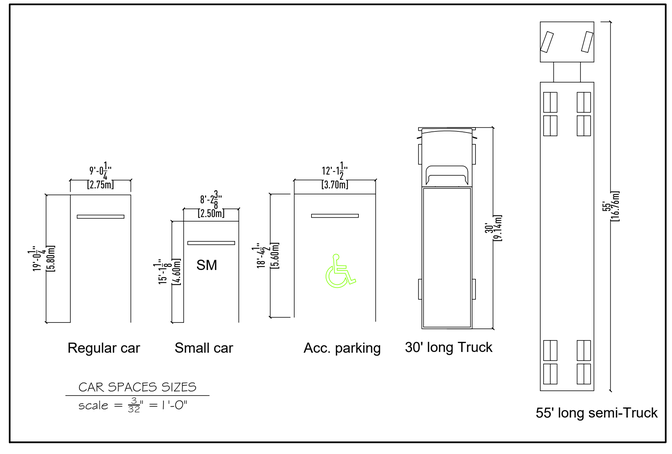
SITE PLAN
SCALE: 1/16"= 1'-0"

	ZONING RECONCILIATION- CITY OF NANAIMO		
	Project Data:		
	Name	**NAK FORM STORAGE**	
	Civic Address	901 MAUGHAN ROAD , NANAIMO, BC	
	Legal Description	LOT26, 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	3.00m
	East side (front - office)	4.5m	32.82m
	South side (shop)	6.0m	3.00m (Request for Variance)
	West /Front (shop)	4.5m	5.50m
13.5	Size of Buildings	Maximum 50%	33.90%
	Height of Buildings	18m max.	10.06M

Building Area	
Office Area Total (2 Floors)	3,500 sqft (325.16 sqm
Shop Area	19,600 sqft (1820.89 sqm
Total	23,100 sq ft (2146 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 23 SPACES	22 regular spaces
Acc. Parking	1 space	1 space
Small Cars	max. 40% allowed =9	3 spaces
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)



CAR SPACES SIZES
scale = 3/32" = 1'-0"

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NAK FORM

REV	DATE	DESCRIPTION	BY
4	2026-06-19	RE- ISSUED TO CITY FOR DP APPLICATION	SM
3	2026-05-24	RE- ISSUED TO CITY FOR DP APPLICATION	SM
2	2026-03-26	ISSUED TO CITY FOR DP APPLICATION	SM
1	2026-03-23	ISSUED TO COORDINATION	SM

ARCHITECT SEAL

DATE MARCH 2026 | REV 4
DR. SM | CH. SM
DO NOT SCALE DRAWING

PROJECT NAME
NIIK FORM
901 MAUGHAN ROAD
NANAIMO BC

RECEIVED
DP1419
2026-JUN-22
Current Planning

CLIENT INFO:
NIIK STEEL INC.

SHEET TITLE
SITE PLAN

PROJECT No 2026-02
SHEET NO. A-100