CITY OF NANAIMO
THE HARBOUR CITY

DEVELOPMENT PERMIT NO. DP001419

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

901 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 26 SECTION 9 NANAIMO DISTRICT PLAN VIP63717
   PID NO. 023-493-437

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 6.0m to 3.0m.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan and Parking Plan prepared by Venture Architecture Inc., dated 2026-AUG-25, 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-JUN-19, as shown on Schedule C.

3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by New Landscapes, dated 2026-MAR-27, as shown on Schedule D.
   (a) An itemized landscape cost estimate prepared by a qualified landscape professional shall be submitted with the building permit application.
   (b) A landscape security deposit equal to 100% of the landscape cost estimate, to a maximum of $100,000, shall be provided prior to building permit issuance.

REVIEWED AND APPROVED ON

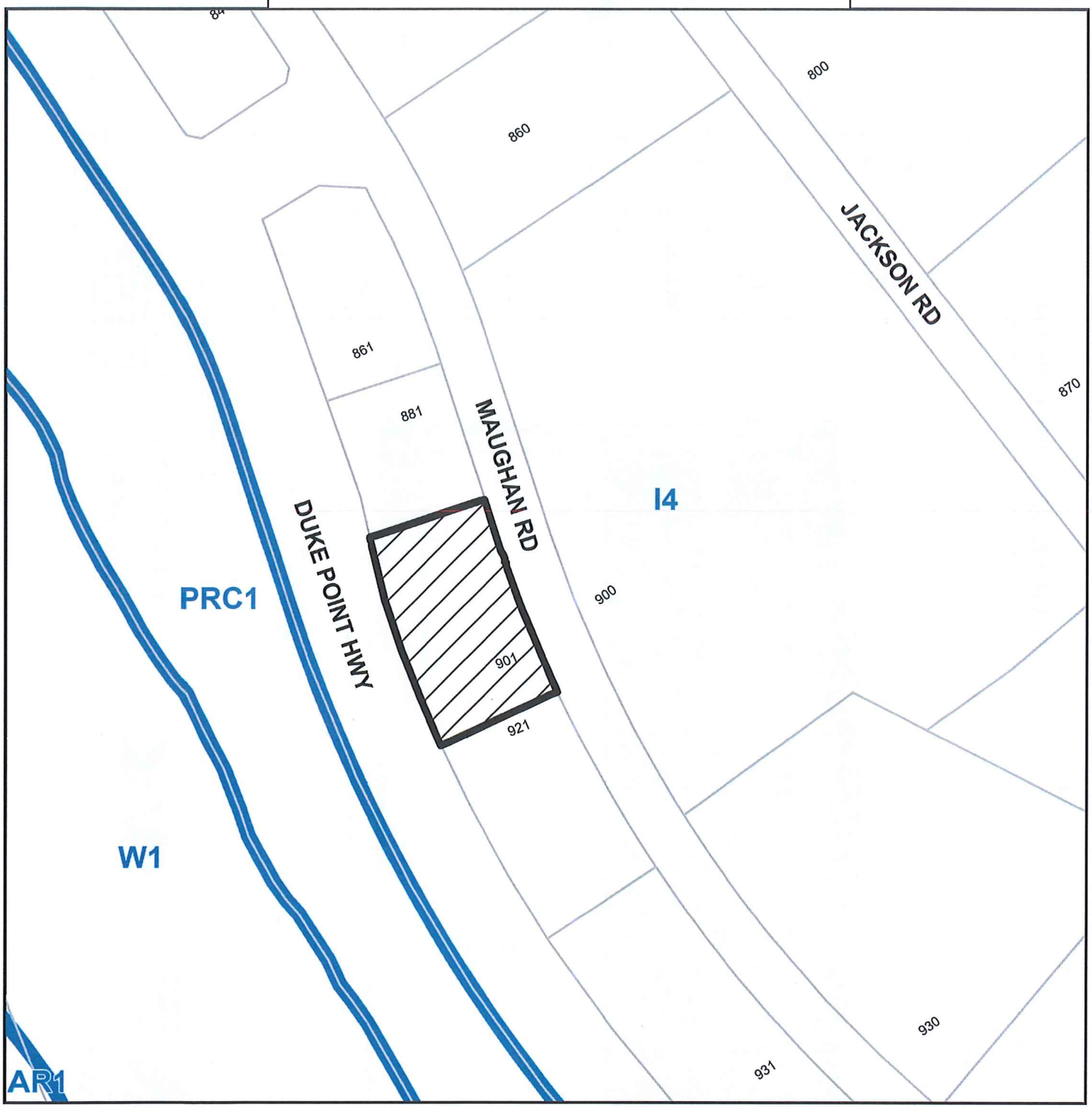
Sept 22, 2026
Date

J. Holm, Director
Planning & Development

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

Development Permit No. DP001419 **Schedule A**
901 Maughan Road

SUBJECT PROPERTY MAP



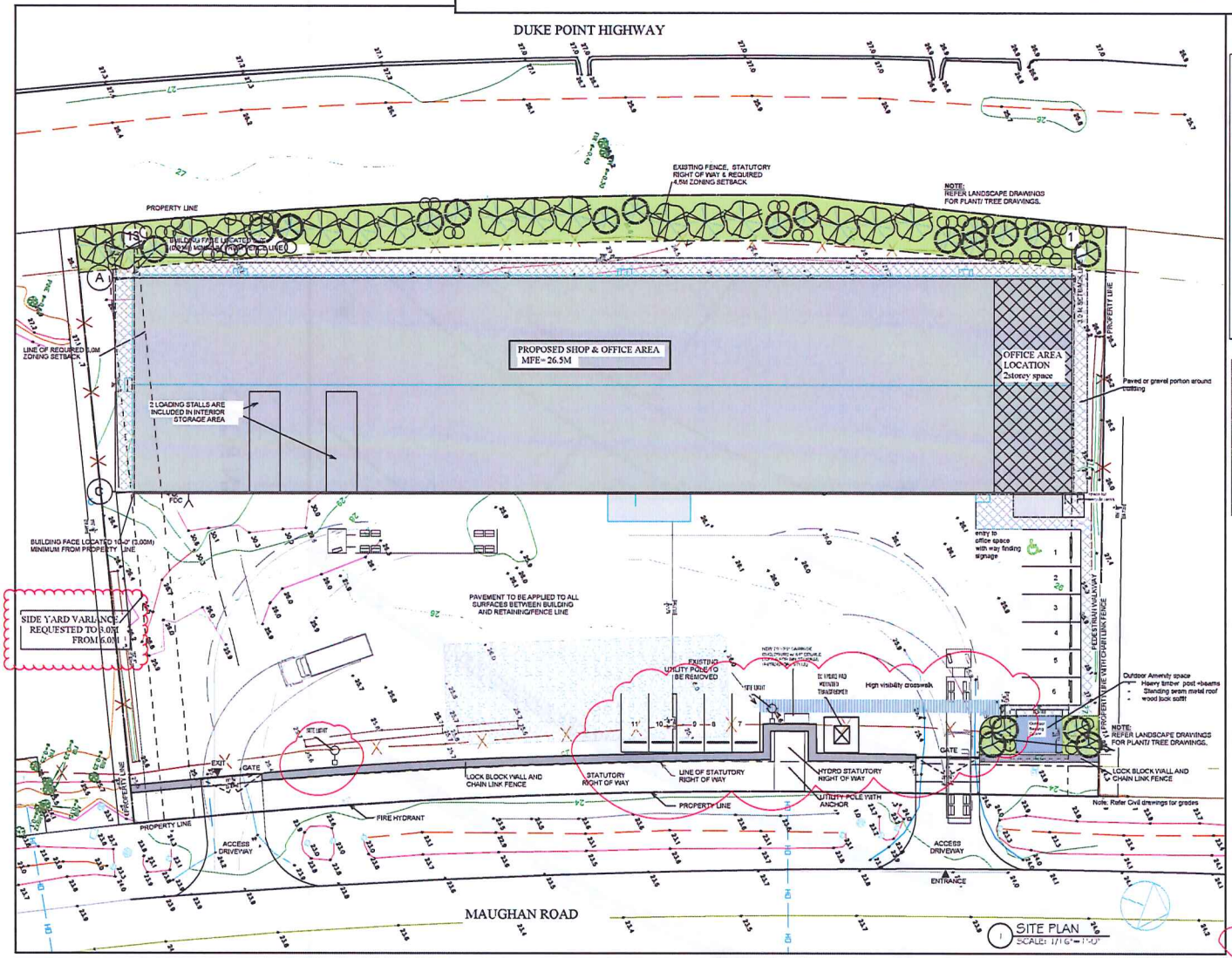
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901 MAUGHAN ROAD

Development Permit No. DP001419 **Schedule B**

901 Maughan Road

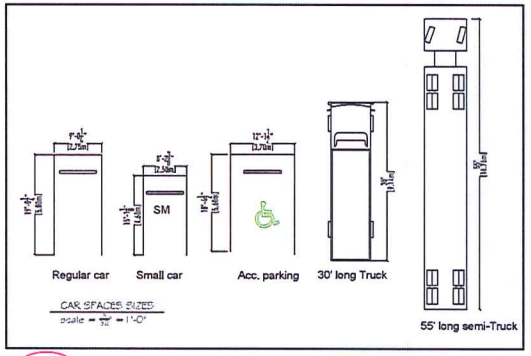
SITE PLAN AND PARKING PLAN



ZONING RECONCILIATION- CITY OF NANAIMO			
	Project Data:		
	Name Civic Address	NAK FORM STORAGE 901 MAUGHAN ROAD , NANAIMO, BC	
	Legal Description	LOT 26, SECTION 9, NANAIMO DISTRICT PLAN VIP67717	
	Lot Area	5,847 SQM	
	ZONE	INDUSTRIAL I4	
	ZONING DATA	Permitted	Proposed /Provided
12.1	Description of Zones	I4 - THIS ZONE PROVIDES FOR HEAVY INDUSTRIAL DEVELOPMENT THAT IS NOT COMPATIBLE WITH RESIDENTIAL USES.	
12.2	Permitted Uses	INDUSTRY	INDUSTRY
12.3	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
12.4	Siting of Building		
	North side (office)	3.0m	3.00m
	East side (front - office)	4.5m	32.82m
	South side (shop)	4.0m	3.00m (Request for Variance)
	West (Front (shop)	4.5m	5.50m
12.5	Size of Buildings Height of Buildings	Maximum 50% 18m max.	32.10% 10.06M

Building Area	
Office Area Total (2 Floors)	3,500 sqft (325.16 sqm
Shop Area	18,400 SqFt (1620.89 sqm
Total	23,180 sq ft (2146 sqm

PARKING BYLAW REQUIREMENTS (PART VII) REQUIRED NO. OF OFF-STREET PARKING SPACES	REQUIRED	PROVIDED
Industrial	1 SPACE PER 200 SQM OF GROSS FLOOR AREA	
	REQUIRED 11 SPACES	10 regular spaces
Acc. Parking	1 space	1 space
Secure Bicycle parking	2 spaces	2 Inside the office building
Total cars		23 cars spaces including 1 accessible space + 3 Small cars spaces
Loading Bays	2 Loading spaces for 465sqm to 2325 sqm	2 Loading Spaces (inside the shop)



NOTE: ALL SITE LIGHTING TO BE DARK SKY COMPLIANT

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VENTURE ARCHITECTURE INC.

Principal, Seema Nidhi Arora
ARCHITECT AIBC | MRAIC
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NAK FORM

RECEIVED
DP1419
2026-SEP-02
Current Planning

REV	DATE	DESCRIPTION	BY
3	2026-08-25	RE- ISSUED TO CITY FOR DP APPLICATION	SM
4	2026-08-19	RE- ISSUED TO CITY FOR DP APPLICATION	SM
3	2026-05-24	RE- ISSUED TO CITY FOR DP APPLICATION	SM
2	2026-05-20	ISSUED TO CITY FOR DP APPLICATION	SM
1	2026-05-13	ISSUED TO COORDINATION	SM

DO NOT SCALE DRAWING

ARCHITECT SEAL

DATE MARCH 2026 | 4 of 5 | DR. SM | CH. SM

PROJECT NAME: **NIIK FORM**
901 MAUGHAN ROAD
NANAIMO BC

CLIENT INFO:
NIIK STEEL INC.

SHEET TITLE: SITE PLAN

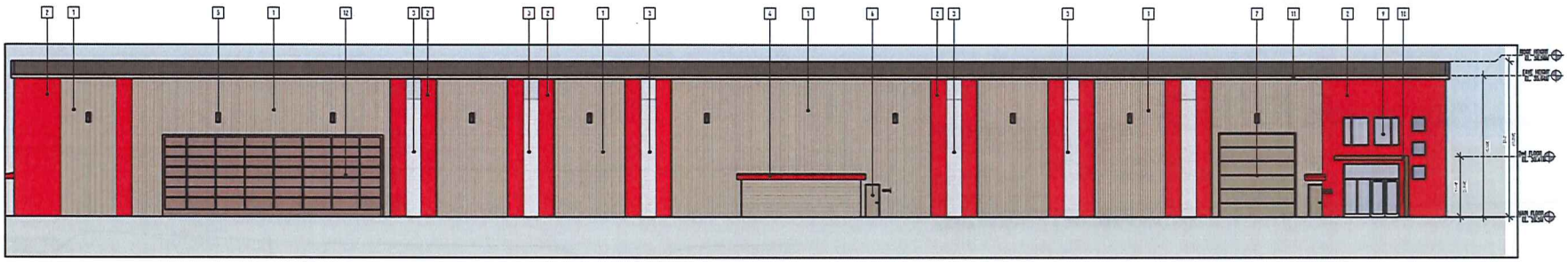
PROJECT No: 2026-12

SHEET NO.: A-100

Development Permit No. DP001419 **Schedule C**

901 Maughan Road

BUILDING ELEVATIONS AND DETAILS



1 EAST ELEVATION
SCALE: 3/32" = 1'-0"



2 WEST ELEVATION (DUKE POINT HWY)
SCALE: 3/32" = 1'-0"

COLOR LEGEND

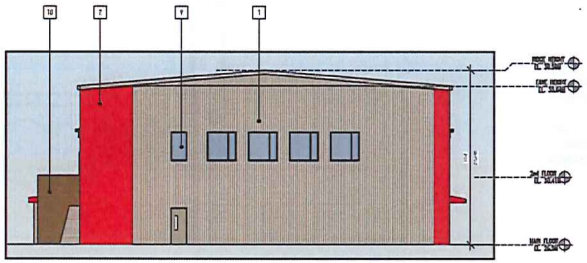
ROOFING/CLADDING - TRACDEK COLORS

OFF WHITE/ SURF MIST

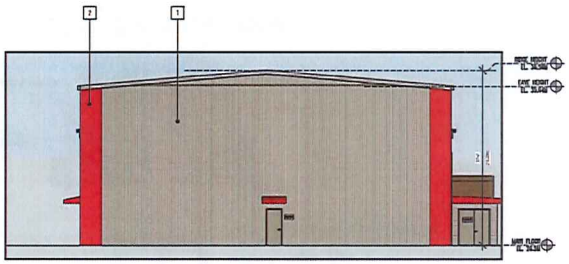
AUTUMN RED

MATERIAL/COLOUR SELECTION

	BUILDING MATERIALS	COLOUR	MANUFACTURER /SUPPLIER
1	45-RED WALL - METAL CLADDING	OFF-WHITE/SURF MIST	INTERLOCK
2	10-RED WALL - METAL CLADDING	AUTUMN RED	INTERLOCK
3	TRANSLUCENT PANELS		TBD
4	CANOPY	AUTUMN RED	
5	LIGHT FIXTURE	BLACK	
6	DOORS	OFF-WHITE/SURF MIST	
7	OVERHEAD DOORS	OFF-WHITE/SURF MIST	
8	COMPANY SIGNAGE		
9	ALUMINUM STOREFRONT DOOR/WINDOWS	BLACK	TBD
10	METAL PANELS	WOOD LOOK	TBD
11	ROOF GUTTERS	TO MATCH WITH METAL CLADDING	TBD
12	SLIDING DOORS	OFF-WHITE/SURF MIST	



4 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



3 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

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nak FORM

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DP1419
2026-JUN-22
Current Planning

REV	DATE	DESCRIPTION	BY
3	2026-06-19	RE-ISSUED TO CITY FOR DP APPLICATION	SM
2	2026-05-04	RE-ISSUED TO CITY FOR DP APPLICATION	SM
1	2026-03-26	ISSUED TO CITY FOR DP APPLICATION	SM

ARCHITECT SEAL

DATE MARCH 2026 | SCALE 3/32" = 1'-0" | DR. SM | CH. SM

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PROJECT NAME
NIIK FORM STORAGE
901 MAUGHAN ROAD
NANAIMO BC

CLIENT INFO:
NIIK STEEL INC.

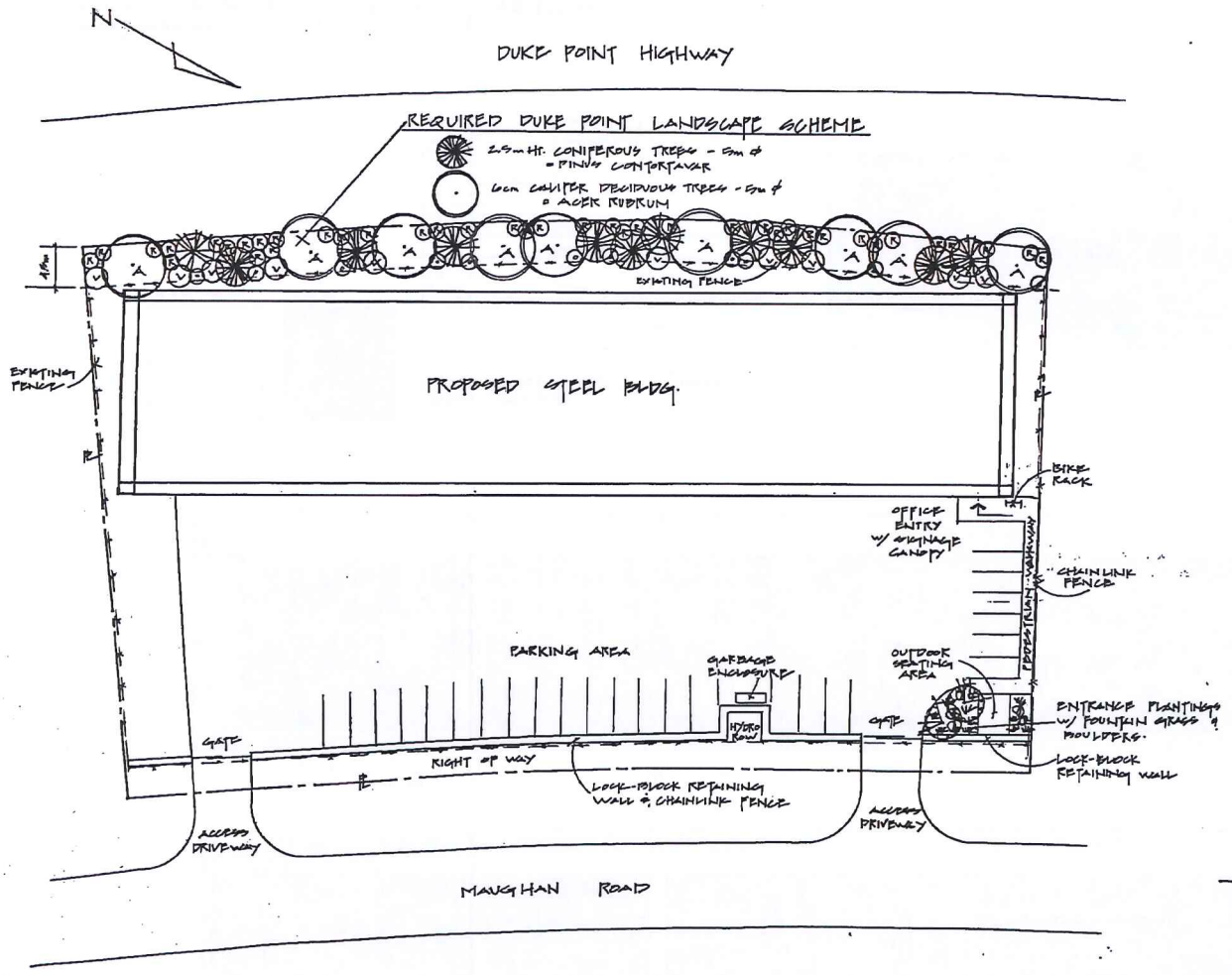
SHEET TITLE
ELEVATIONS

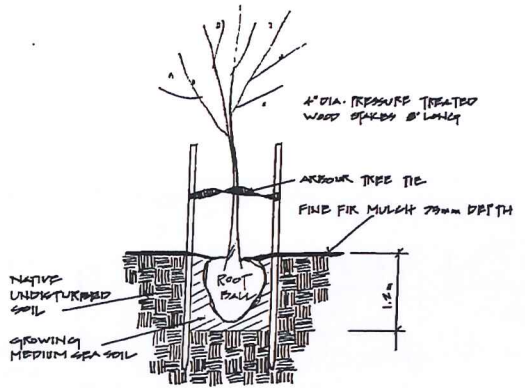
PROJECT No 2024-32

SHEET NO. A-201

Development Permit No. DP001419 **Schedule D**
901 Maughan Road

LANDSCAPE PLAN AND DETAILS





TREE PLANTING DETAIL
N.T.S.

PLANT SCHEDULE

	SYM.	QTY.	BOTANICAL / COMMON NAME	SIZE & REMARKS
TREES	A	9	ACER RUBRUM / ARMSTRONG MAPLE	6cm CALIPER
		11	PINUS CONTORTA VAR / SHORE PINE	2.5 Ht.
		2	AMELANCHIER 'AUTUMN BRILLIANCE'	#15
	V	10	ACER CIRCINATUM / VINE MAPLE	#2
SHRUBS	R	40	ROSA NUTKANA / NOOTKA ROSE	#1
	•	10	HOLODISCUS DISCOLOR / OCEANSPRAY	#1
		12	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / FOUNTAIN GRASS	#1

NOTES:

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

PROPOSED LANDSCAPING 901 MAUGHAN ROAD
SCALE: 1:250
DRAWN BY: JANICE NEW L.A.T.
NEW LANDSCAPES PH. 250-701-7645
DATE: JANUARY 5, 2026
REVISIONS: MARCH 31, 2026 (ADDED ENTRANCE PLANTINGS, PEDESTRIAN WALKWAY, BIKE RACK, BLDG ADJUSTMENTS, SEATING AREA, GARBAGE ENCLOSURE) jn

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