



DEVELOPMENT SERVICES DEPARTMENT

BOARD OF VARIANCE

REVISED NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, 2021-APR-01, at 4:00 p.m. in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

APPEAL NO: BOV00749

Applicants: MICHEL AND ROBIN BRULOTTE

Civic Address: 5524 CLIFFSIDE ROAD

Legal Description: LOT 13, DISTRICT LOT 50, WELLINGTON DISTRICT, PLAN VIP77213

Purpose: **Addendum**

Zoning Bylaw No. 4500 requires that a single residential dwelling with a flat roof (< 4:12 pitch) within the Single Dwelling Residential (R1) zone not exceed a height of 7m. The applicant is requesting a variance to construct a single residential dwelling with a flat roof up to 9m in height. This represents a variance of 2m.

Zoning Bylaw No. 4500 permits a perimeter wall height up to 7.32m in the R1 zone, except on rear and internal side yard elevations where a perimeter wall height of 9.14m is permitted when the wall face does not exceed 7.32m in width. The applicant is requesting to vary the perimeter wall height from 7.32m to 9.30m on the east and west elevations, and to vary the perimeter wall height from 9.14 to 9.50m on the south elevation. This represents a variance of 1.98m on the east and west elevations, and 0.36m on the south elevation.

Zoning Regulations: Single Dwelling Residential – R1. The applicant requests a variance to the "City of Nanaimo Zoning Bylaw No. 4500":

Section 7.6.1 – Size of Buildings

The maximum height of a principal building for a flat roof building is 7m.

Section 7.6.6 – Size of Buildings

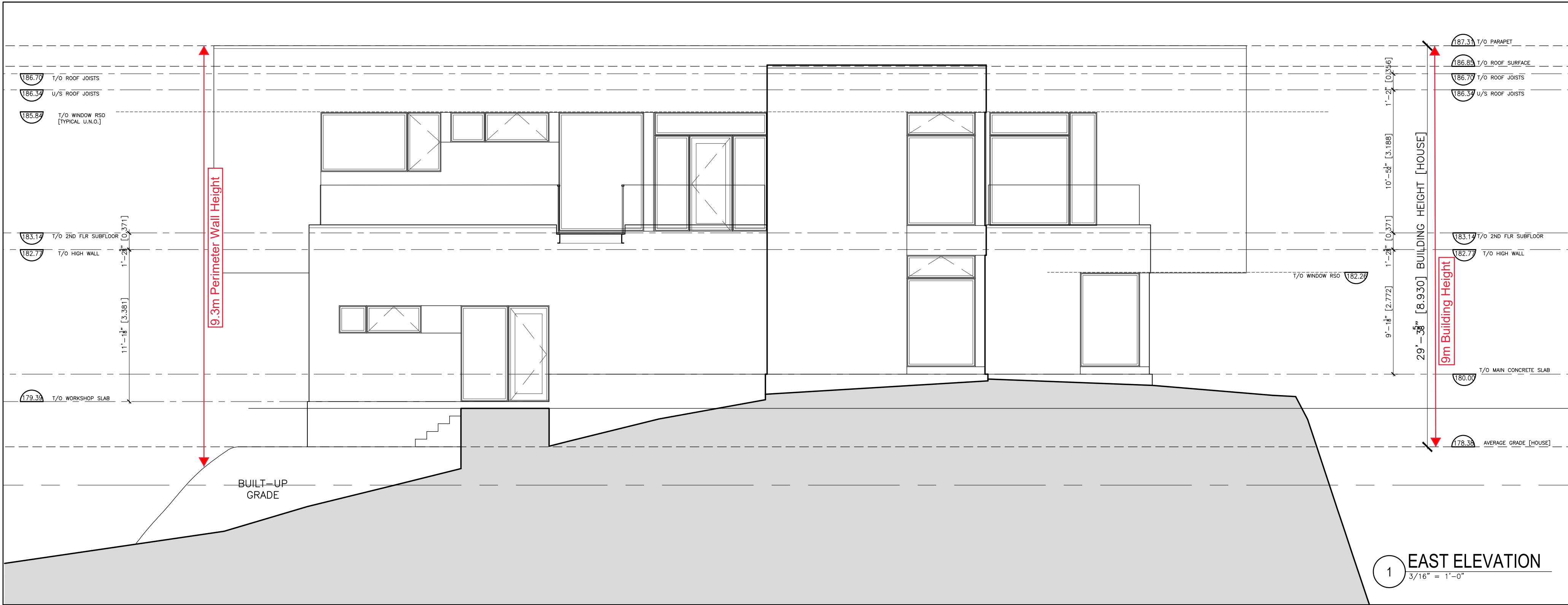
Notwithstanding Subsection 7.6.1, the maximum perimeter wall height may be increased on rear and internal side yard elevations to a maximum of 9.14m, provided:

- (a) any rear wall face over 7.32m in height is a maximum of 10m from the rear property line;*
- (b) no wall face over 7.32m in height shall exceed 7.32m in width and must be offset by a minimum of 0.61m from any adjacent wall over 7.32m in height; and*
- (c) any eave or gable end associated with a wall face over 7.32m in height must not exceed 8.53m in width and must be offset by at least 0.61m from any adjacent eave or gable end which is associated with any adjacent wall face over 7.32m in height.*

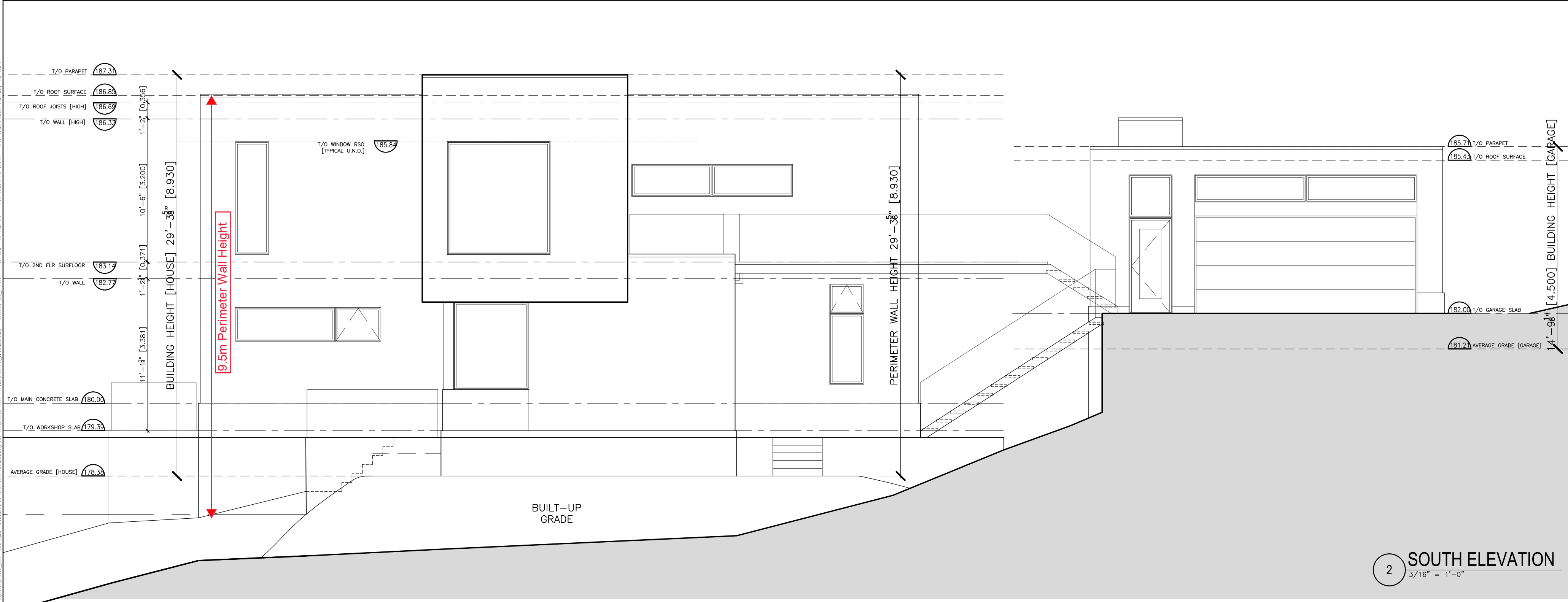
You are being notified as an owner or tenant of land that is adjacent to land that is the subject of this application. The Board of Variance decision will apply to subsequent owners of the land. If you deem your property is affected by the proposed variance, you will be given opportunity to be heard by the Board of Variance. In light of COVID-19, members of the public may submit comments in writing or pre-register to attend via Zoom. In-person attendance will not be permitted at this time.

WRITTEN SUBMISSION: To submit comments in writing you must contact the Current Planning Section no later than 2:30 p.m., April 1st, 2021 by emailing planning@nanaimo.ca or calling 250-755-4429 (x4302).

ATTEND VIA ZOOM: To attend electronically as a delegation, you must register no later than 11:00 a.m., March 29th, 2021 by emailing planning@nanaimo.ca or calling 250-755-4429 (x4302).



1 EAST ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"

GENERAL NOTES
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS. THESE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF COLIZZA BRUNI ARCHITECTURE INCORPORATED. COPYRIGHT RESERVED.

NO	REV DATE	REV DESCRIPTION
1	20/04/16	FOR CLIENT REVIEW
2	20/07/08	FOR COA APPLICATION

RECEIVED
BOV749
2021-MAR-01
Current Planning

COLIZZA BRUNI
architecture

78 CHAMBERLAIN AVE • OTTAWA • ONTARIO • K1S 1V9
T 613.236.2944 • F 613.236.8777 • www.colizzabruni.com

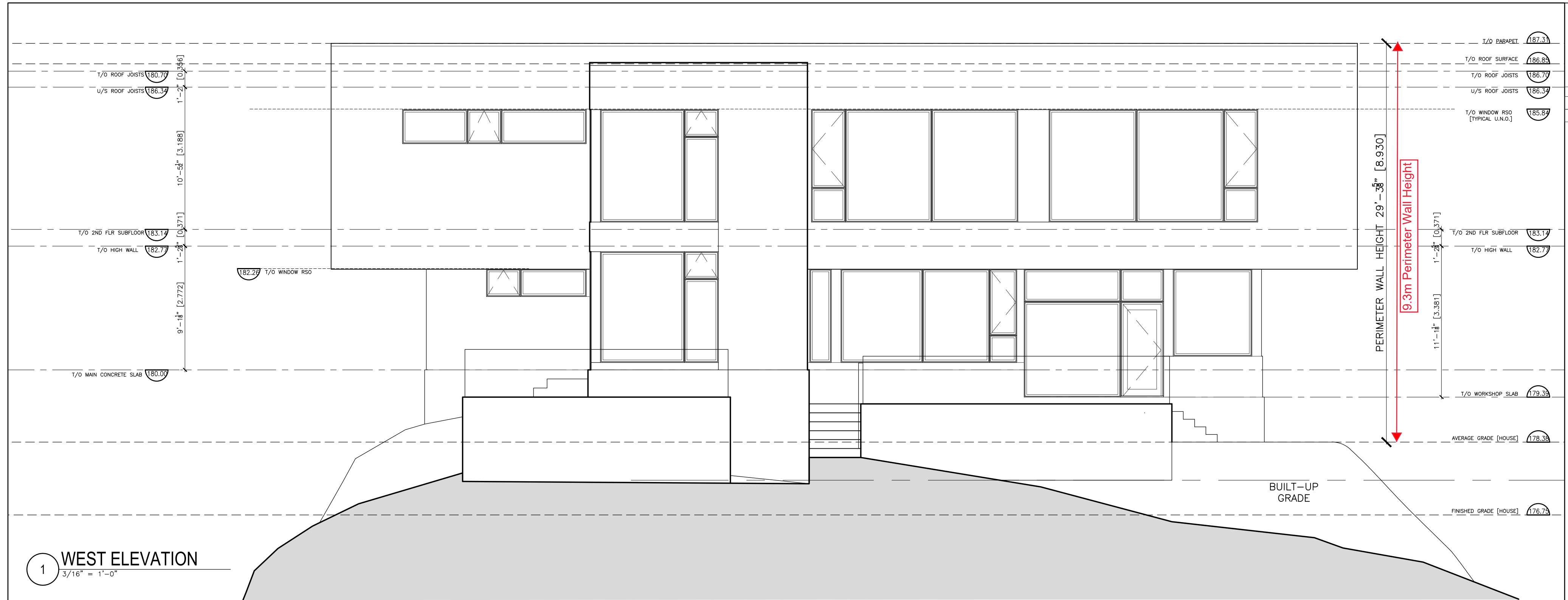
PROJECT NAME
5524 CLIFFSIDE ROAD

NANAIMO, BC
DRAWING TITLE
ELEVATIONS

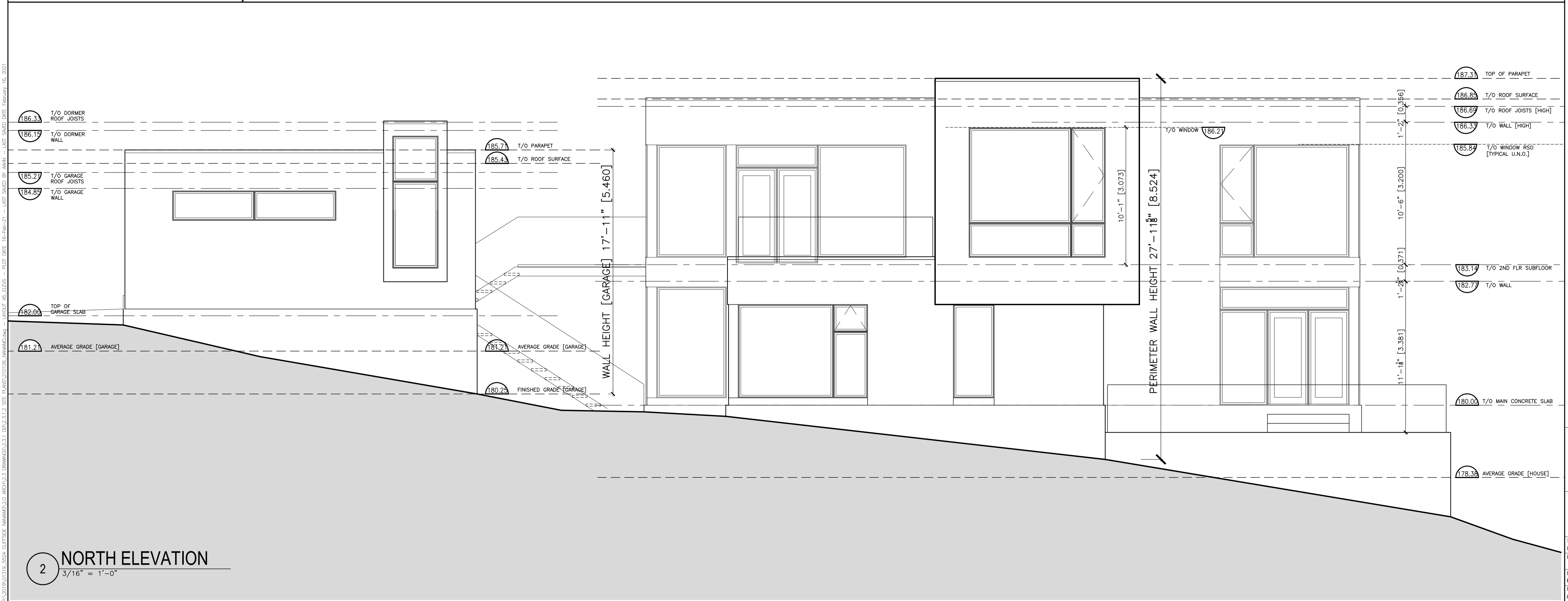
SCALE NOTED
DRAWN BY
DATE FEB 2021
PROJECT NO. 013-19

DRAWING NO.
A4

P:\2021\01319_5524_CLIFFSIDE_MANSION\01319_5524_CLIFFSIDE_MANSION\01319_5524_CLIFFSIDE_MANSION.dwg - LAYOUT AS FILED - PLOT DATE: 16-Feb-21 - LAST PLOTTED BY: MWH - LAST SAVE DATE: February 16, 2021



1 WEST ELEVATION
3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"

GENERAL NOTES

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS. THESE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF COLIZZA BRUNI ARCHITECTURE INCORPORATED. COPYRIGHT RESERVED.

NO.	REV.	DATE	REV. DESCRIPTION
1	20/04/16		FOR CLIENT REVIEW
2	20/07/08		FOR COA APPLICATION

RECEIVED
BOV749
2021-MAR-01
Current Planning

COLIZZA BRUNI
architecture

76 CHAMBERLAIN AVE • OTTAWA • ONTARIO • K1S 1V9
T 613.236.2844 • F 613.236.8777 • www.colizzabruni.com

PROJECT NAME
5524 CLIFFSIDE ROAD

NANAIMO, BC

DRAWING TITLE
ELEVATIONS

SCALE
NOTED

DRAWN BY

DATE
FEB 2021

PROJECT NO.
013-19

DRAWING NO.
A5