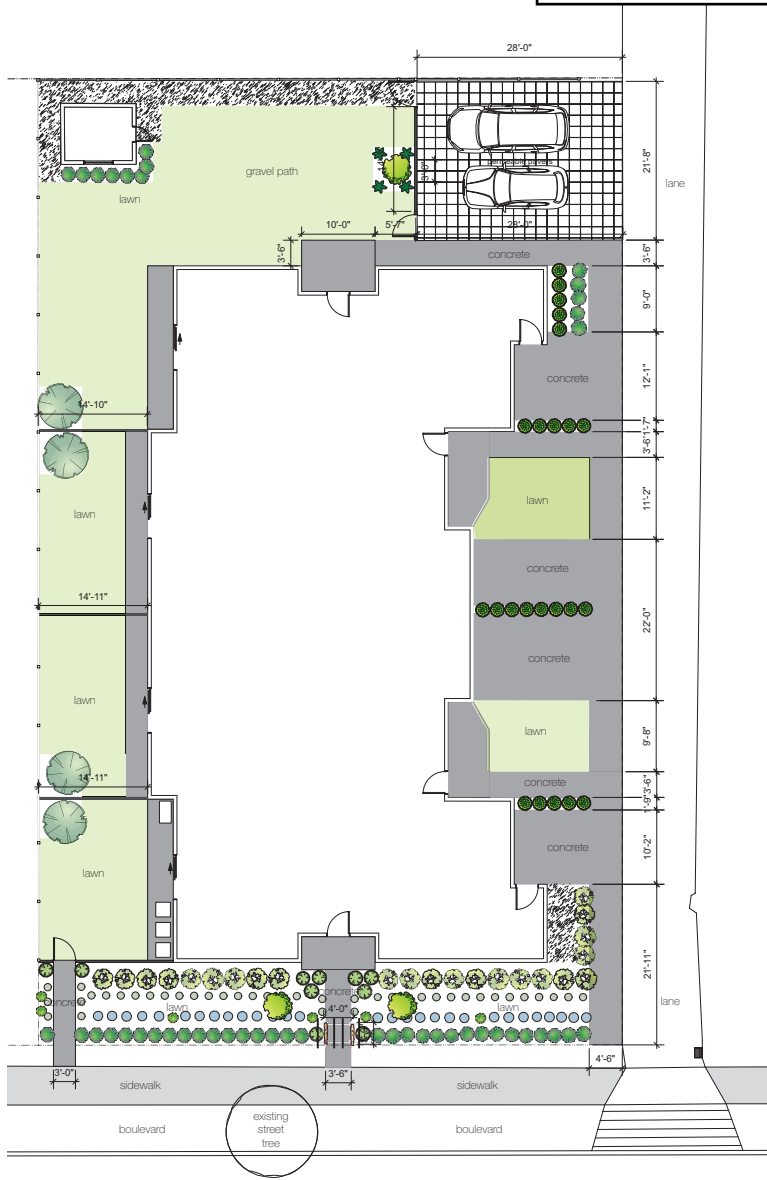
Scale

Sheet Title
MATERIAL/SAMPLE BOARD

Sheet #
A-MB

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2025-NOV-25
Current Planning

LANDSCAPE PLAN AND DETAILS



1 Landscape Plan
Scale: 1/8" = 1'-0"

Plant List						
Image	ID	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
	Agri	4	Acer griseum	Paperbark Maple	3cm	
	Ca	2	Clematis armandi	Evergreen Clematis	#5	
	EKGS	53	Euonymus fortunei 'Green Spire'	Green Spire Euonymus	#2	
	GBF	3	Ginkgo biloba 'Fastigiata'	Maidenhair Tree	3cm	
	LHG	41	Lavandula angustifolia 'Hidcote'	Hidcote Lavender	4'	
	Ma	4	Mahonia aquifolium	Oregon Grape	#3	
	MeG	10	Miscanthus sinensis 'Gracillimus'	Fountain Grass	#2	
	PL	23	Prunus laurifolia 'Lolita'	Portugese Laurel	#3	
	PLS	29	Perovskia 'Little Spire'	Russian Sage	#1	
	Pm	4	Polystichum munilium	Sword Fern	#2	
	Rt/SG	6	Rudbeckia fulgida var. Sulivanti 'Goldsturm'	Black Eyed Susan	#1	
	Tb	23	Taxus baccata	Yew	1m	
	Tocc	1	Thuja occidentalis	Eastern Arborvitae	2m	

LANDSCAPE PLAN

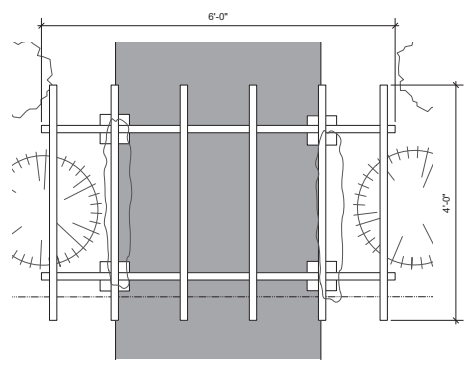
952 Wentworth Street
Nanaimo, BC

Prepared by:
Terra Luma Design
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Vancouver, BC V6H 1J6
terraluma@mac.com

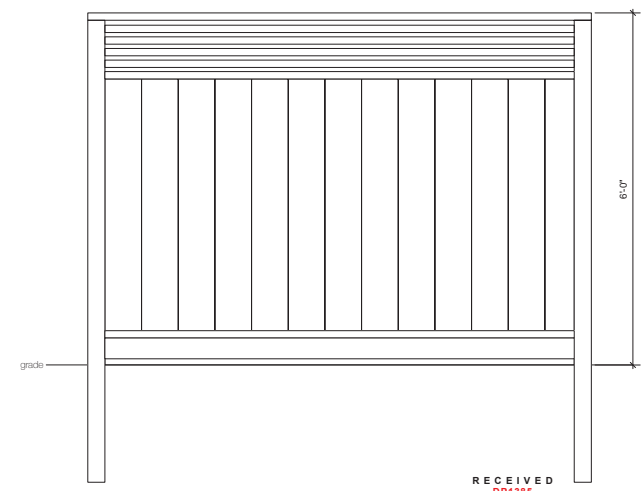


Date:
22 November 2025

Scale:
as noted



2 Pergola plan
Scale: 1" = 1'-0"



3 typical fence panel elevation
Scale: 1" = 1'-0"

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2025-NOV-25