CITY OF NANAIMO
THE HARBOUR CITY

DEVELOPMENT VARIANCE PERMIT NO. DVP00496

COLE-VITO MOBILE HOMES LTD., INC.NO. 298604
Owner(s) of Land (Permittee)

UNIT 143 - 25 MAKI ROAD
Civic Address

1. This development variance permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied by this permit.

2. This 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 1, SECTION 2, NANAIMO DISTRICT, PLAN VIP52494 EXCEPT PART IN PLAN VIP61136
   PID NO. 017-409-641

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 shall form a part thereof.

   Schedule A Subject Property Map
   Schedule B Site Plan and Site Survey

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 prevails over the provisions of the bylaw in the event of conflict.

6. 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.

TERMS OF PERMIT

The "City of Nanaimo Bylaw Zoning 2011 No. 4500" is varied as follows:

1. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required rear yard setback from a pad area from 3.0m to 0.73m and to reduce the minimum required front yard setback from a pad area from 4.5m to 2.23m, for the proposed carport.

CONDITIONS OF PERMIT

1. The proposed accessory building shall be developed in accordance with the Site Survey, prepared by Turner & Associates Land Surveying Inc., dated 2026-MAR-05, as shown in Schedule B.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE **21ST** DAY OF **SEPTEMBER**, **2026**.

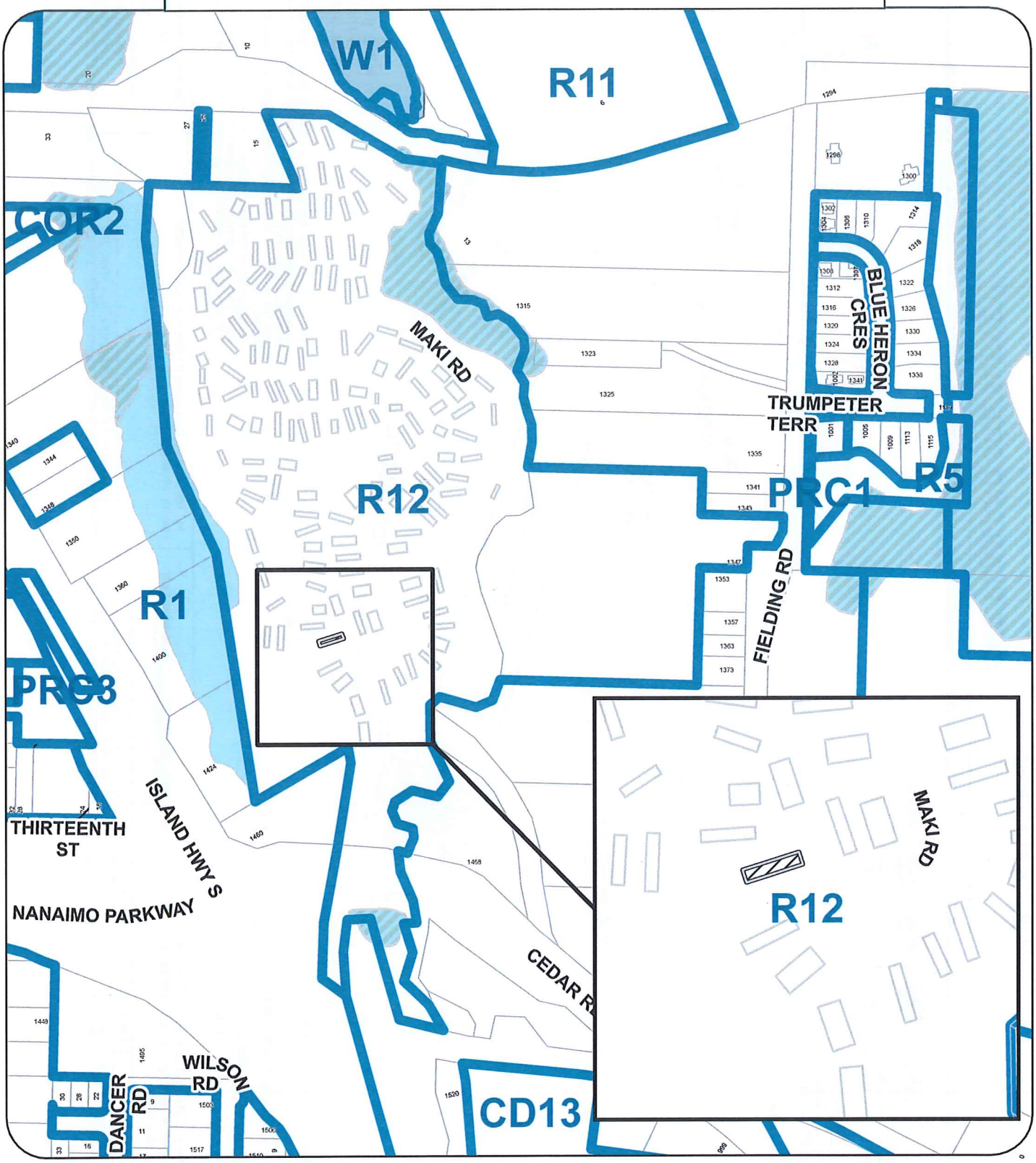
Sheila Gurrie
Corporate Officer

October 16, 2026
Date

Sheila Gurrie
Corporate Officer
City of Nanaimo

Development Variance Permit No. DVP00496 **Schedule A**
143 - 25 Maki Road

SUBJECT PROPERTY MAP



Document Path: V:\GIS_Operations\Planning\Planning\Planning - KB.aprx

Development Variance Permit No. DVP00496 **Schedule B**

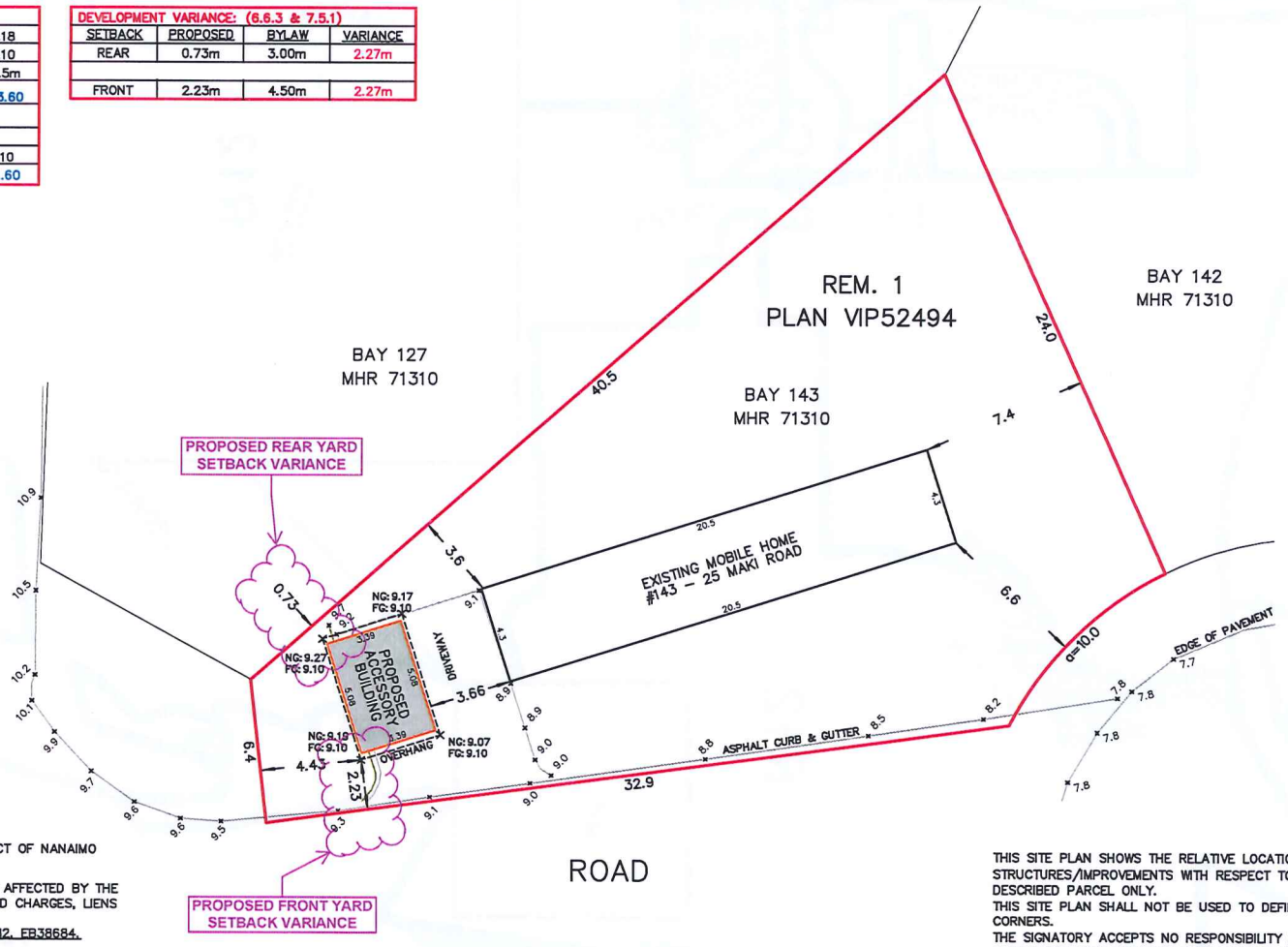
143 - 25 Maki Road

SITE PLAN AND SITE SURVEY

BUILDING HEIGHT CALCULATION	
AVERAGE NATURAL GRADE	9.18
AVERAGE FINISHED GRADE	9.10
MAXIMUM BUILDING HEIGHT	4.5m
MAXIMUM ROOF PEAK ELEVATION	13.60
PROPOSED BUILDING ELEVATIONS	
PROPOSED SLAB ELEVATION	9.10
PROPOSED ROOF PEAK ELEVATION	11.60

NG: DENOTES NATURAL GRADE
FG: DENOTES PROPOSED FINISHED GRADE

DEVELOPMENT VARIANCE: (6.6.3 & 7.5.1)			
SETBACK	PROPOSED	BYLAW	VARIANCE
REAR	0.73m	3.00m	2.27m
FRONT	2.23m	4.50m	2.27m



RECEIVED
DVP496
2026-JUN-16
Current Planning

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF NANAIMO

NOTE:
THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS AND INTERESTS:
M76301, 90329G, 401900G, EB38679, EB38682, EB38684, EN106931, EX118138, FB460704.
THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE NOTED DOCUMENTS.

THIS SITE PLAN SHOWS THE RELATIVE LOCATION OF THE EXISTING AND PROPOSED STRUCTURES/IMPROVEMENTS WITH RESPECT TO THE BOUNDARIES OF THE DESCRIBED PARCEL ONLY.
THIS SITE PLAN SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.
THE SIGNATORY ACCEPTS NO RESPONSIBILITY FOR AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE SITE PLAN BEYOND ITS INTENDED USE.

SITE PLAN SHOWING PROPOSED BUILDING LOCATION ON:
LOT 1, SECTION 2, NANAIMO DISTRICT, PLAN VIP52494, EXCEPT PART IN PLAN VIP61136

CLIENT: THOMAS LUSCHER			CIVIC ADDRESS: 143–25 MAKI ROAD	
FILE: 19–114–143	SCALE: 1:200	DRAWN BY: BEP	ZONING: R12	PID: 017–409–641

0 5 10 15
SCALE 1:200
DISTANCES AND ELEVATIONS ARE IN METRES.
GEODETIC ELEVATIONS ARE DERIVED FROM CONTROL MONUMENT 83H6083 (CGVD28BC DATUM).

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 5th DAY OF MARCH, 2026

B.C.L.S. #994
(THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.)

Turner & Associates
land surveying
250.753.9778
435 TERMINAL AVENUE NORTH
NANAIMO, BC V9S 4J8
www.turnersurveys.ca