



DEVELOPMENT PERMIT NO. DP001388

1091772 B.C. LTD., INC.NO. BC1091772

Name of Owner(s) of Land (Permittee)

4319 & 4321 BOBAN DRIVE

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 1 SECTION 5 WELLINGTON DISTRICT PLAN VIP68406
PID NO. 024-365-360**

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 Plan 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 13.4.1 Siting of Buildings* – to reduce the minimum required east side yard setback for the existing principal building from 6.0m to 3.3m, as shown on Schedule B.

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

1. *Section 6.1 Required Number of Loading Spaces* – to reduce the minimum required number of loading spaces from 2 to 1.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site and Parking Plan prepared by 2KArchitecture, dated 2026-AUG-07, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by 2KArchitecture, dated 2026-JUL-08, as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Landscape Plans and Details prepared by Harry Haggard Landscape Architect, dated 2026-AUG-10, as shown on Schedule D.
4. Registration of a statutory right-of-way adjacent to Boban Drive with an approximate width of 2.5m to facilitate a future road cross section for an Industrial Collector designed and constructed in accordance with IC-XS1 of the City of Nanaimo Manual of Engineering Standards and Specifications within a 25.0m wide road allowance, prior to building permit issuance.

REVIEWED AND APPROVED ON

2026-Aug-25
Date



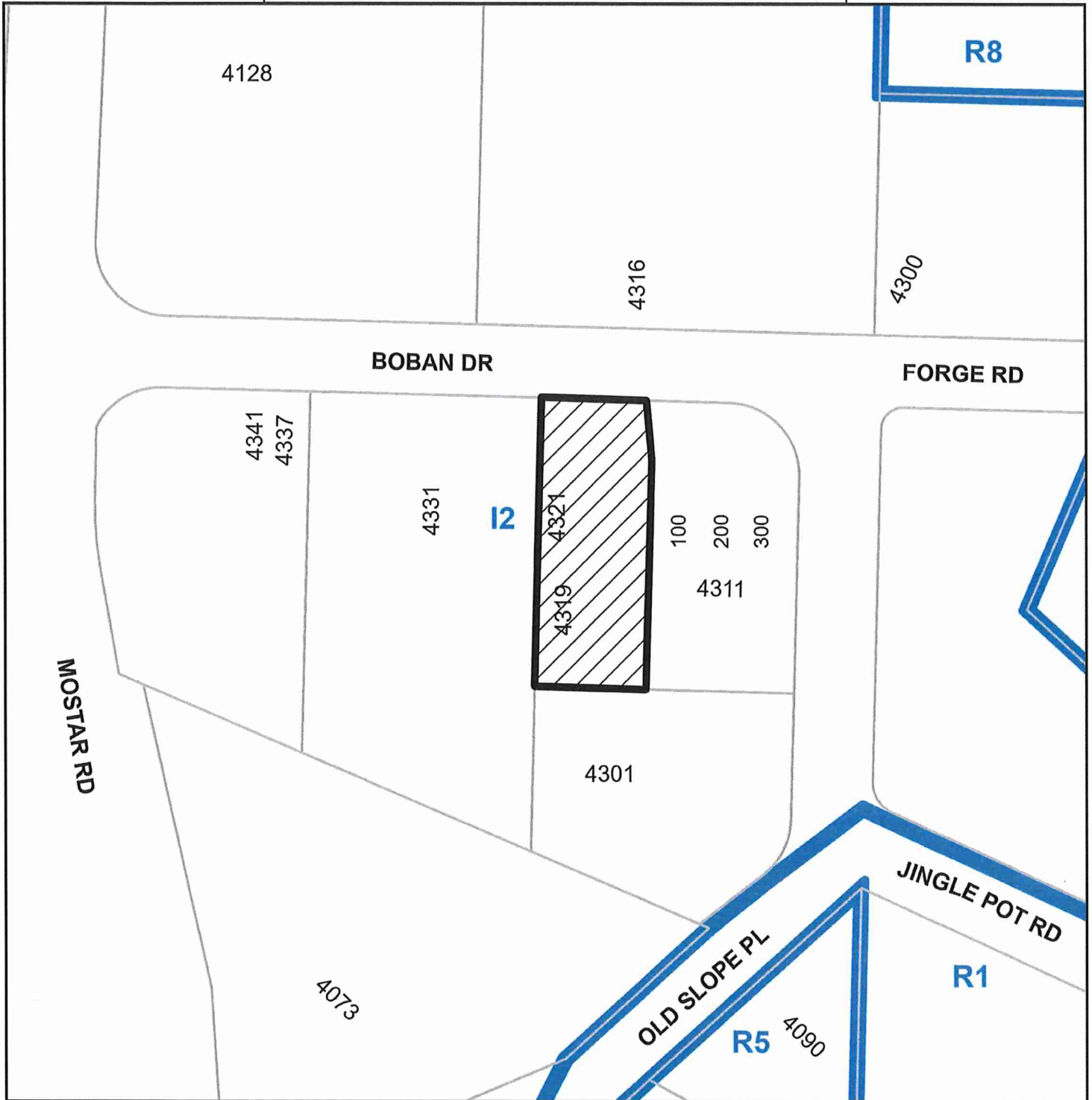
J. Holm, Director
Planning & Development

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

Development Permit No. DP001388
4319 & 4321 Boban Drive

Schedule A

SUBJECT PROPERTY MAP



4319 & 4321 BOBAN DRIVE

Development Permit No. DP001388
4319 & 4321 Boban Drive

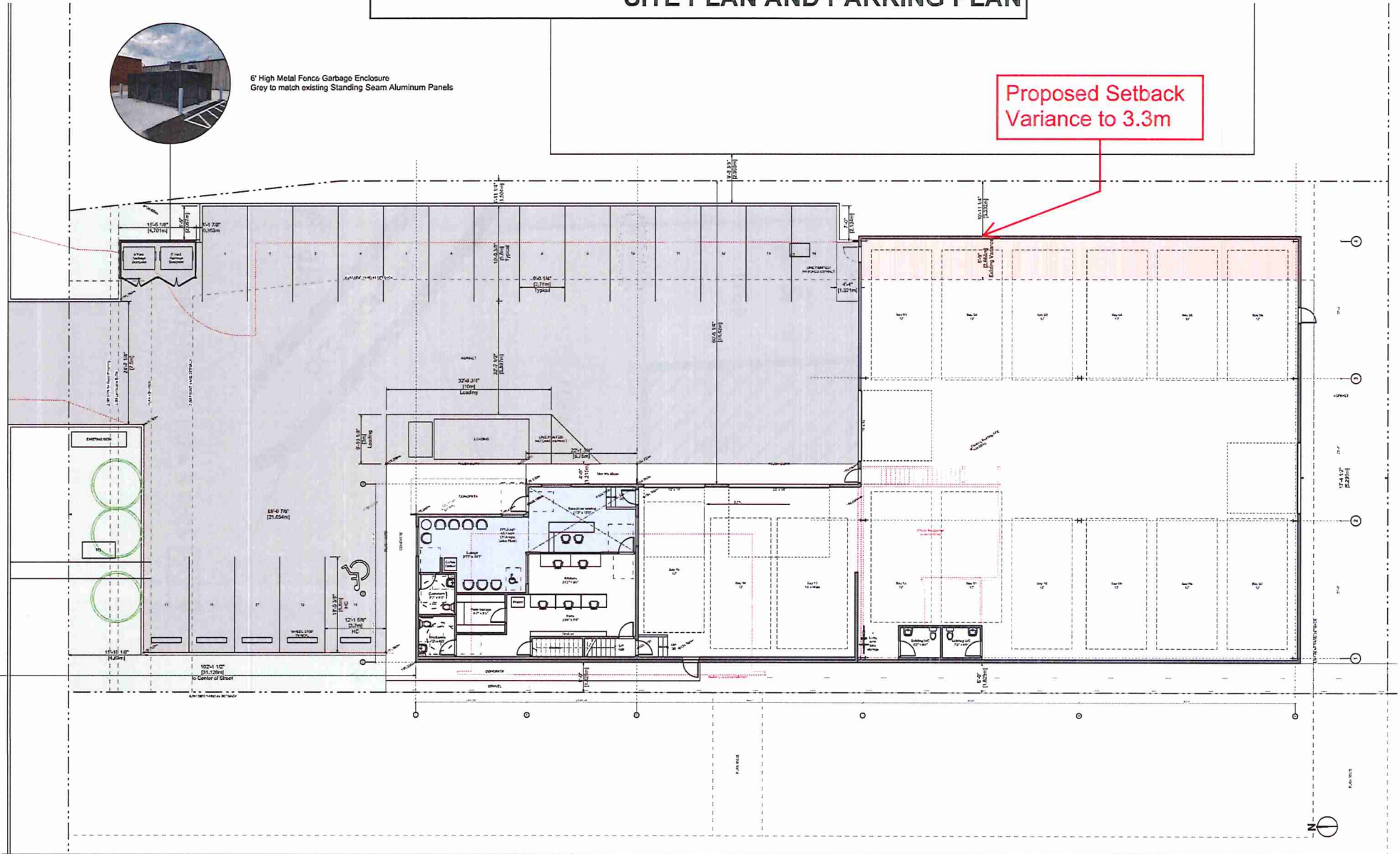
Schedule B

SITE PLAN AND PARKING PLAN



6' High Metal Fence Garbage Enclosure
Grey to match existing Standing Seam Aluminum Panels

Proposed Setback
Variance to 3.3m



2K Architecture

PROJECT
Supertech

CLIENT
Supertech Auto Group
ADDRESS
4321 Boban Dr, Nanaimo, BC V9T 5V9

PROJECT NO.
2407



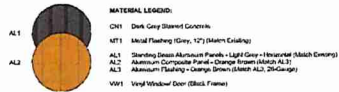
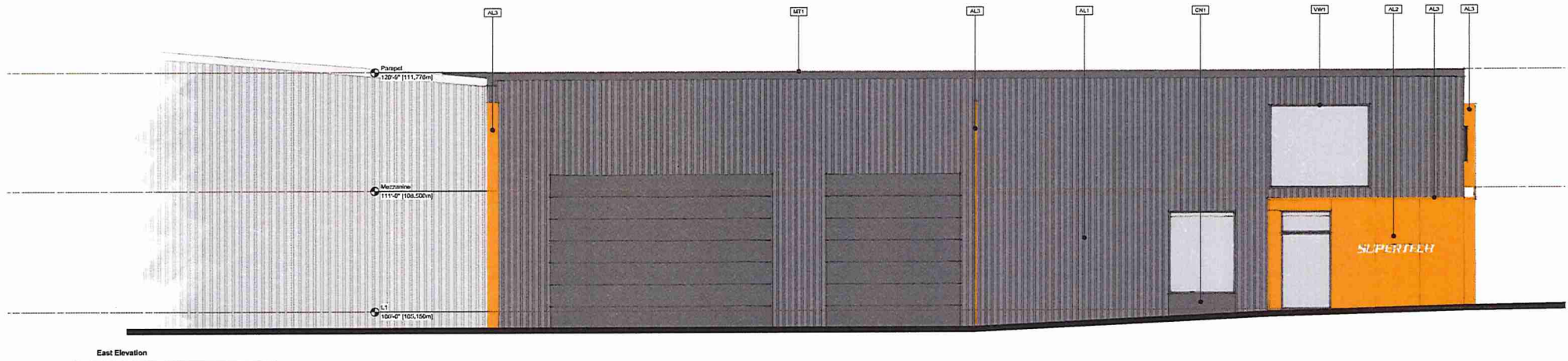
SCALE
1/8"=1'-0"
ISSUE
07 Aug 2026

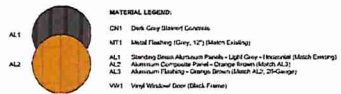
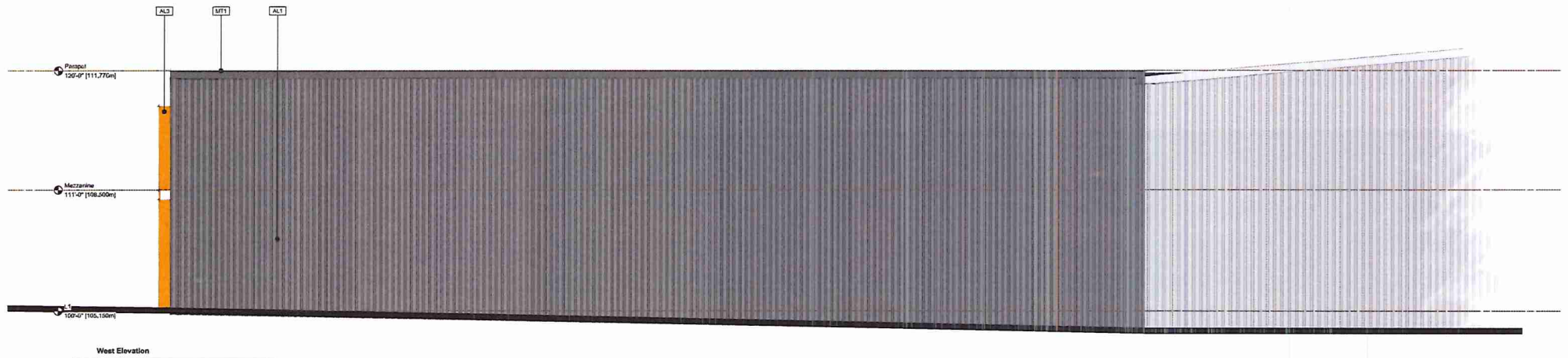
Level 1 Floor Plan
Site Plan

A1.0

RECEIVED
DP1388
2026-AUG-07
Current Planning

BUILDING ELEVATIONS AND DETAILS





LANDSCAPE PLAN AND DETAILS

