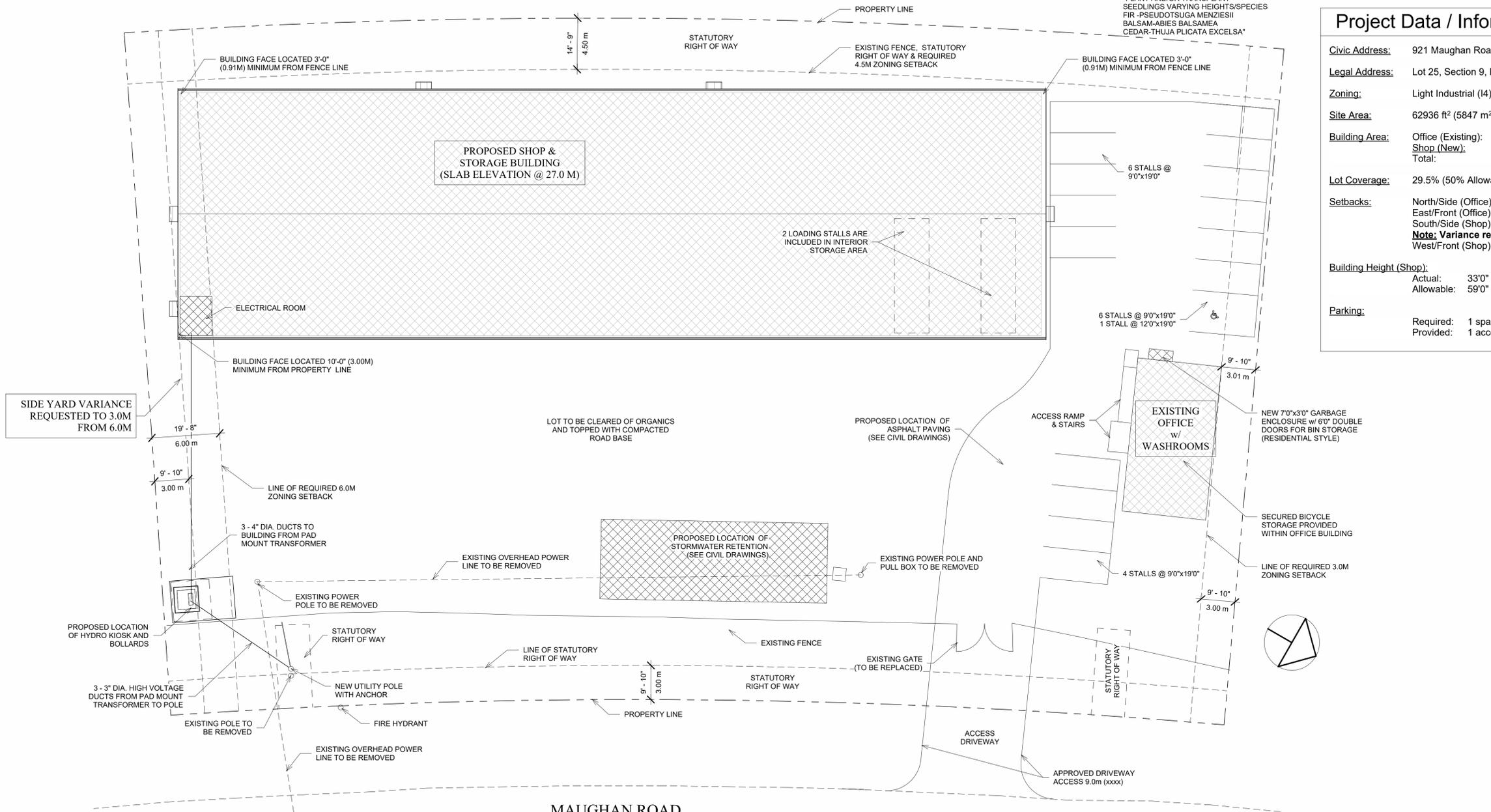


DUKE POINT HIGHWAY

NOTE:
 DP521 INFILL LANDSCAPING
 *PLANT AND/OR TRANSPLANT
 SEEDLINGS VARYING HEIGHTS/SPECIES
 FIR -PSEUDOTSUGA MENZIESII
 BALSAM-ABIES BALSAMEA
 CEDAR-THUJA PLICATA EXCELSA*

Project Data / Information

Civic Address: 921 Maughan Road, Nanaimo, BC
Legal Address: Lot 25, Section 9, Nanaimo District, Plan VIP63717
Zoning: Light Industrial (I4)
Site Area: 62936 ft² (5847 m²)
Building Area: Office (Existing): 1081 ft² (100 m²)
 Shop (New): 17500 ft² (1626 m²)
 Total: 18581 ft² (1726 m²)
Lot Coverage: 29.5% (50% Allowable)
Setbacks: North/Side (Office): 9'10" (3.01 m) (3.0 m Required)
 East/Front (Office): 58'5" (17.81 m) (4.5 m Required)
 South/Side (Shop): 9'10" (3.00 m) (6.0 m Required)
Note: Variance requested for South/Side yard (Shop)
 West/Front (Shop): 18'0" (5.50 m) (4.5 m Required)
Building Height (Shop):
 Actual: 33'0" (10.1 m)
 Allowable: 59'0" (18.0 m)
Parking:
 Required: 1 space per 100 m² @ 1726 m² = 17 spaces
 Provided: 1 accessible & 16 standard = 17 spaces



SIDE YARD VARIANCE REQUESTED TO 3.0M FROM 6.0M

1 Site Plan
 1/16" = 1'-0"



2 Southwest View



CONSULTANT - SUB CONSULTANT:

Kevin Lamont
 Project Facilitator Ltd.
 Ladysmith, B.C.
 Phone: (250) 416-9050
 Email: facsup@shaw.ca



SEAL:

PROJECT:

RECEIVED
DP1407
2025-NOV-18
 Current Planning

REVISION LOG:	REV. #
DEVELOPMENT PERMIT	1

REV.	DATE	DESCRIPTION
6	2025-11-06	DP Submittal
5	2025-09-26	DP (Parking Revisions)
4	2025-09-23	DP (Preliminary w/ HYDRO)
3	2025-08-20	DP (Preliminary)
2	2025-07-02	DP (Preliminary)
1	2025-02-30	DP (Preliminary)

NIK PROJECT NUMBER:	DRAWN BY:
1035	KL
CLIENT PROJECT NUMBER:	CHECKED BY:
1035	AJ

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DRAWING NAME:
SOUTHWEST 3D VIEW SITE PLAN

PROJECT NAME:
**PROPOSED STORAGE BUILDING
 921 MAUGHAN ROAD**

SHEET NUMBER:
A100