



DEVELOPMENT SERVICES DIVISION

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, August 3rd, 2023, 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: BOV00774

Applicant: MICHAEL PLAVETIC

Civic Address: 4541 SUNCREST ROAD, NANAIMO, BC

Legal Description: LOT 6, SECTION 5, WELLINGTON DISTRICT, PLAN EPP95121

Requested Variance: Section 7.6 of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” restricts the maximum height of a principal building to 9.0m in the Single Dwelling Residential (R1) zone.

The applicant requests to increase the maximum allowable height from 9.0m to 9.18m to facilitate the construction of a single-family dwelling. This represents a variance of 0.18m

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: Comments must be submitted to Current Planning no later than 2:30 p.m. on August 3rd, 2023 and may be sent via email to Payton Carter, Planner, at payton.carter@nanaimo.ca. If you have any questions regarding this appeal, please call 250-755-4460 Ext. 4220.

ATTEND IN-PERSON: To address this appeal in person, you may attend this meeting, in the Board Room, at the Service and Resource Centre, located at 411 Dunsmuir Street, Nanaimo, BC on Thursday, August 3rd, 2023, at 4:00 p.m.

SUBJECT PROPERTY MAP



4541 Suncrest Road

B.C. LAND SURVEYOR'S CERTIFICATE OF EXISTING LOCATION ON:

LOT 6, SECTION 5, WELLINGTON DISTRICT, PLAN EPP95121

SCALE 1:200



DISTANCES AND ELEVATIONS ARE IN METRES.

NOTES:

CIVIC ADDRESS: 4541 SUNCREST ROAD

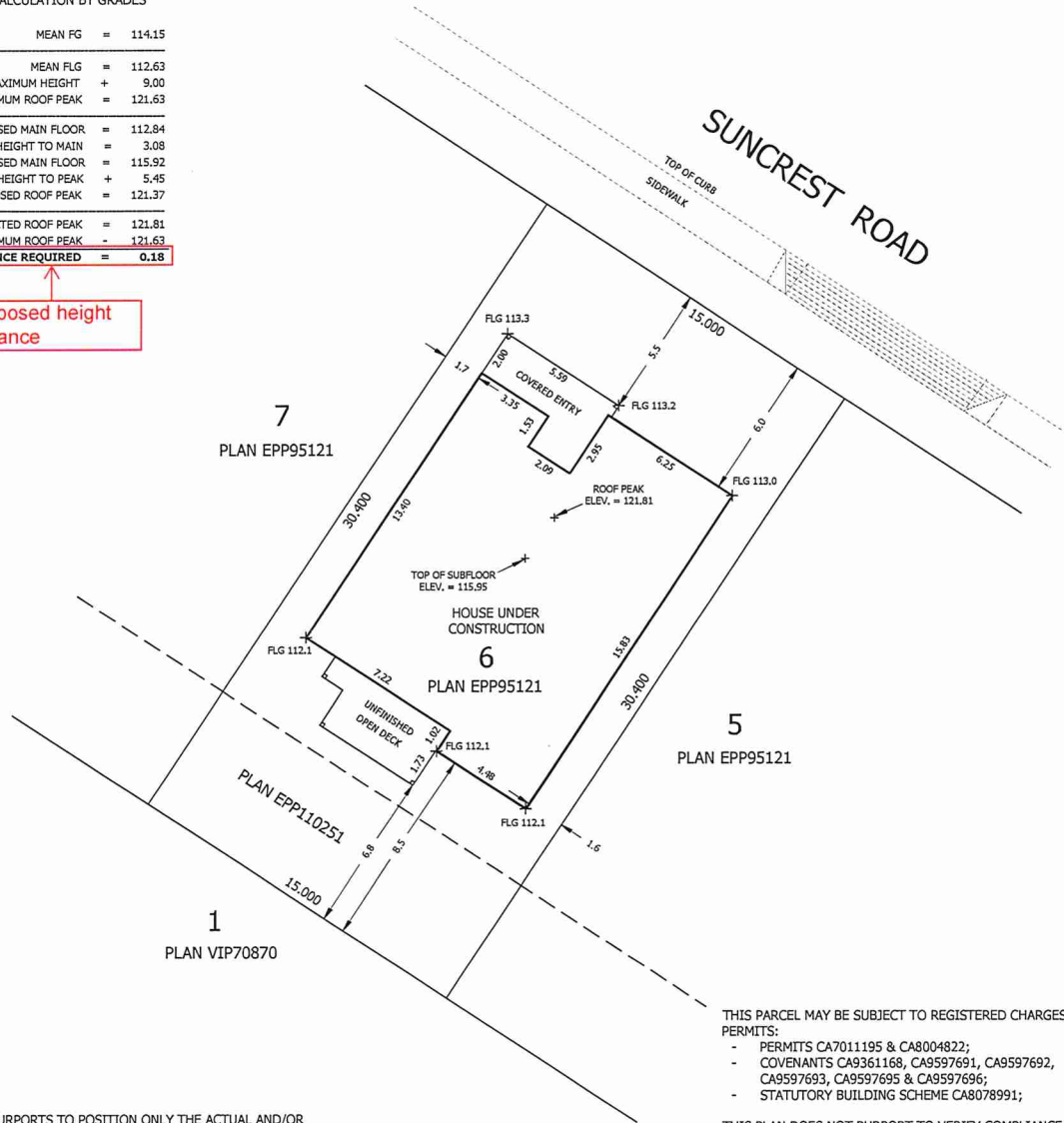
LOT DIMENSIONS ARE DERIVED FROM REGISTERED PLANS.

ELEVATION DATUM IS DERIVED FROM INTEGRATED SURVEY CONTROL MONUMENTS.

**MAXIMUM HOUSE HEIGHT
CALCULATION BY GRADES**

MEAN FG	=	114.15
MEAN FLG	=	112.63
MAXIMUM HEIGHT	+	9.00
CON MAXIMUM ROOF PEAK	=	121.63
PROPOSED MAIN FLOOR	=	112.84
APPROX. HEIGHT TO MAIN	=	3.08
PROPOSED MAIN FLOOR	=	115.92
APPROX. HEIGHT TO PEAK	+	5.45
PROPOSED ROOF PEAK	=	121.37
CONSTRUCTED ROOF PEAK	=	121.81
MAXIMUM ROOF PEAK	-	121.63
VARIANCE REQUIRED	=	0.18

Proposed height variance



THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES & PERMITS:

- PERMITS CA7011195 & CA8004822;
- COVENANTS CA9361168, CA9597691, CA9597692, CA9597693, CA9597695 & CA9597696;
- STATUTORY BUILDING SCHEME CA8078991;

THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND/OR PROPOSED IMPROVEMENT(S) SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S).

THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENT(S) RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S).

THIS PLAN IS NOT TO BE USED TO RE-ESTABLISH BOUNDARY LINES.

THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE PROFESSIONAL REFERENCE MANUAL & IS CERTIFIED CORRECT THIS DATE OF: JULY 14, 2023.

**Tyler Hansen
SL2RGJ**

Digitally signed by Tyler Hansen SL2RGJ
DN: cn=CA, c=Tyler Hansen SL2RGJ,
o=B.C. Land Surveyors, ou=Verify ID at
www.juricert.com/LKUP.cfm?id=SL2RGJ
Date: 2023.07.14 14:28:56 -0700

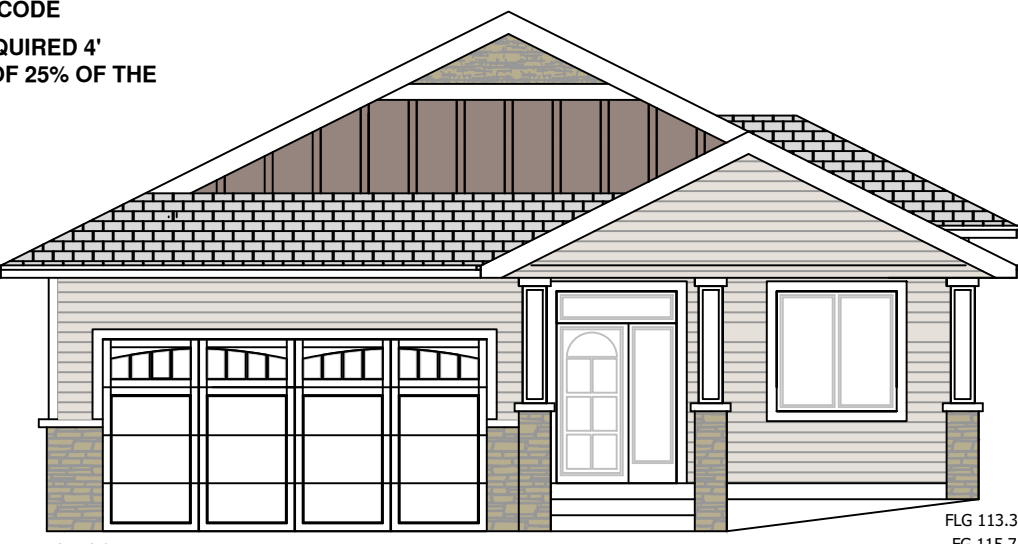
Tyler J. Hansen B.C.L.S.
THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED.

**RECEIVED
BOV774**

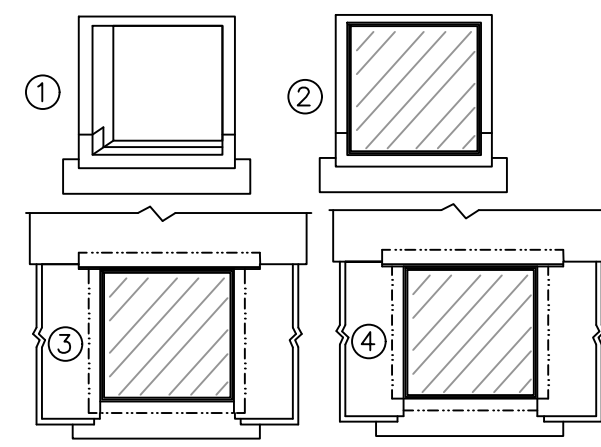
**WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS © 2023**
3088 BARONS ROAD NANAIMO B.C. V9T 4B5
PHONE: 250-756-7723 FAX: 250-756-7724
EMAIL: WAPS@WBLS.CA
FILE: 22055-3 CERT REV 1 (BASE PLAN 11030)

2023-JUL-17
Current Planning

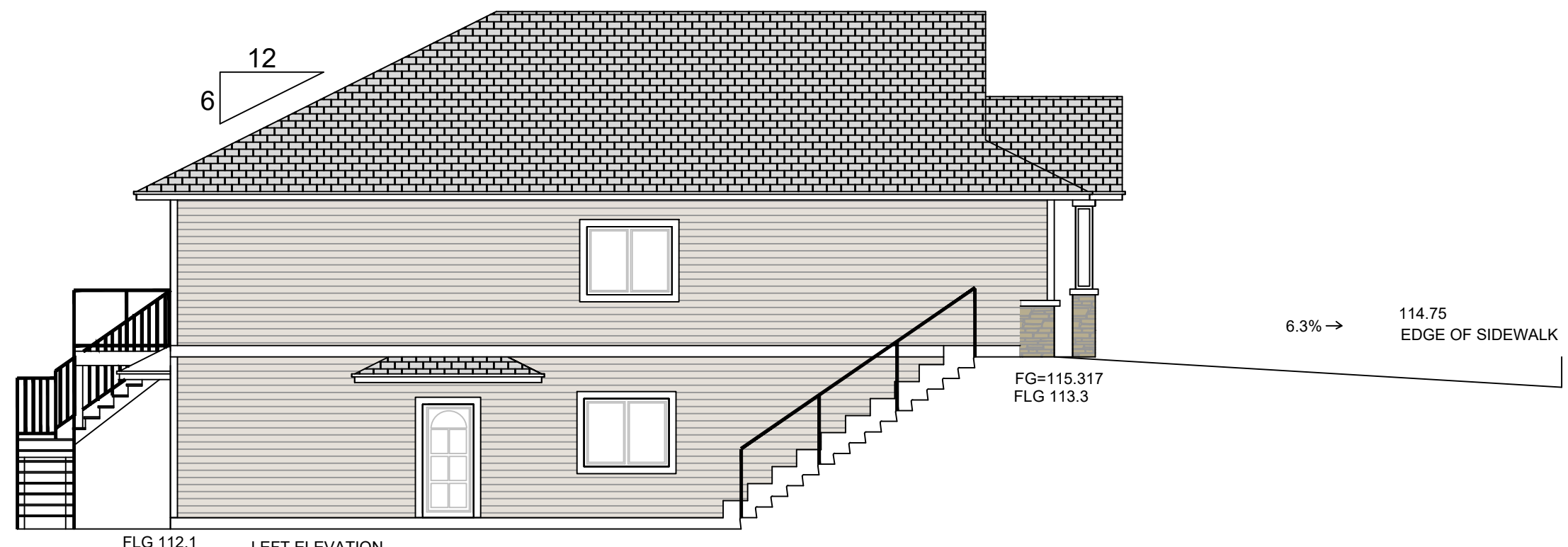
WHERE SOFFITS HAVE A LIMITING DISTANCE OF LESS THAN 1.2M, THEY CAN HAVE NO OPENINGS AND MUST BE PROTECTED IN ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE
ADDITIONAL ROOF VENTS REQUIRED 4' FROM SOFFIT TO A MINIMUM OF 25% OF THE ROOF SPACE



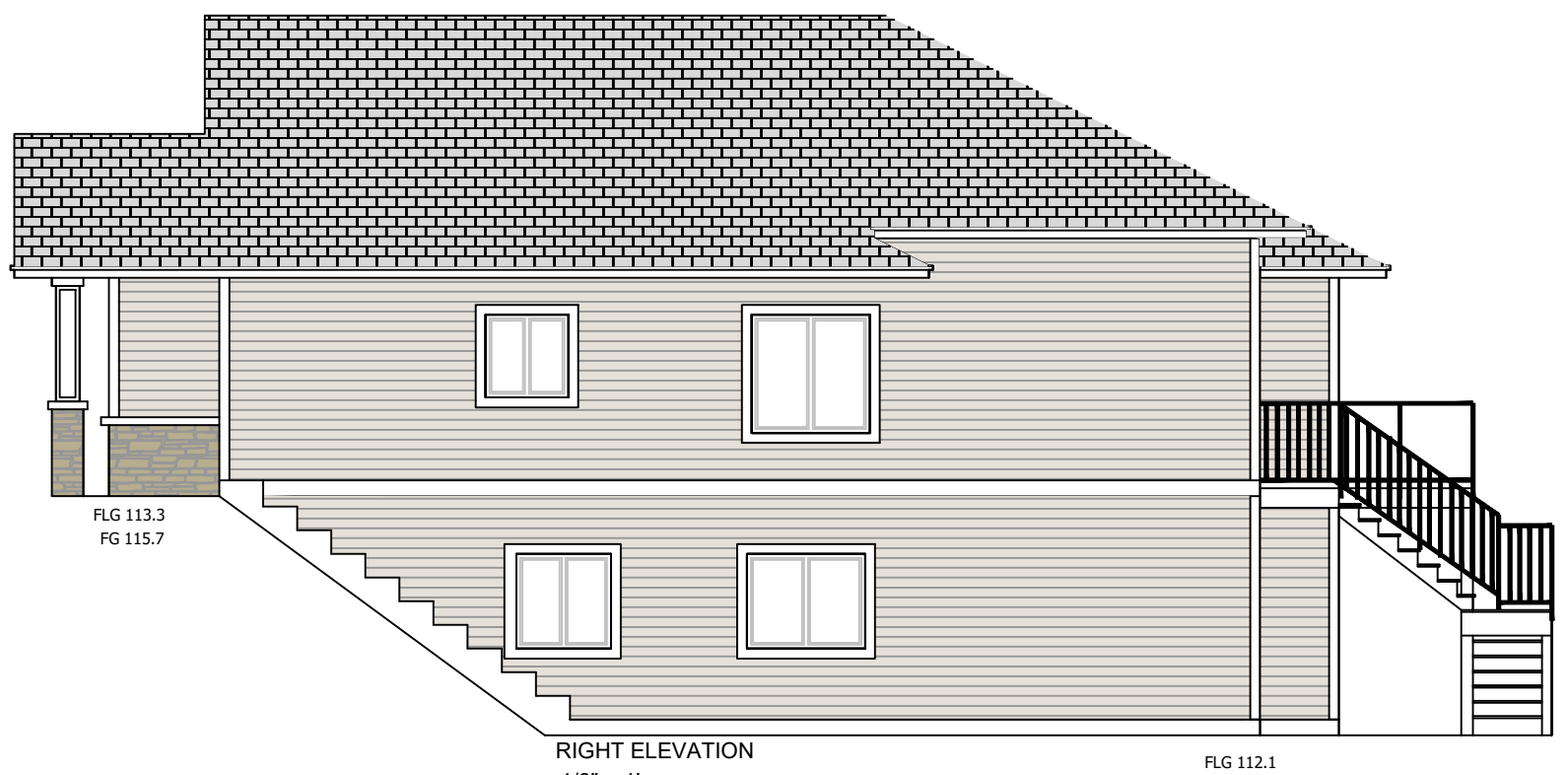
FRONT ELEVATION
1/8" = 1'



- 1) PEEL & STICK MEMBRANE ON THE SILL. MIN. COVERAGE WIDTH OF PLACED WINDOW, 3" UP JAMB & PERIMETER, WITH STARTER STRIP OF 30 MIN. BUILDING PAPER.
- 2) WINDOW INSTALLED WITH BACK CAULKED AT JAMBS AND HEAD, SHIMMED 1/8" AT SILL.
- 3) 2 LAYERS OF 30 MIN. BUILDING PAPER APPLIED AT JAMBS AND HEAD, WITH HEAD FLASHING UNDER OUTER PAPER.
- 4) JAMBS WITH PEEL AND STICK.



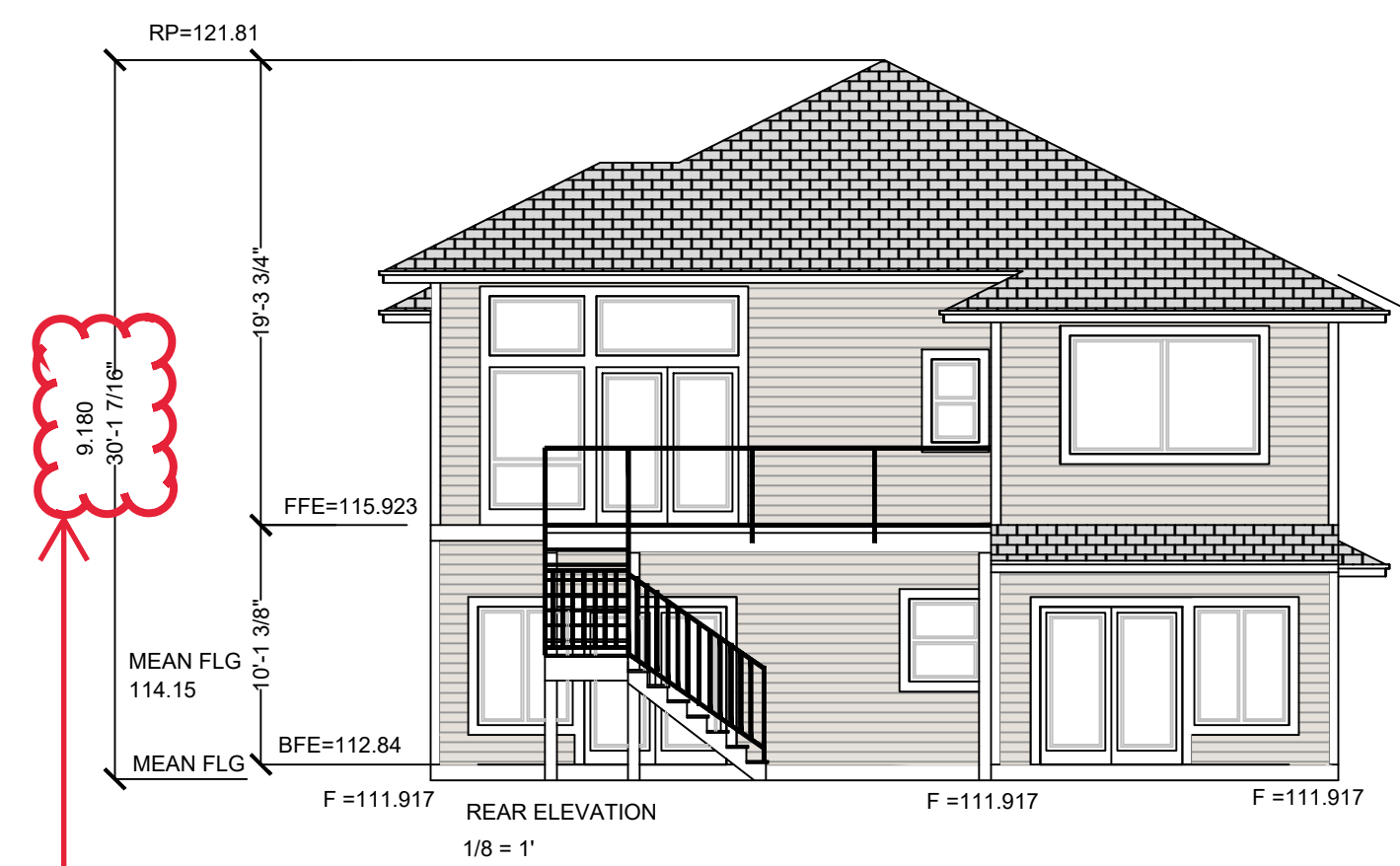
LEFT ELEVATION
1/8" = 1'



RIGHT ELEVATION
1/8" = 1'

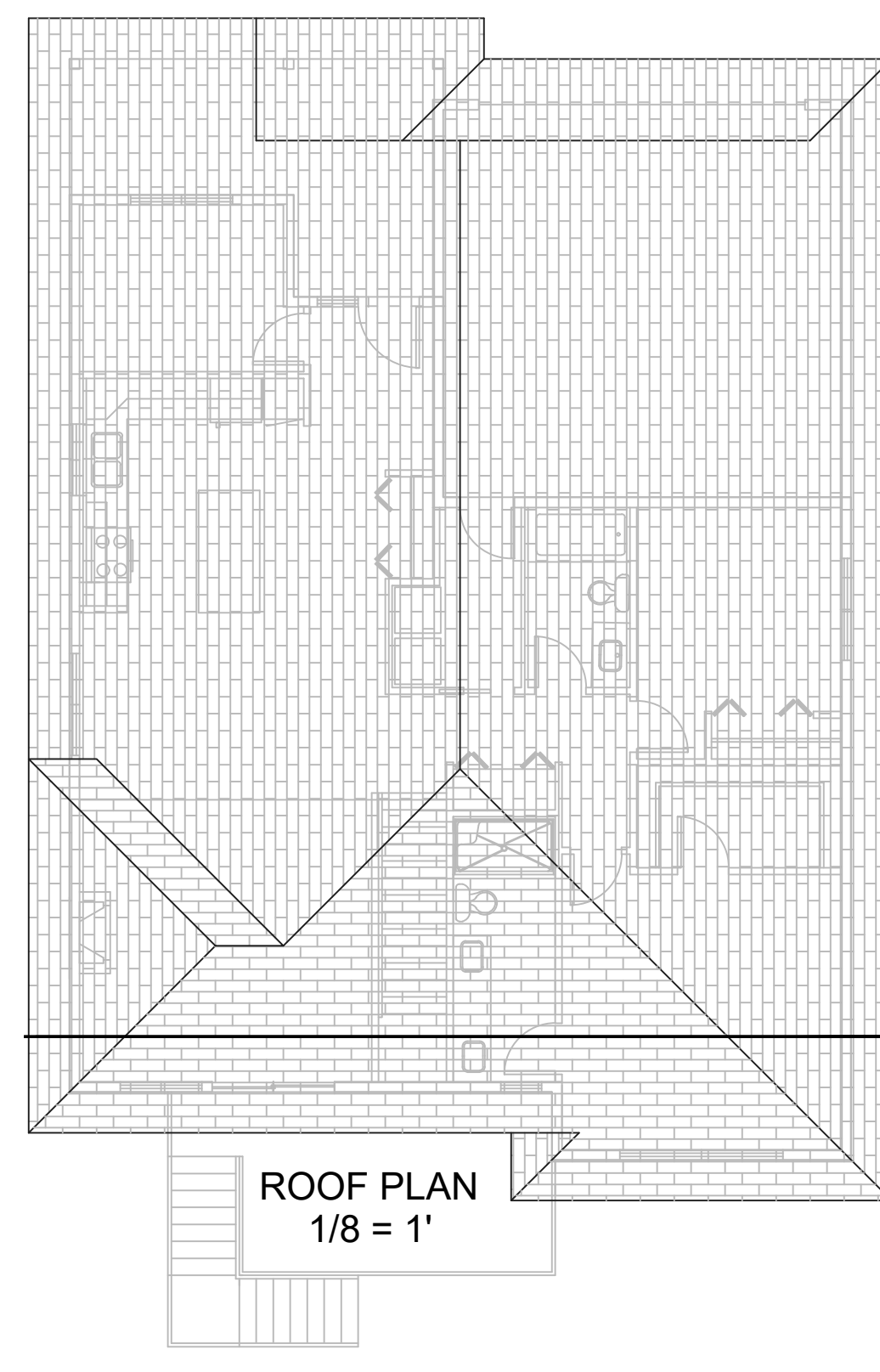
WINDOW DETAILING SEQUENCING
SIDING DETAILS

- 1) INSTALL 6" STRIP OF BUILDING PAPER BELOW WINDOW OPENING.
- 2) PRIME WINDOW SILL AREA FOR PEEL AND STICK.
- 3) INSTALL PEEL AND STICK ON WINDOW OPENING, SILL AND DOWN ONTO BUILDING PAPER BELOW. LAP PEEL AND STICK 3" UP WINDOW JAMB.
- 4) SEAL SILL / JAMB CORNERS WITH PEEL AND STICK.
- 5) INSTALL DOUBLE 2" STRIPS OF PEEL AND STICK ON 4" CENTERS ON WINDOW SILL. (FOR DRAINAGE)
- 6) LINE WINDOW OPENINGS, SIDE AND TOP WITH BUILDING PAPER.
- 7) CAULK SIDE FLANGE AND HEAD FLANGE TO ALLOW WINDOW TO SEAL AT TOP AND SIDES ONLY.
- 8) INSTALL WINDOW.
- 9) INSTALL FLASHING OVER WINDOW; CONFIRM FLASHING IS SLOPED A MINIMUM OF 20%. PROVIDE WATER DAM AT EACH END.
- 10) INSTALL 2 LAYERS OF BUILDING PAPER; INSTALL IN SHINGLED METHOD (START WITH 1/2 SHEET THEN FULL SHEETS THEREAFTER). PAPER AT SILL OF OPENING MUST BE PLACED ON TOP OF THESE LAYERS. INSTALL PEEL AND STICK MEMBRANE FROM WINDOW JAMB FLANGES
- 11) CAULK BASE OF WINDOW ON INSIDE TO CREATE WATER DAM.
- 12) INSTALL SIDING (CAULK WINDOW / SIDING CONNECTION).



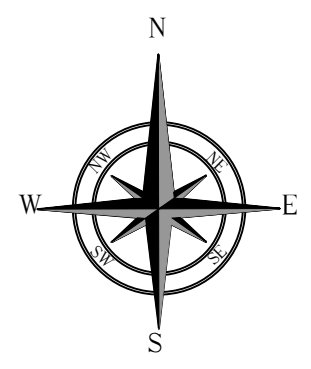
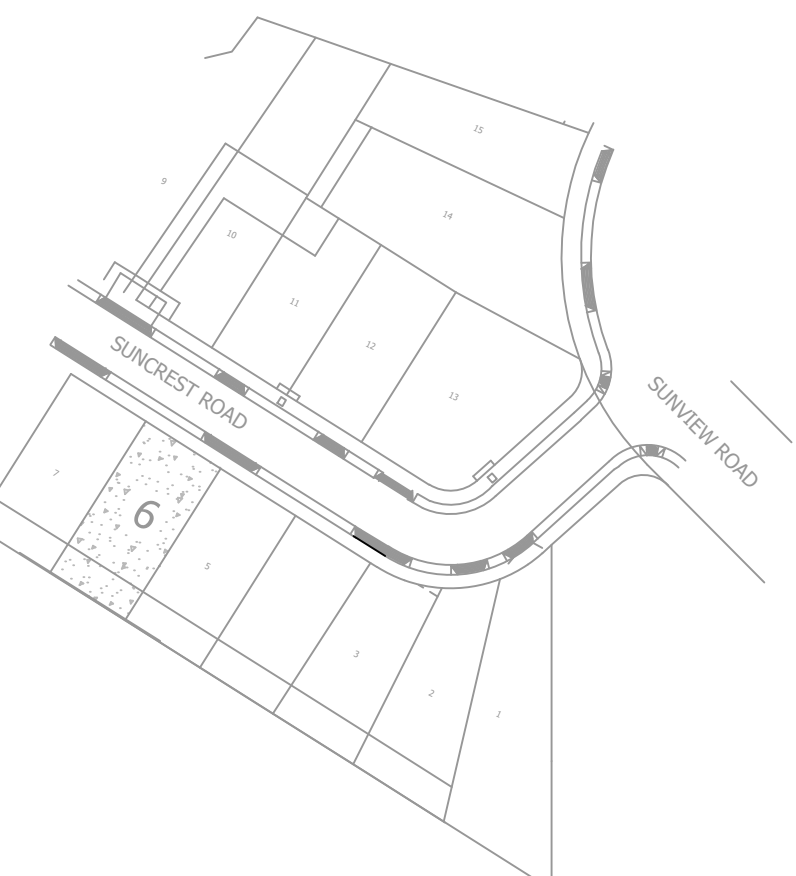
REAR ELEVATION
1/8" = 1'

Proposed height variance to 9.18m



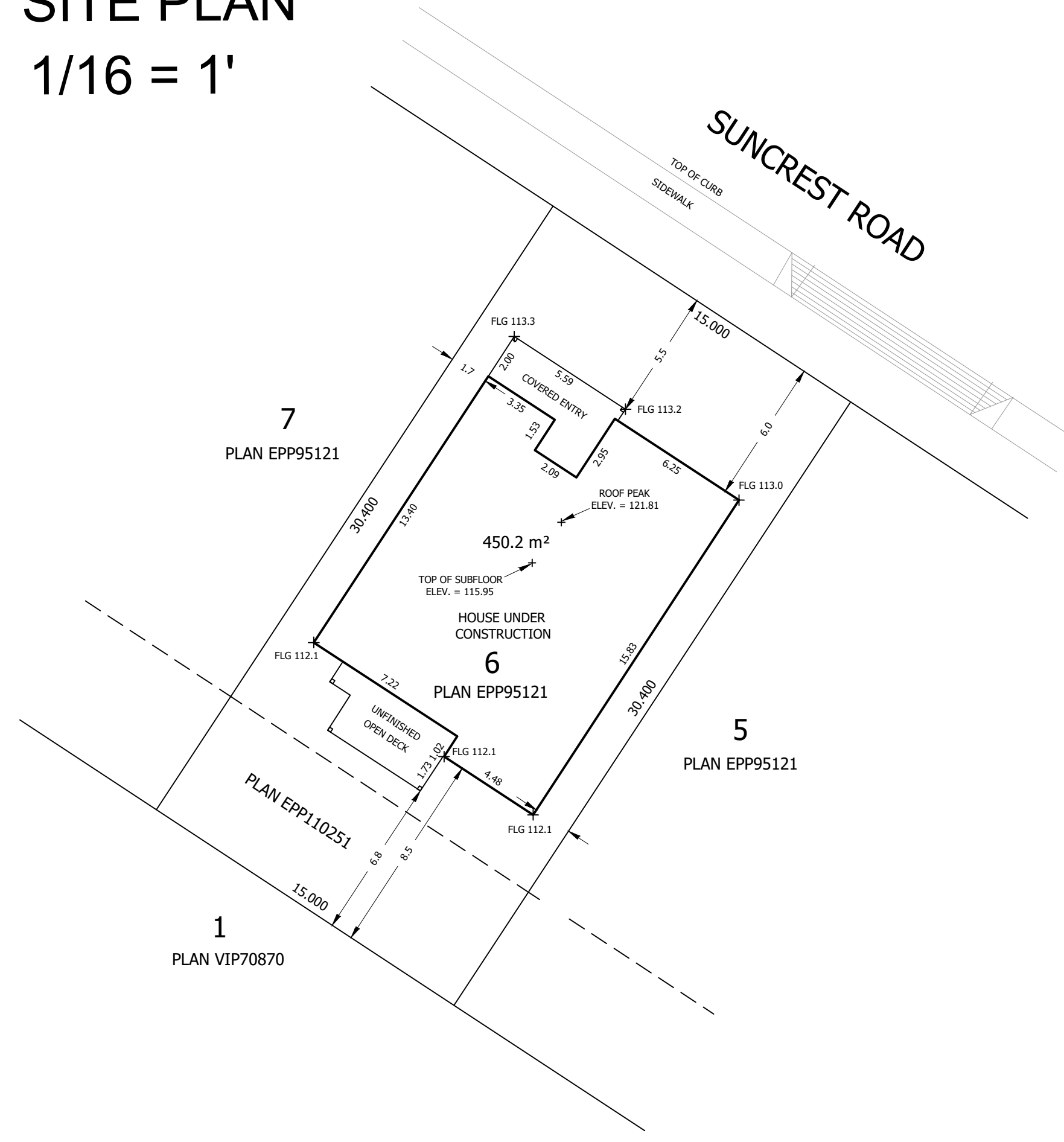
ROOF PLAN
1/8" = 1'

SEC A
A-1

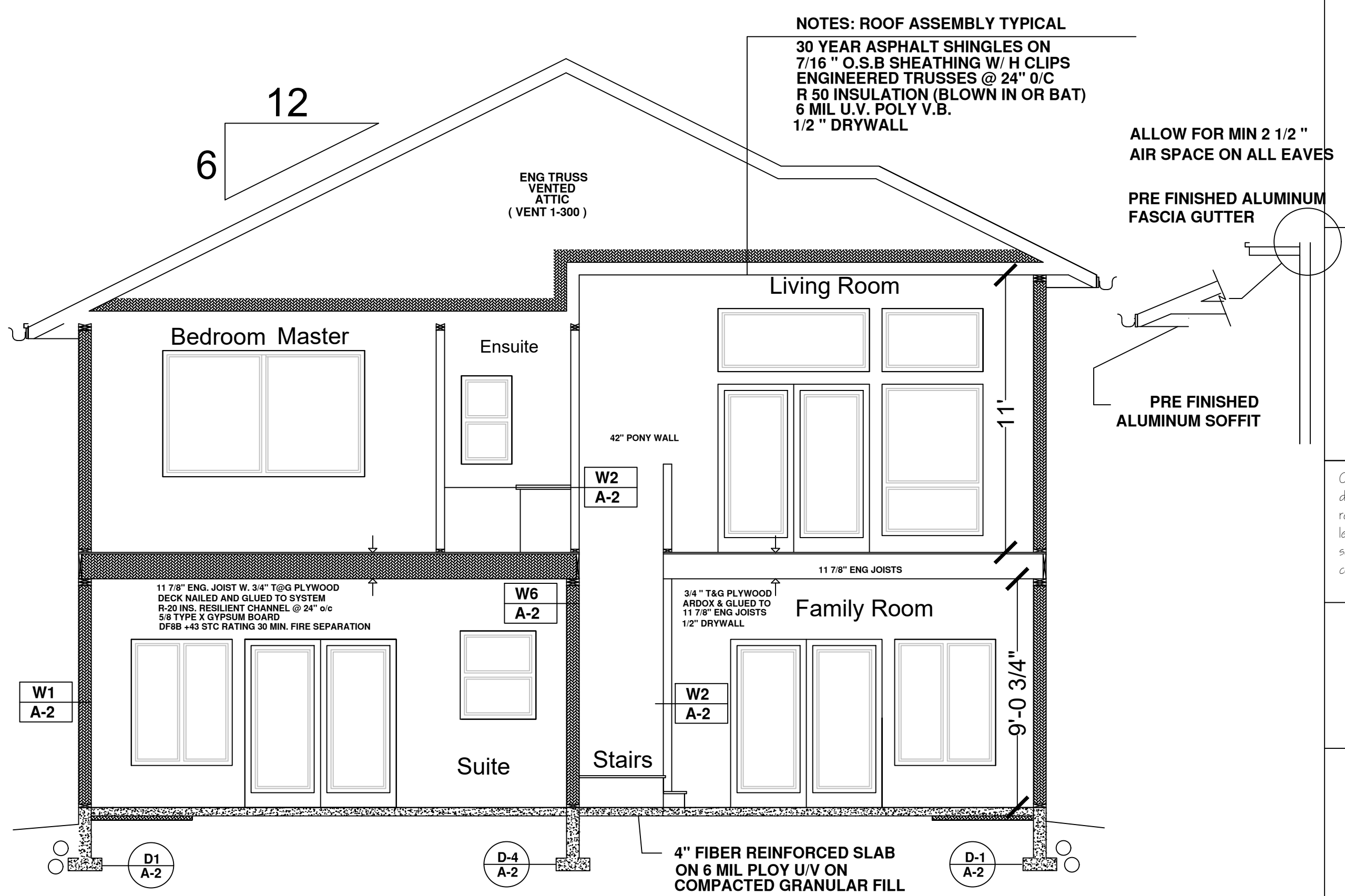


SITE PLAN
1/16" = 1'

AS BUILT VARIANCE REQUIRED IS
.18 METERS IN HEIGHT OR 7 1/16"



MEAN FG = 114.15
MEAN FLG = 112.63
MAXIMUM HEIGHT + 9.00
CON MAXIMUM ROOF PEAK = 121.63
PROPOSED MAIN FLOOR = 112.84
APPROX. HEIGHT TO MAIN = 3.08
PROPOSED MAIN FLOOR = 115.92
APPROX. HEIGHT TO PEAK + 5.45
PROPOSED ROOF PEAK = 121.37
CONSTRUCTED ROOF PEAK = 121.81
MAXIMUM ROOF PEAK - 121.63
VARIANCE REQUIRED = 0.18
LOT COVERAGE 1,935 SQ. ' 40%
PARKING 4



SECTION A
1/4" = 1'

NOTES: ROOF ASSEMBLY TYPICAL
30 YEAR ASPHALT SHINGLES ON 7/16" O.S.B SHEATHING W/H CLIPS
ENGINEERED TRUSSES @ 24" O/C
R 50 INSULATION (BLOWN IN OR BAT)
6 MIL U.V. POLY V.B.
1/2" DRYWALL

ALLOW FOR MIN 2 1/2" AIR SPACE ON ALL EAVES
PRE FINISHED ALUMINUM FASCIA GUTTER
PRE FINISHED ALUMINUM SOFFIT

SUNCREST ROAD
4541 SUNCREST ROAD
Folio: 07617.160
LTO Number: CA9361157
PID: 031-514-308
Property No: 155570
Legal:
LOT 6 SECTION 5,
WELLINGTON DISTRICT,
PLAN EPP95121

Zoning: R1
LOT 6

NOTES; DATE;

- A-1 SECTION, ELEVATIONS SITE / DETAILS
- A-2 FOOTINGS FOUNDATION SECTION STAIRS
- A-3 FLOOR PLANS JOIST PLANS / DETAILS
- S-1 SEISMIC DETAILS
- S-2 SEISMIC DETAILS

Mark Garrett
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Nanaimo B.C. V9V 1P5
Skype; nanaimomark
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email-garrettbydesign@yahoo.com

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DRAWN BY: MARK GARRETT
DATE: JULY 2025
SCALE: AS SHOWN

PROJECT NO. DRAWING NO.

**SECTION, ELEVATIONS
SITE / DETAILS**

A-1