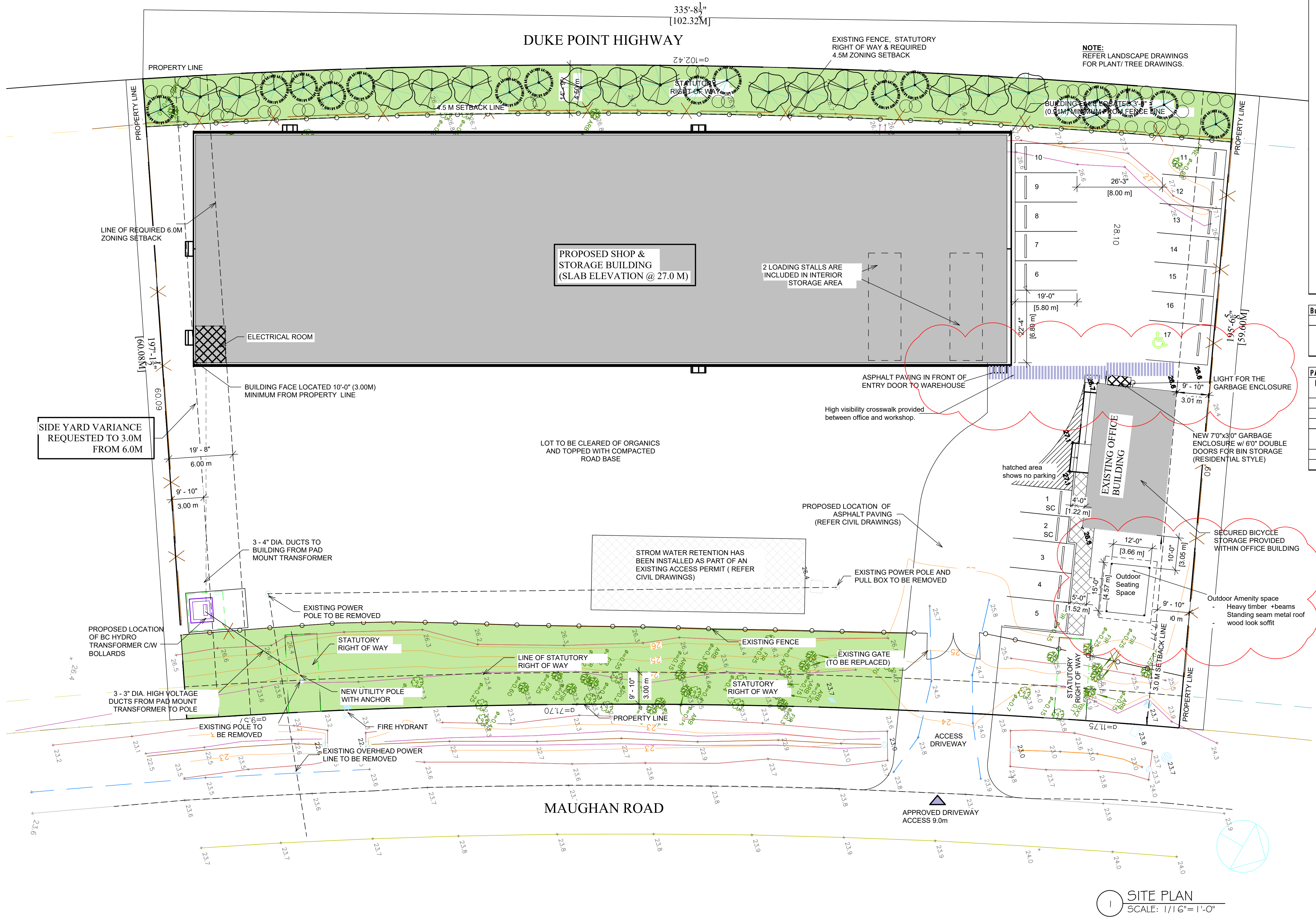


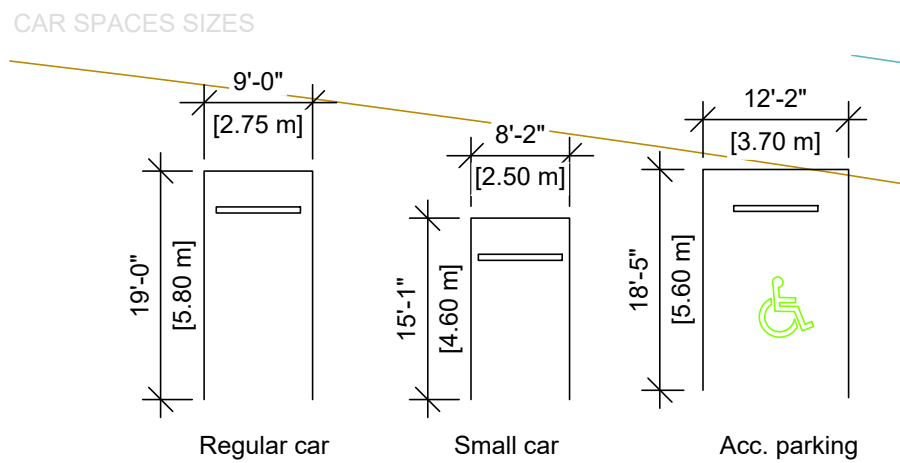


1 SITE PLAN
SCALE: 1/16" = 1'-0"

ZONING RECONCILIATION- CITY OF NANAIMO		
Project Data:		
Name	NIIK STEEL STORAGE	
Civic Address	921 MAUGHAN ROAD, NANAIMO, BC	
Legal Description	LOT25, SECTION 9, NANAIMO DISTRICT PLAN VIP63717	
Lot Area	5,847 SQM	
ZONE	INDUSTRIAL I4	
ZONING DATA	Permitted	Proposed /Provided
13.1 Description of Zones	I4 - THIS ZONE PROVIDES FOR HEAVY INDUSTRIAL DEVELOPMENT THAT IS NOT COMPATIBLE WITH RESIDENTIAL USES.	
13.2 Permitted Uses	INDUSTRY	INDUSTRY
13.3 Lot size and Dimensions	minimum lot area : 1,800 sqm minimum lot frontage : 15m minimum lot depth : 45m	5,847 sqm 102.32m 60.09m
13.4 Siting of Building	North side (office)	3.0m
	East side (front - office)	4.5m
	South side (shop)	6.0m
	West /Front (shop)	4.5m
13.5 Size of Buildings	Maximum 50%	29.5%
Height of Buildings	18m max.	10.1m

Building Area	
Office (existing)	1081 sqft 100 sqm
Shop (Proposed)	17500 sqft 1626 sqm
Total	18581 sq ft 1726 sqm

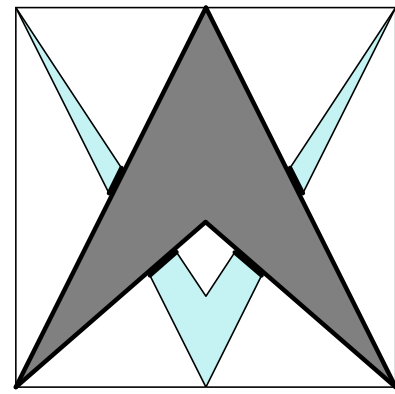
PARKING BYLAW REQUIREMENTS (PART VII) REQUIRED NO. OF OFF-STREET PARKING SPACES	REQUIRED	PROVIDED
Industrial	1 SPACE PER 100 SQM OF GROSS FLOOR AREA	
	REQUIRED 17 SPACES	14 regular spaces
Acc. Parking	1 space	1 space
Small Cars max. 40% allowed = 7		2 spaces
Total cars		17 cars spaces including 1 accessible space



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ARCHITECT SEAL

PROJECT NAME

NIIK STEEL STORAGE

921 MAUGHAN ROAD
NANAIMO BC

CLIENT INFO:
NIIK STEEL INC.

DATE

DR.

DO NOT SCALE

DRAWING

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BY

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2026-05-22

re-ISSUED TO CITY

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2026-03-13

ISSUED TO CITY TO ADDRESS ADP COMMENTS

SM

PROJECT No

2026-02

SHEET NO.

A-100