



DEVELOPMENT PERMIT NO. DP001407

1359659 B.C. LTD., INC.NO. BC1359659
Name of Owner(s) of Land (Permittee)

921 MAUGHAN ROAD
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 25 SECTION 9 NANAIMO DISTRICT PLAN VIP63717
PID NO. 023-493-429

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:

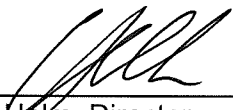
1. *Section 13.4.1 Siting of Buildings* – to reduce the minimum required south side yard setback from 6m to 3m, as shown on Schedule B.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site and Parking Plan prepared by Venture Architecture Inc., dated 2026-MAY-22, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Venture Architecture Inc., dated 2026-MAY-22, as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Landscape Plans and Details prepared by Janice New L.A.T. New Landscapes, dated 2026-APR-10, as shown on Schedule D, and prior to building permit issuance the following shall be submitted:
 - an itemized cost estimate prepared by a qualified landscape professional; and,
 - a landscape security deposit equal to 100%, up to a maximum of \$100,000, of the landscape cost estimate.

REVIEWED AND APPROVED ON

Aug 17, 2026
Date

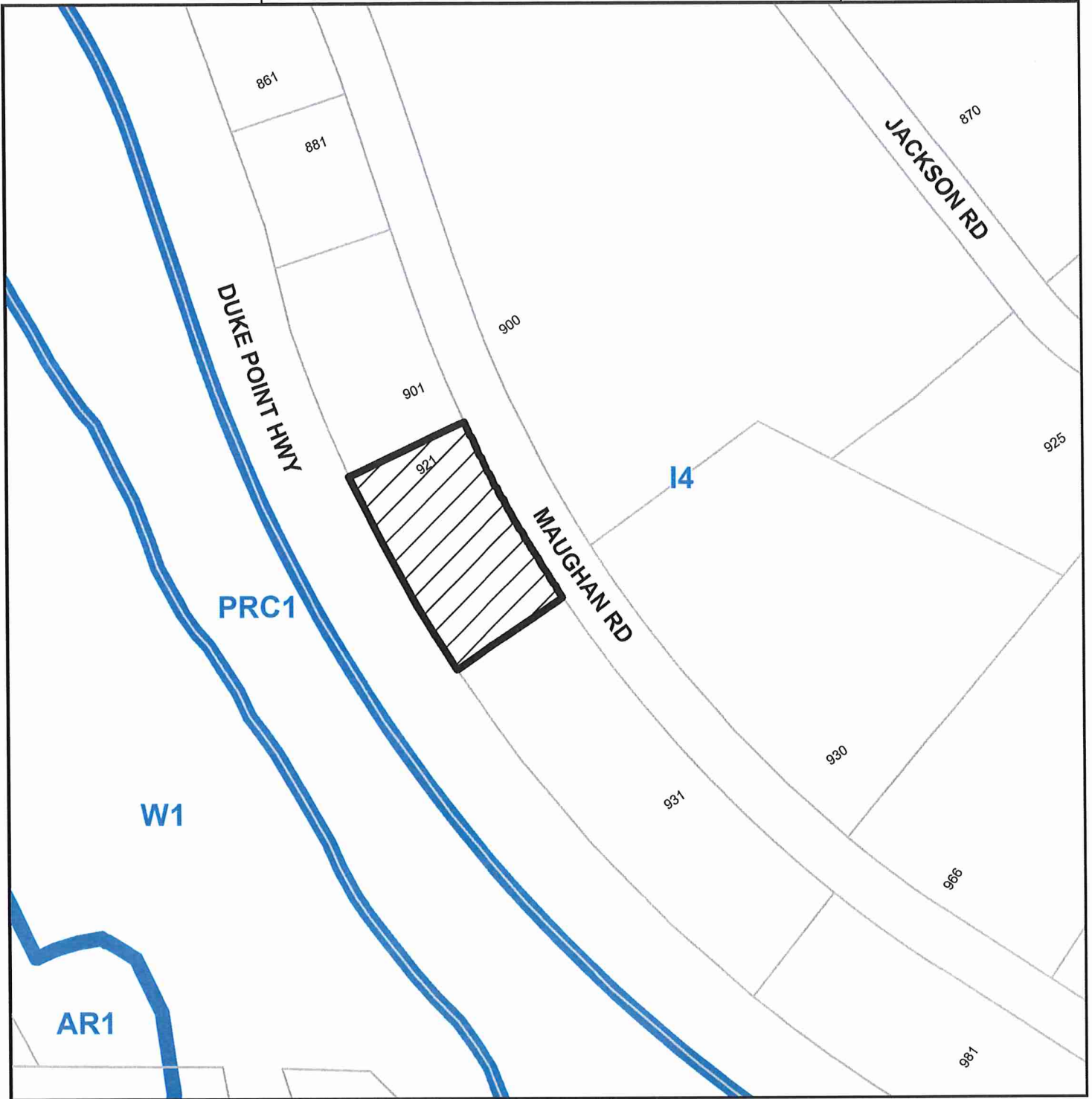

J. Holm, Director
Planning & Development

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

Development Permit No. DP001407
921 Maughan Road

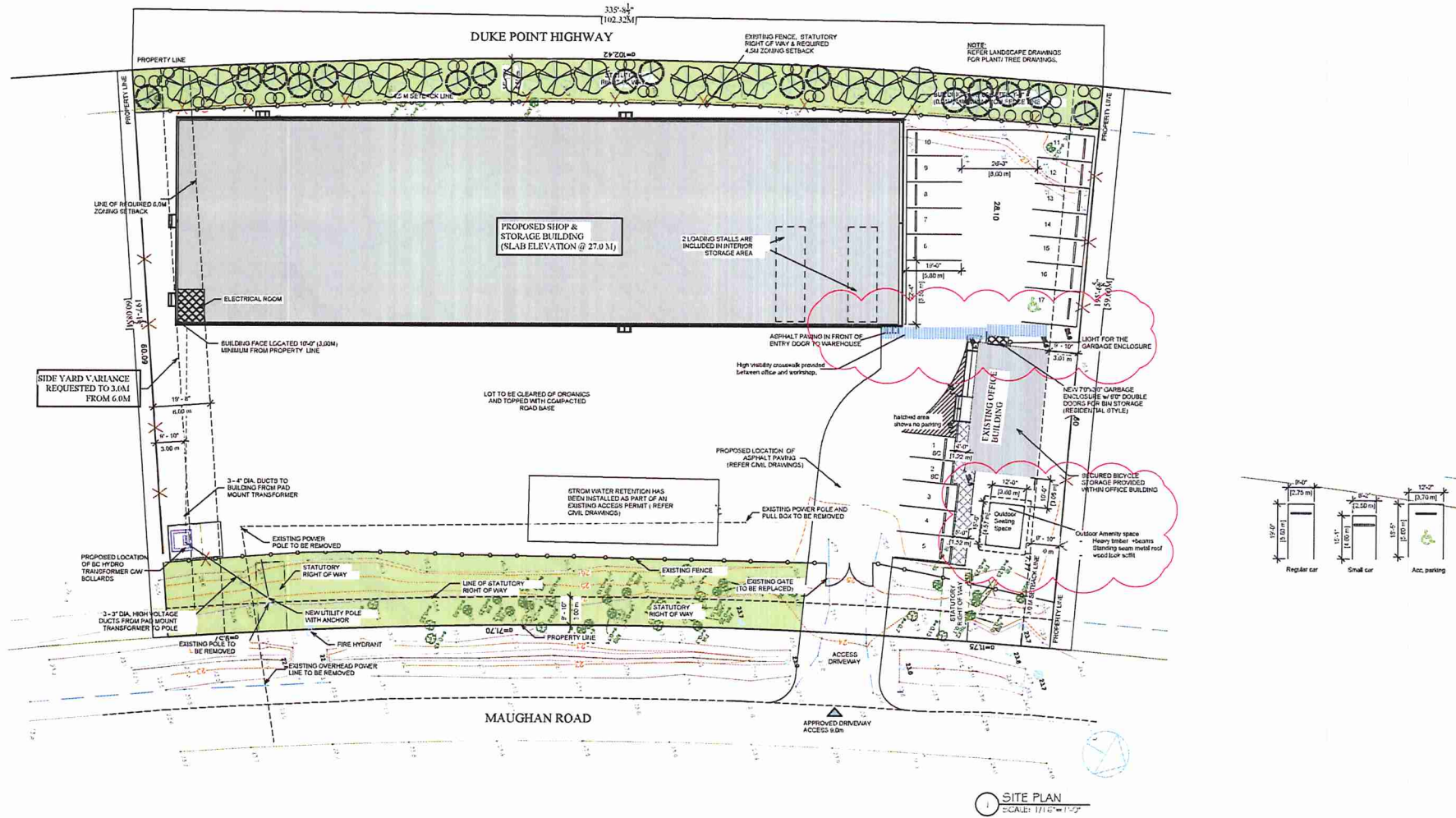
Schedule A

SUBJECT PROPERTY MAP



 921 MAUGHAN ROAD

SITE PLAN AND PARKING PLAN

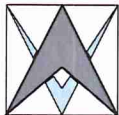


RECEIVED
DP1407
2026-MAY-22

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**VENTURE
ARCHITECTURE INC.**

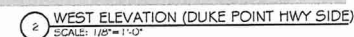
Principal: Sandra Hefner
Address: 1000-1000
1000-1000 STREET, SUITE 100, VANCOUVER
V6H 1A1
www.venturearchitecture.ca

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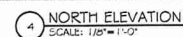
ARCHITECT SEAL				PROJECT NAME	
				NIKK STEEL STORAGE	
				921 MAUGHAN ROAD VANCOUVER BC	
				CLIENT INFO: NIKK STEEL INC.	
				SHEET TITLE	
				SITE PLAN	
				PROJECT NO.	
				2026-02	
				SHEET NO.	
				A-100	

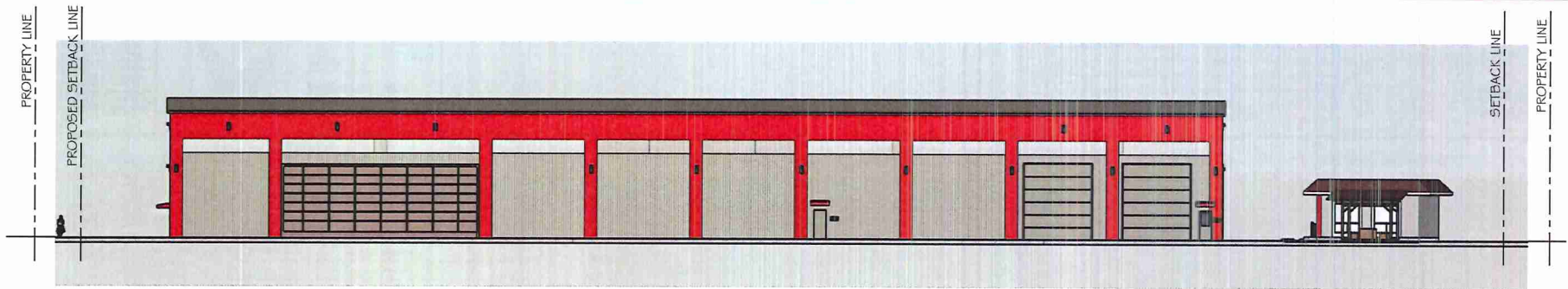
BUILDING ELEVATIONS AND DETAILS



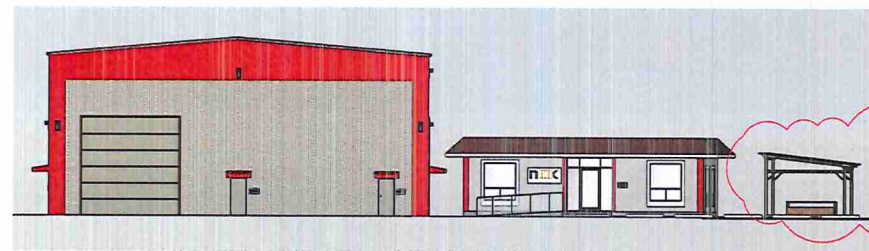
OFF WHITE / SURE MIST AUTUMN RED

MATERIAL/COLOUR SELECTION		
BUILDING MATERIALS	COLOUR	MANUFACTURER / SUPPLIER
1	10-12" WALL - METAL CLADDING	OFF-WHITE, SLURP MIST INTERACH
2	10-12" WALL - METAL CLADDING	AUTUMN RED INTERACH
3	TRANSLUCENT PANELS	TBD
4	CANOPY	AUTUMN RED
5	LIGHT FIXTURE	BLACK
6	DOORS	OFF-WHITE, SLURP MIST
7	OVERHEAD DOORS	OFF-WHITE, SLURP MIST
8	COMPANY SIGNAGE	

[illegible]

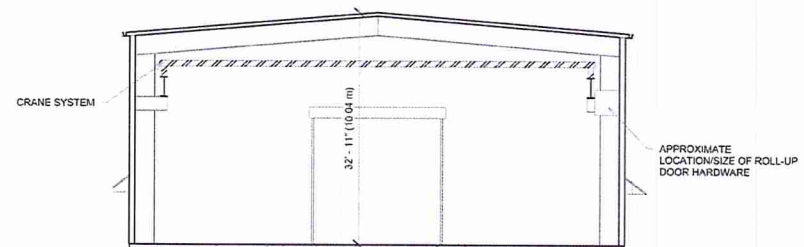


1 SITE ELEVATION - EAST SIDE



- Outdoor Amenity space Material details:
- Heavy timber post + beams
 - Clustering beam metal roof
 - wood deck soft

2 SITE ELEVATION - SOUTH SIDE

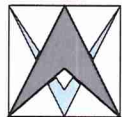


3 WAREHOUSE BUILDING SECTION
SCALE: 1/8" = 1'-0"

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**VENTURE
ARCHITECTURE INC.**

Principal: Simon White
Architect: Simon White
1210 1210 STREET, SUITE 100, VANCOUVER, BC V6A 1A1
778-411-1111

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				ARCHITECT SEAL		PROJECT NAME	
						NIIK STEEL STORAGE	
						121 MAISON ROAD	
						VANCOUVER, BC	
						RECEIVED	
						2026-MAY-22	
						CLIENT INFO:	
						NIIK STEEL INC.	
				DATE		SHEET TITLE	
				2025-05-15		SITE ELE & BLDG SECTION	
				ISSUED TO CITY TO ADDRESS 60% COMMENTS		PROJECT NO.	
				SM		2026-02	
				BY		SHEET NO.	
				DO NOT SCALE DRAWING		A-202	

Development Permit No. DP001407
921 Maughan Road

Schedule D

LANDSCAPE PLAN AND DETAILS

DUKE POINT HIGHWAY

PROPOSED STEEL BLDG.

PROPOSED
RELOCATION OF
OFFICE PARKING

EXISTING
OFFICE

PROPOSED
LOCATION OF
ASPHALT
PAVING

EXISTING
GATE

PROPOSED LOCATION OF
BO HYDRO TRANSFORMER
SW BOLLARDS

EXISTING FENCE

MAUGHAN ROAD

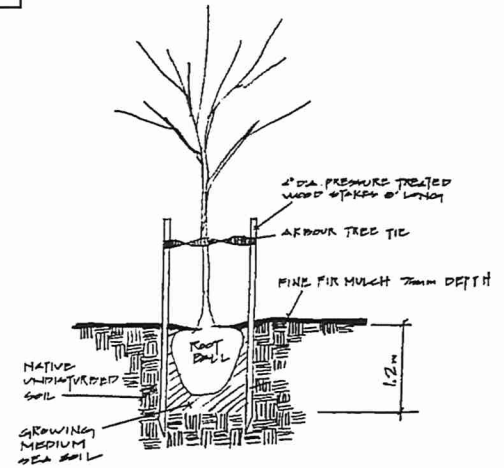
REQUIRED DUKE POINT LANDSCAPE SCHEME



2.5m HT. CONIFEROUS TREES - 5m Ø
- PINUS CONTORTA VARI



6cm CALIPER DECIDUOUS TREES - 5m Ø
- ACER RUBRUM



TREE PLANTING DETAIL
N.T.S.

PLANT SCHEDULE

	SYM.	QTY.	BOTANICAL / COMMON NAME	SIZE
TREES	a	11	ACER RUBRUM / ARMSTRONG MAPLE	6cm CALIPER
	p	11	PINUS CONTORTA VARI / SHORE PINE	2.5m HT.
SHRUBS	h	10	ACER CIRCINATUM / VINE MAPLE	H 2
	v	40	ROSA NUTKANIA / NOOTKA ROSE	H 1
	h	10	HEDERA HELIX / ENGLISH IVY	H 1

NOTES:

1. NATIVE SOIL TO BE AMENDED WITH SEA SOIL OR EQUIVALENT ORGANIC SOIL IN PLANTING POCKETS AROUND ALL TREES.
2. ALL TREES TO BE STAKED & IRRIGATED WITH MICRO-DRIP SYSTEM.
3. ALL TREES TO BE MULCHED WITH FINE FIR MULCH TO A MIN. DEPTH OF 75mm.

PROPOSED LANDSCAPING 921 MAUGHAN ROAD

SCALE: 1/16" = 1'0"

DRAWN BY: JANICE NEW L.A.T.
NEW LANDSCAPES

DATE: APRIL 7, 2025

REVISIONS: MAY 6, 2025 (ADDED NATIVE SHRUBS TO SCREEN PLANTINGS) in
OCTOBER 16, 2025 (ADDED BLDG., ENLARGED PARKING AREA &
BO HYDRO TRANSFORMER) in
APRIL 10, 2026 (ADDED SEATING AREA, REVISED PARKING LOT) in

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