Development Potential Fact-Check Worksheet

A pre-listing worksheet for properties within the City of Nanaimo.

Can I market development potential when I sell?

Yes. Market the zoning facts you can verify, and identify what is still subject to review or approval. A zone such as R5, a concept drawing or a neighbour's project does not prove that your lot can support the same development.

Civic address _____

Parcel identifier (PID) _____

1 Confirm what the City allows today

- ☐ Check the civic address or parcel on NanaimoMap. Record the current zone and date checked. Use the City's current Zoning Bylaw No. 4500 and ask Current Planning to confirm anything unclear.
- ☐ Ask what the current zone allows for this parcel: proposed use, unit count, building form, setbacks, height, lot coverage and any site-specific rules. R5 is not a blanket four-unit approval.
- ☐ Separate what the current zoning permits from what would require rezoning, a variance, subdivision or other approvals. Flag any development permit area or hazard mapping for review.

2 Check what can actually fit and be serviced

- ☐ Review the survey or registered plans for lot dimensions and boundaries. Check title and the documents behind any covenant, easement or right of way.
- ☐ Ask about water, sewer, storm drainage, access, parking, slope and any road dedication or servicing requirements. Ask a B.C. land surveyor, designer or engineer to verify the issues in their scope.

3 Keep the market claim tied to the evidence

- ☐ Save dated City responses, plans and applicable approvals. Tell buyers which facts are verified and which remain subject to review. Do not promise a unit count, subdivision or future value.

Parcel Evidence and Listing Notes

Use one copy per parcel or proposed development concept.

Current zone / bylaw reference

Source and date checked

Proposed use / unit count to be assessed

Constraints affecting layout, access or servicing

Sort facts, feasibility and approvals

- ☐ **Verified now:** What has the City confirmed for this parcel? Is there a written response, current title or survey to support the statement?
- ☐ **Needs feasibility review:** What remains to be checked by a planner, surveyor, designer, engineer or lawyer? Has anyone tested the concept against the actual site?
- ☐ **Not yet approved:** Is a permit, variance, rezoning or subdivision decision still needed? A concept plan or preliminary comment is not an approval.

Next action / who will confirm it / target date

Before listing: Ask your REALTOR® to review the evidence and comparable sales. The BC Assessment figure is not a feasibility study or proof of what a developer will pay.

Official sources

City of Nanaimo: Zoning Bylaw No. 4500 and zoning map
City of Nanaimo: Small-scale multi-unit housing permit
City of Nanaimo: Planning and Development inquiries
LTSA: Find information on a title