CITY OF NANAIMO
THE HARBOUR CITY

Staff Report for Decision

File Number: DVP496

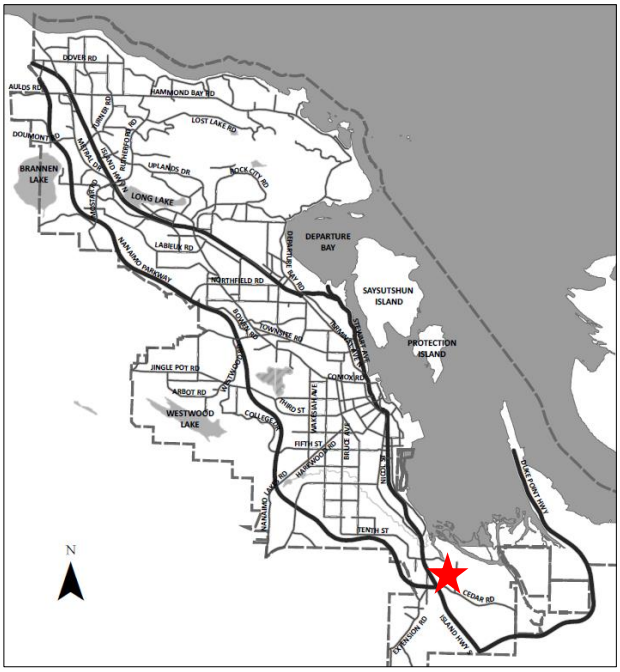
FOR: COUNCIL MEETING

MEETING DATE: September 21, 2026

DEPARTMENT: PLANNING AND DEVELOPMENT

SUBJECT: **DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP496 – UNIT 143 – 25 MAKI ROAD**

DVP



Proposal:
Variance to allow a carport in the front and rear yard setbacks

Zoning:
R12 – Mobile Home Park Residential

City Plan Land Use Designation:
Suburban Neighbourhood



OVERVIEW

Purpose of Report

To present for Council's consideration a development variance permit application for the construction of a carport encroaching into the front and rear yard setbacks for an existing mobile home at Unit 143 – 25 Maki Road.

Recommendation

That Council issue Development Variance Permit No. DVP496 for a proposed carport at Unit 143 – 25 Maki Road with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2026-SEPT-21.

BACKGROUND

A development variance permit application, DVP496, was received from Thomas Luescher, to vary the provisions of "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw"), in order to permit an accessory carport encroaching into the rear and front yard setbacks within the existing mobile home pad area at Unit 143 – 25 Maki Road. The applicant submitted a building permit application (BP131561) earlier this year and through the Building Permit application process, it was determined that a variance was required to allow the carport as proposed.

Subject Property and Site Context

The subject property is a mobile home located within the established Seabreeze Mobile Home Park in the Chase River neighbourhood near the intersection of Island Highway and Cedar Road. The mobile home park contains 163 mobile home pads. The surrounding neighbourhood includes low-density residential development, corridor commercial, as well as Jon Weeks Park, Trumpeter Park, and the Chase River Estuary Park. The site has an existing two-car asphalt parking pad under existing mature trees.

DISCUSSION

Proposed Development

The applicant is proposing to construct a detached accessory carport which encroaches into the front and rear yard setbacks of the existing mobile home pad area. Unique to the R12 zone, setbacks are required from the mobile home park lot lines as well as from the boundaries of the mobile home pad area for each unit. The proposed carport exceeds the required setbacks from the mobile home park lot boundaries. However, due to the irregularly shaped and small pad area, and siting of the existing parking area in the narrowest portion of the site, the proposed carport requires a variance to pad area setbacks.

Proposed Variances

Siting of Buildings

The Zoning Bylaw requires a minimum rear yard setback of 3.0m and a minimum front yard setback of 4.5m within a mobile home pad area. The applicant has requested the following variances for the proposed carport:

- To reduce the minimum required rear yard setback within a mobile home pad area from 3.0m to 0.73m. This represents a variance of 2.27m; and
- To reduce the minimum required front yard setback within a mobile home pad area from 4.5m to 2.23m. This represents a variance of 2.27m.

The applicant has requested the variances to utilize the existing paved parking area, provide weather protection and mitigate the impacts of tree debris.

The City of Nanaimo's *Consideration of Variances Policy* outlines considerations for evaluating Development Variance Permit applications such as land use justification, and potential aesthetic, functional, or environmental impacts. The applicant has provided the following rationale demonstrating how they can address these considerations:

- The proposed carport does not have walls and is limited to a roof structure, preserving vehicle visibility and access to light.
- The proposed carport does not negatively impact neighbouring properties in terms of view, access to light, privacy, or enjoyment of their space.
- Locating the carport within the setbacks would introduce impacts to existing walkways and avoiding relocation ensures that the vehicle footprint remains in its historical location and avoids new land disturbance.

Staff support the proposed variances as the carport does not result in inappropriate development of the site. No negative impacts are anticipated on the adjacent properties given the existing mature trees are to be retained and the minor nature of the proposed construction.

COMMUNICATION AND COMMUNITY ENGAGEMENT

Pursuant to Section 499 of the *Local Government Act*, notification for the proposed Development Variance Permit No. DVP496 was mailed on 2026-SEPT-10 to property owners/residents within 10 m of the subject property.

KEY MESSAGES

- Development Variance Permit Application No. DVP496 is to reduce the minimum front and rear yard setbacks within a mobile home pad area to facilitate the construction of a carport at Unit 143 – 25 Maki Road.
- No negative impacts to the adjacent property are anticipated.
- Staff support the proposed variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site Plan and Site Survey
ATTACHMENT D: Floor Plan and Elevations

Authored by:

Tove Lundsten
Planner I, Current Planning

Concurrence by:

Lainya Rowett
Manager, Current Planning

Jeremy Holm
Director, Planning and Development

ATTACHMENT A
PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

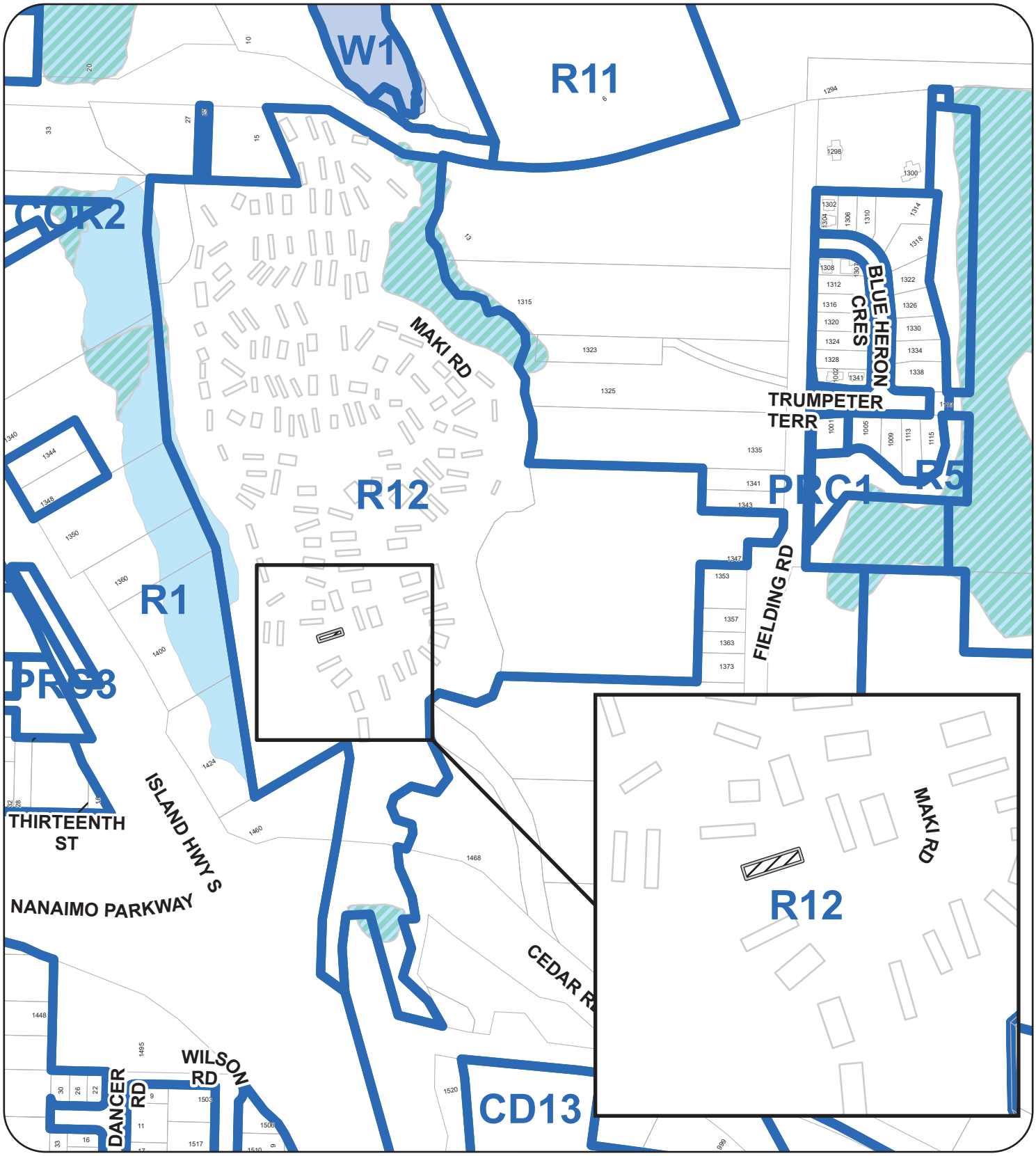
The "City of Nanaimo Bylaw Zoning 2011 No. 4500" is varied as follows:

1. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required rear yard setback within a mobile home pad area from 3.0m to 0.73m; and to reduce the minimum required front yard setback within a mobile home 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 Attachment C.

ATTACHMENT B
SUBJECT PROPERTY MAP



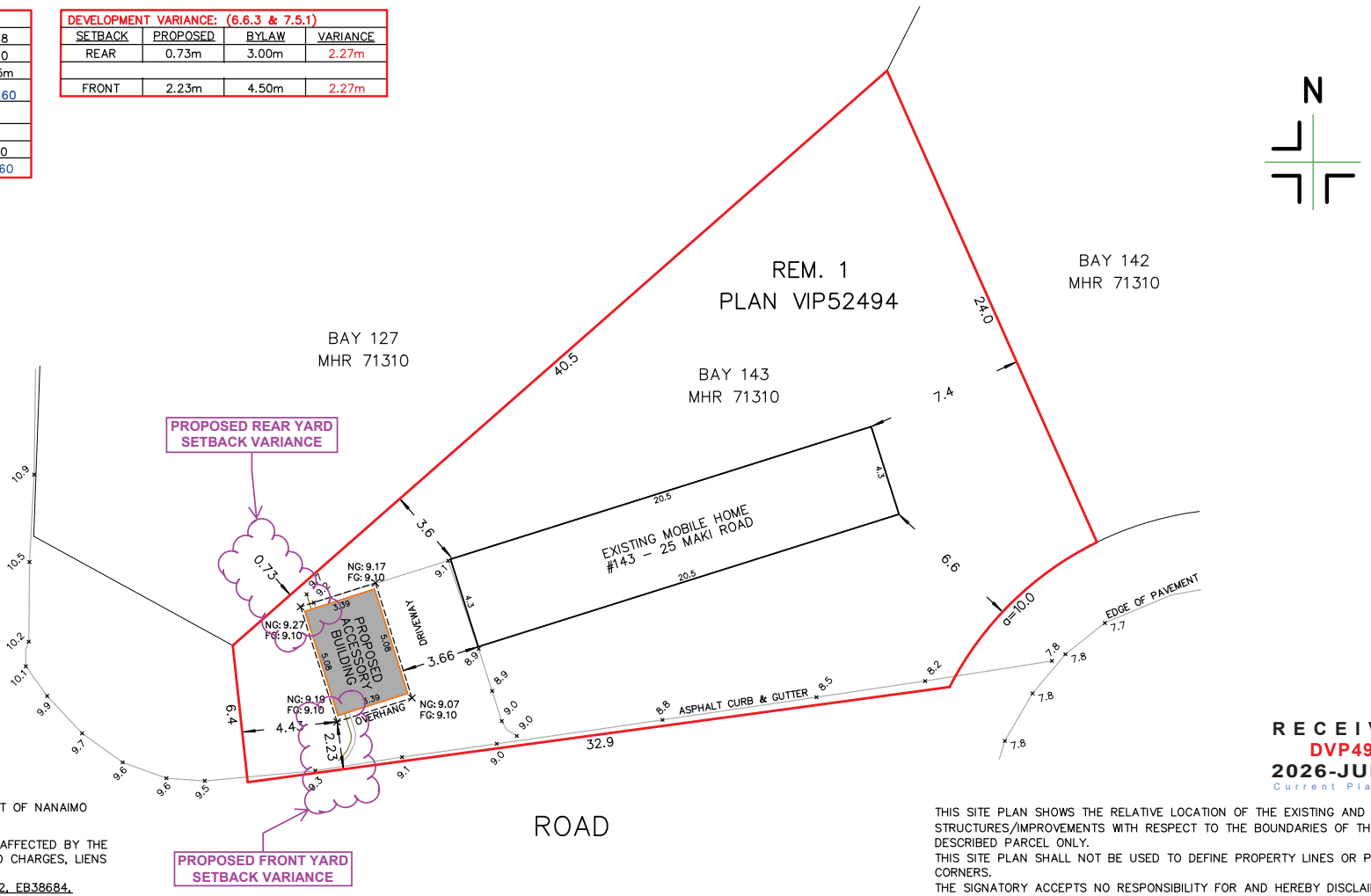
Document Path: V:\GIS_Operations\Planning\Planning\Planning - KB.aprx

ATTACHMENT C
SITE PLAN/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

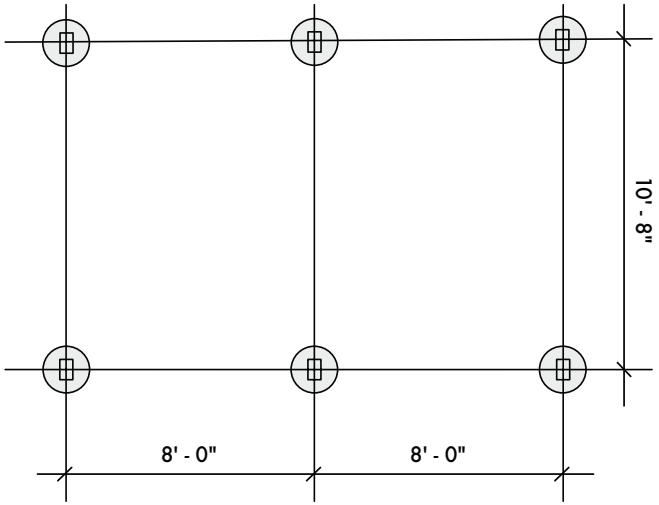
0 5 10 15
SCALE 1:200
DISTANCES AND ELEVATIONS ARE IN METRES.
GEODETIC ELEVATIONS ARE DERIVED FROM CONTROL MONUMENT 83H6083 (CGVD28BC DATUM).

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

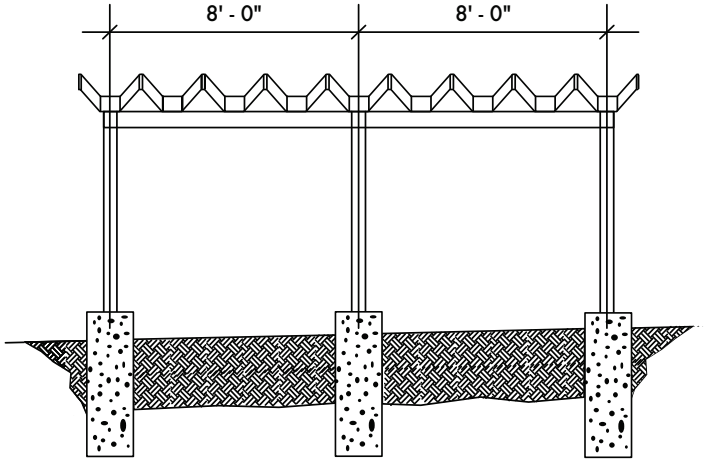
B.C.L.S. #994
(THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.)

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

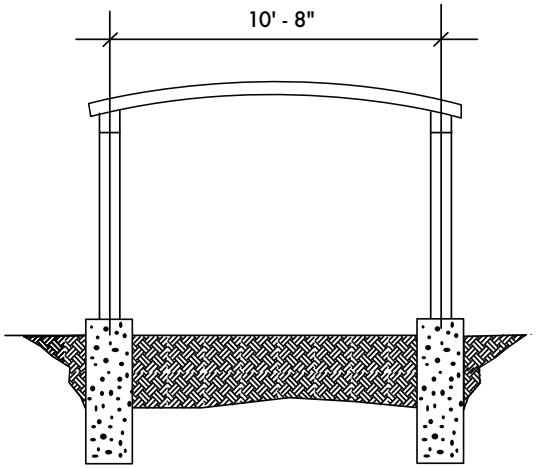
ATTACHMENT D
FLOOR PLAN AND ELEVATIONS



Floor Plan



Side Elevation



Front Elevation

RECEIVED
DVP496
2026-JUN-16
Current Planning

Thomas Luescher	
Application to build Steel Carport	
25 Maki Road Lot #143 Nanaimo BC	
Scale: 1/4" = 1'-0"	Date: March 2026