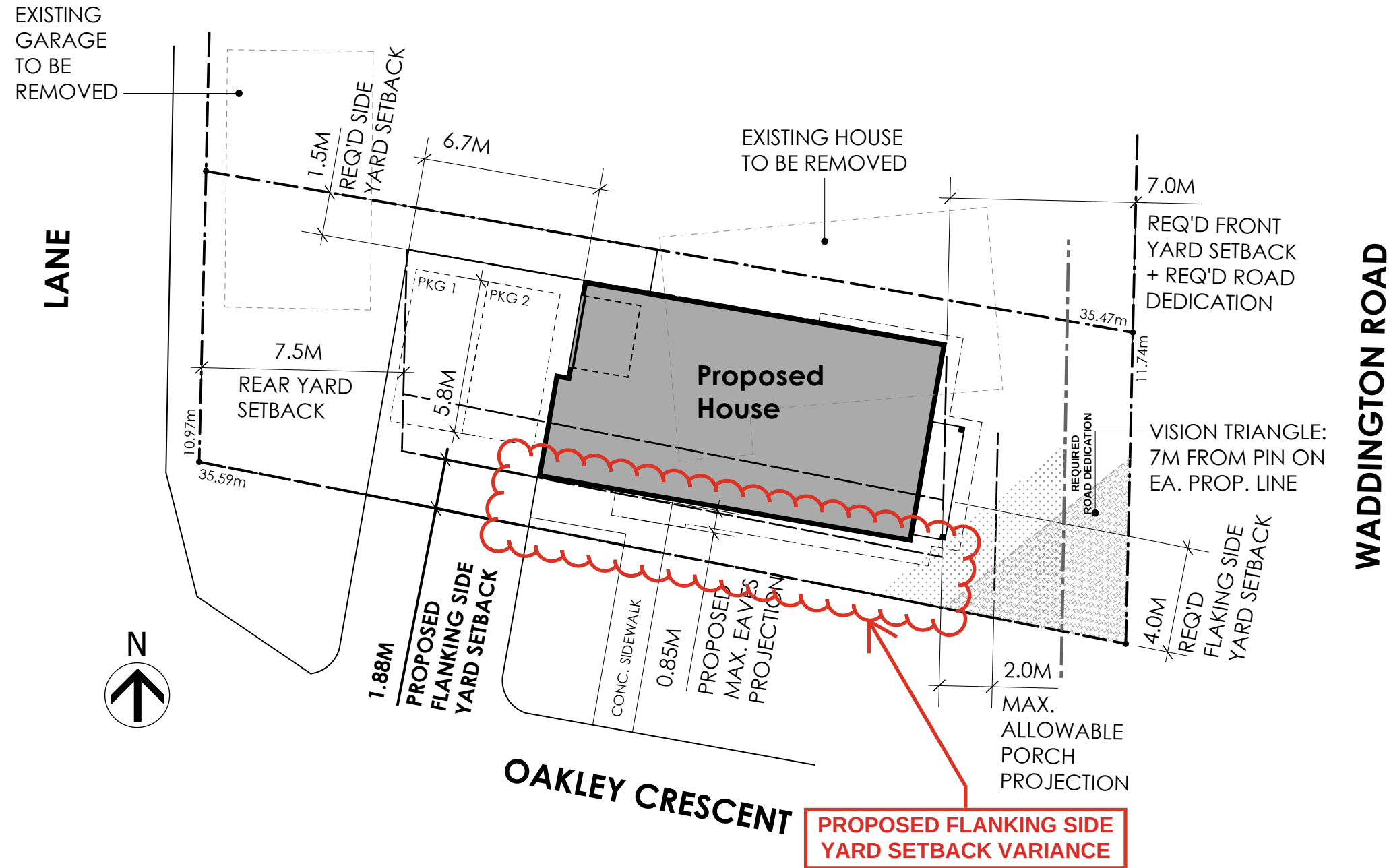




PROJECT DATA:

Civic Address: 1305 Waddington Road, Nanaimo
Legal Address: Lot 1, Block 18, District Lot 97G, Newcastle Reserve, Section 1, Nanaimo District, Plan 1712
Lot Size: 398.2 sq.m (4286 sq.ft.)
Proposed House Footprint: 107.5 sq.m (1157 sq.ft.)
Proposed Use: Single Residential Dwelling

ZONING INFO:

Zone: R5 (Three and Four Unit Residential)
Required Setbacks: Front: 4.5m / Side: 1.5m / Flanking Side: 4.0m / Rear: 7.5m (R1 setbacks per Article 7.5.7)
Required Road Dedication: 2.5m on Urban Collector Road (Waddi)
Proposed Variance: Flanking Side Setback from 4.0m to 1.8
Proposed Lot Cov.: 27.0% (50% max.)
Max. Height: 10.5m
Required Parking: 2 spaces

RECEIVED
DVP497
2026-SEP-02
Current Planning

REVISIONS / ISSUE:

19 May 2026 For Variance
31 Aug 2026 Revised For Variance

**ISSUED FOR VARIANCE
NOT FOR CONSTRUCTION**

Coastal Concepts
DESIGN | DRAFTING

1772 Harvest Place Nanaimo BC V9X 1X4
samantha@coastalconceptsdrafting.ca 250.714.3032

PROJECT NAME:

Proposed Residence

1305 Waddington Road
Nanaimo, BC

DRAWING NAME

Site Plan

DRAWN BY

S.W.

SCALE

As Noted

DATE

As Noted Above

ISSUED FOR:

Variance

DRAWING NUMBER

A1