



DEVELOPMENT SERVICES DEPARTMENT

BOARD OF VARIANCE NOTICE OF SPECIAL MEETING

A meeting of the Board of Variance will be held on Thursday, August 4th, 2022, 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:	BOV00760
Applicant:	ALAIR ENTERPRISES BC LTD (Jordan Healey)
Civic Address:	104 HAWK POINT ROAD
Legal Description:	LOT 7, DISTRICT LOT 50, WELLINGTON DISTRICT, PLAN EPP73176
Purpose:	The "City of Nanaimo Zoning Bylaw 2011 No. 4500" (Zoning Bylaw) requires that a single residential dwelling with a sloped roof (min 4:12 pitch) within the Steep Slope Residential (R10) zone not exceed a height of 9.0m. The applicant is requesting a variance to construct a single residential dwelling with a sloped roof up to 9.23m in height. This represents a variance of 0.23m.
Zoning Regulations:	Steep Slope Residential – R10 The applicant is requesting a variance to the Zoning Bylaw: <i>Section 7.6.1 – Building Height</i> <i>Allows a maximum building height of 9m for buildings with a sloped roof (min 4:12 pitch) within the Steep Slope Residential (R10) zone.</i>

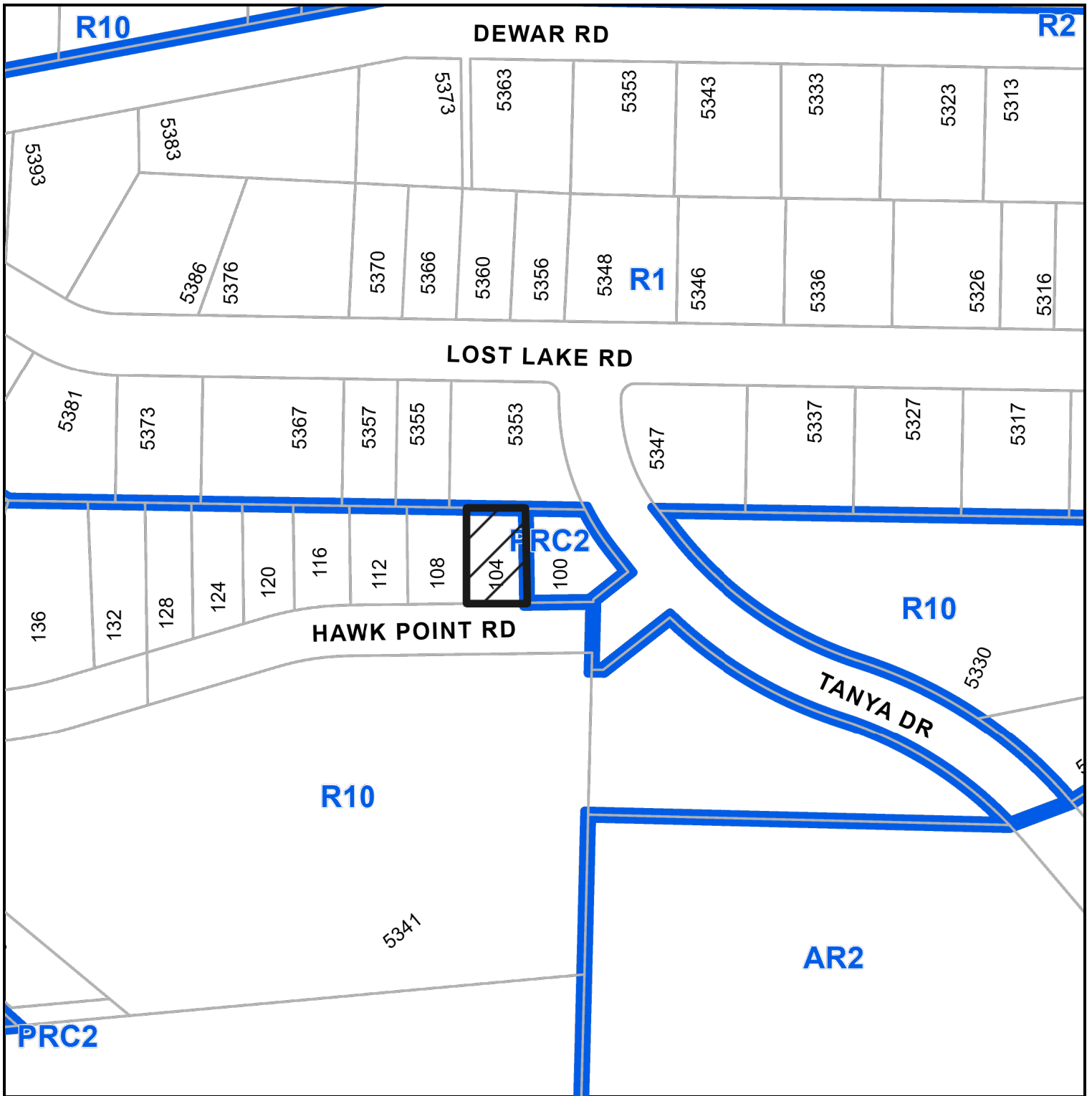
You are being notified as an owner or tenant of land that is adjacent to the property that is the subject of this application. The Board of Variance decision will apply to subsequent owners of the land.

If you deem your property is affected by the proposed variance, and wish to address this appeal, you will be given the opportunity to be heard at the Board of Variance meeting. Members of the public may submit comments in writing or attend the meeting in-person.

WRITTEN SUBMISSION: To submit comments in writing, you must contact the Current Planning Section no later than 2:30 p.m., August 4th, 2022 by contacting Caleb Horn, Planner, by email at: caleb.horn@nanaimo.ca, or by calling: 250-755-4460 Ext. 4344.

ATTEND IN-PERSON: To address this appeal in person you must attend this meeting, in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC on Thursday August 4th, 2022 at 4:00 p.m.

LOCATION PLAN



BOARD OF VARIANCE APPLICATION NO. BOV00760



Subject Property

CIVIC: 104 HAWK POINT ROAD

LEGAL: LOT 7, DISTRICT LOT 50, WELLINGTON DISTRICT, PLAN EPP73176

SITE PLAN SHOWING THE CONSTRUCTED HOUSE LOCATION ON:
 LOT 7, DISTRICT LOT 50,
 WELLINGTON DISTRICT, PLAN EPP73176.

Client: ALAIR HOMES

Civic Address: 104 HAWK POINT ROAD, NANAIMO

File: 20-152-7

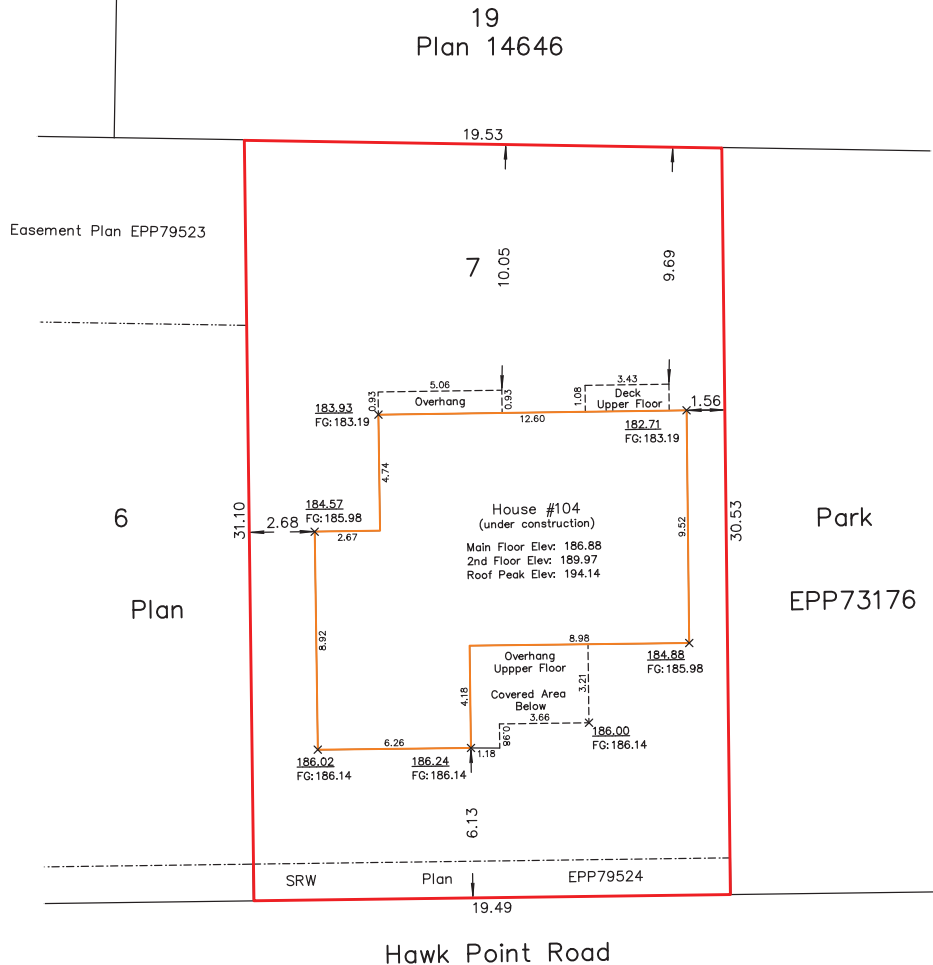
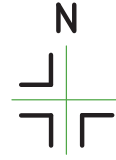
Scale: 1:200

Drawn by: DRW

Property Zoning: R10

CONSTRUCTED BUILDING HEIGHT CALCULATION	
Average of grading plan elevations	184.91
Average finished grade	185.25
Maximum building height (R10 Zone)	9.00
Maximum building elevation	193.91
MBFE	182.62
Constructed roof peak elevation	194.14
Constructed main floor elevation	186.88

Height variance: 0.23m



UNDERLINED ELEVATIONS ARE DERIVED FROM THE APPROVED LOT GRADES PLAN



SCALE 1:200

DISTANCES AND ELEVATIONS ARE IN METRES.

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE FINAL LOT GRADES PLAN.

NOTE:

THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS AND INTERESTS:

- CA7138048, R82632, R82633, EK55955, EK55956,
 - W76300, R82632, R82633, EK55955, EK55956, EK108105,
 - EK108106, EK112819, EK112820, CA6517764, CA7138026,
 - CA7138029, CA7138032, CA7138039, CA7138075, CA8268479.
- 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 DISCLAIMS 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.

Turner & Associates
 land surveying™
 250.753.9778
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 Nanaimo, BC V9S 4J8
 www.turnersurveys.ca

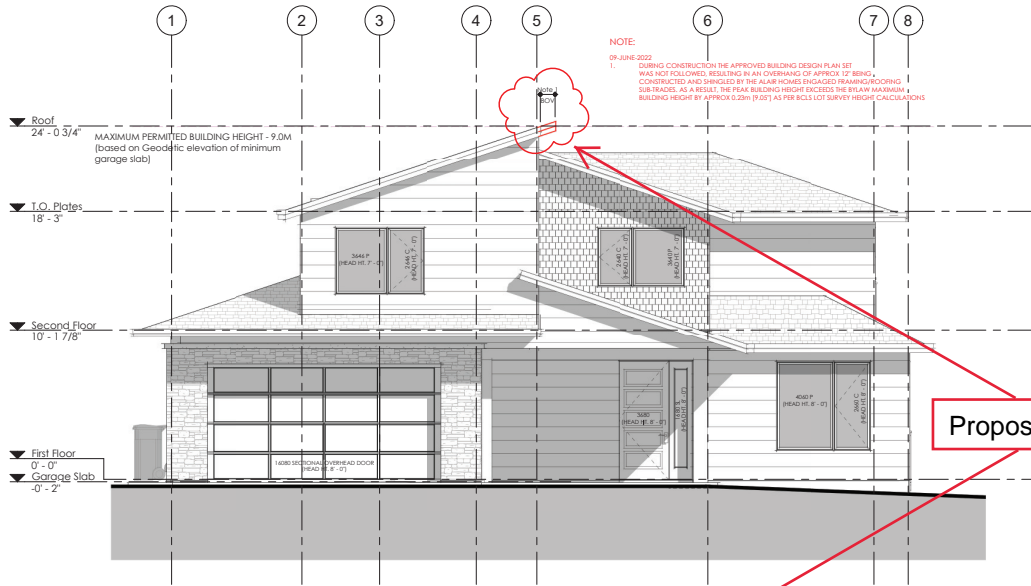
Certified correct this 7th day of June, 2022.

RECEIVED
BOV760
2022-JUN-09
 Current Planning

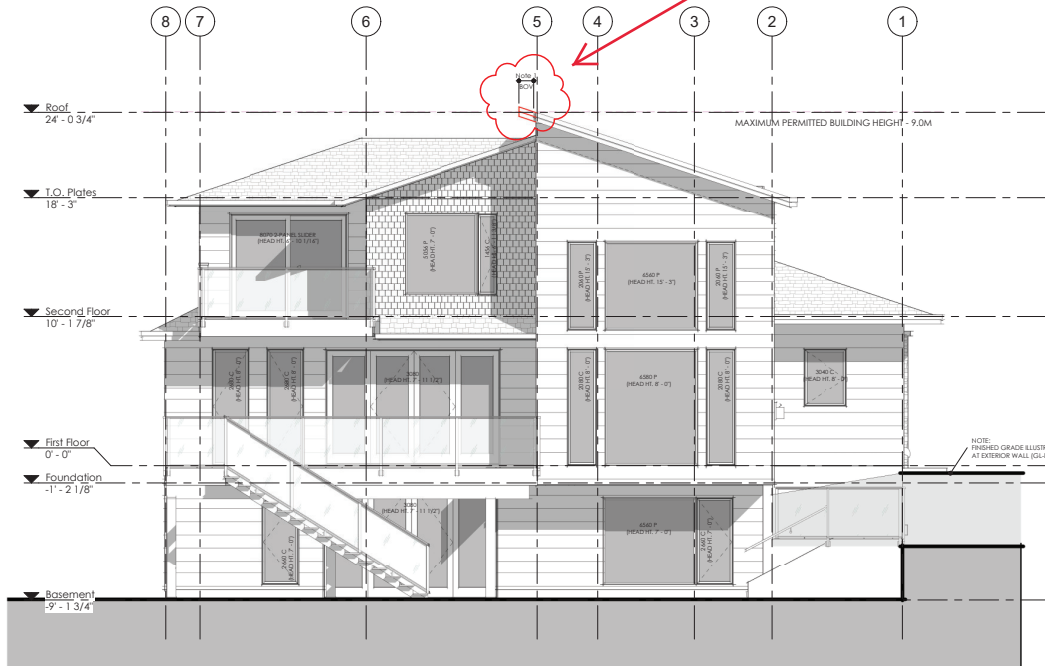
B.C.L.S.

(This document is not valid unless originally signed and sealed.)

EXTERIOR FINISH LEGEND	
(24)	EXPOSED CONCRETE
(MF)	REFINISHED METAL FLASHING
(MG)	REFINISHED METAL GUTTER
(FR)	FIBRE REINFORCED ASPHALT SHINGLES
(RV)	ROOF VENT
(K2)	STONE CLADDING - K2 VENEER STONE
(TS)	TIMBER COLUMNS - SOLID STAIN FINISH
(TB)	TIMBER BEAMS - SOLID STAIN FINISH
(GA)	GLASS RAILING - POWDER-COATED ALUM FRAMES
(H1)	HARDIE SIDING (12" HORIZONTAL LAF)
(H2)	HARDIE SIDING (STRAIGHT-EDGE SHINGLE)
(AD)	EXTERIOR DOOR - CRAFTSMAN WOOD
(FD)	EXTERIOR DOOR - FRENCH DOUBLE
(SM)	EXTERIOR SECTIONAL OVERHEAD DOOR
(GL)	EXTERIOR GLAZING UNIT (VWYL)



2 South
 A3.1 1/4" = 1'-0"



1 North
 A3.1 1/4" = 1'-0"



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ASTBC TECHNOLOGY PROFESSIONALS

DESIGNER SEAL



ENGINEER SEAL

CLIENT



ALAIR
 HOMES
 CUSTOM HOMES • RENOVATIONS

NO.	DESCRIPTION	DATE
6	BOV Markup	2022.06.09
5	Permit 1	2021.09.23
4	Roof Revision	2021.09.21
3	Permit 1	2021.07.21
2	Final Coord (Struct)	2021.07.21
1	Permit 1	2021.06.23

ISSUED FOR

- BUILDING PERMIT
- PRICING REVIEW
- COORDINATION
- VARIANCE APPROVED
- VARIANCE REVIEW
- CLIENT APPROVAL
- CLIENT REVIEW

ISSUED DATE: 2022.06.09

DISCLAIMER:
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PROJECT NO. 21.02 DRAWN: AW
 SCALE: As Indicated CHECKED: PROJECT

Residential Project

WALLINGER RESIDENCE
 104 Hawk Point Road, Nanaimo, BC

SHEET TITLE

Building Elevations

SHEET NUMBER

A3.1

RECEIVED
BOV760
 2022-JUN-09
 Current Planning