



PLANNING AND DEVELOPMENT DEPARTMENT

## BOARD OF VARIANCE

### NOTICE OF MEETING

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A meeting of the Board of Variance will be held on Thursday, May 2<sup>nd</sup>, 2024, 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:** BOV00780

**Applicant:** DAMANVIR SINGH

**Civic Address:** 600 MADSEN ROAD

**Legal Description:** LOT 9 SECTION 15 RANGE 8 MOUNTAIN DISTRICT PLAN 7272

**Requested Variance:** The “City of Nanaimo Zoning Bylaw 2011 No. 4500” requires minimum building height and restricts the location of parking and maximum setbacks in the Community Corridor (COR3) zone. The proposal is for a single-storey residential addition to an existing building with the following variances:

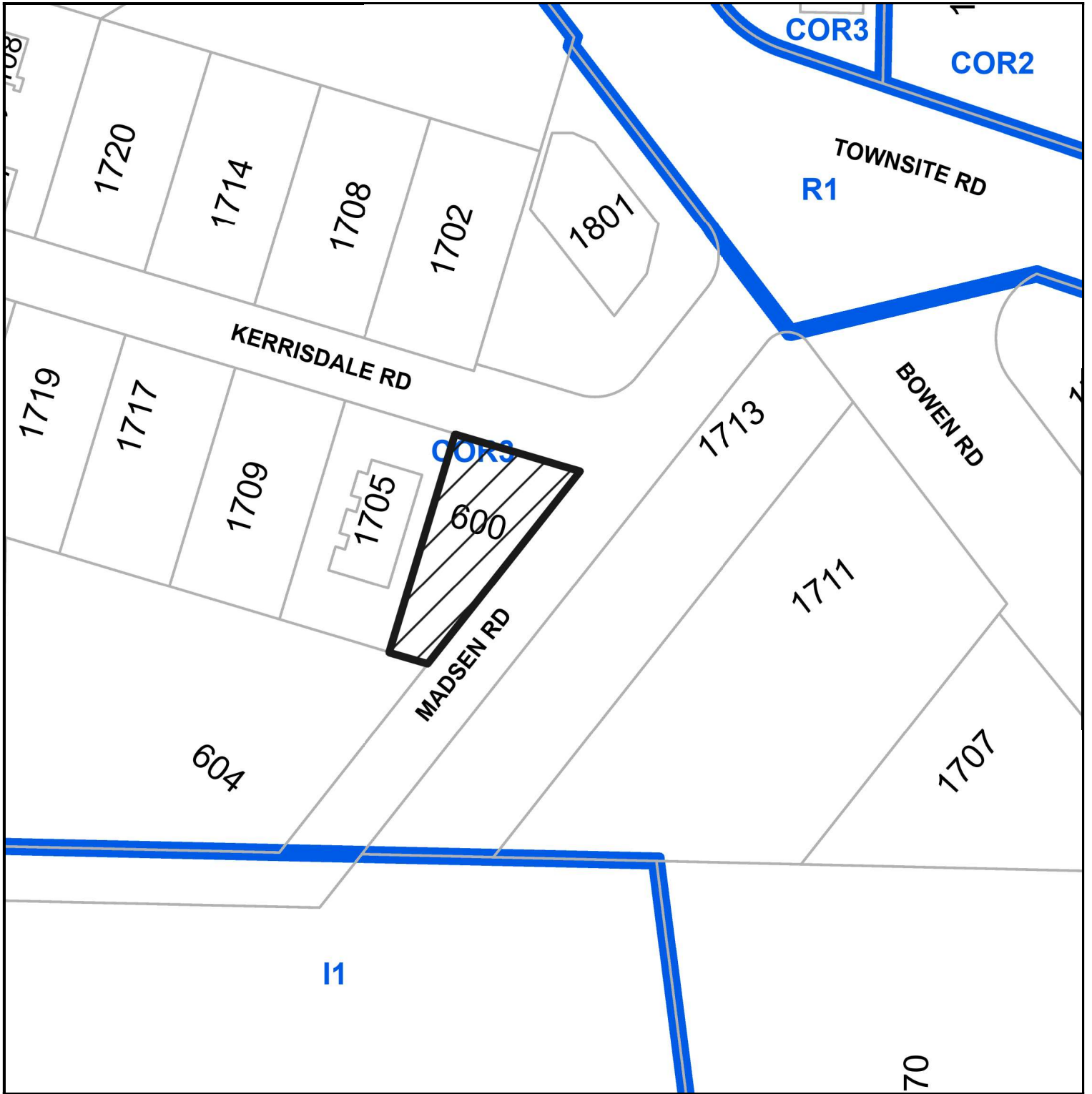
- Sections 9.5.1 and 9.5.4 allows no more than 50% of the building facade to be set back further than 6m from the front property line. The proposed variance is to increase the maximum front yard setback to 18m for 100% of the building face as measured from the front property line (Kerrisdale Road).
- Section 9.6.1 does not allow parking between the front property line and the front face of the building. The required 2 parking spaces are proposed to be located between the front property line and the front face of the building.
- Section 9.7.1 requires a minimum building height of 2 storeys above grade. A single-storey addition to the existing building is proposed.

You are being notified as an owner or tenant of land that is adjacent to the property that is the subject of this application. 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. See the reverse of this page for instructions on how to submit comments in writing or attend the meeting in-person.

**WRITTEN SUBMISSION:** To submit comments in writing you must contact Current Planning no later than 2:30 p.m. May 2<sup>nd</sup>, 2024, by contacting Kirsten Dafoe, Planning Assistant, by email at [kirsten.dafoe@nanaimo.ca](mailto:kirsten.dafoe@nanaimo.ca), or by calling 250-755-4460 Ext. 4509.

**ATTEND IN-PERSON:** To address this appeal in person you may attend this meeting, in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC on Thursday, May 2<sup>nd</sup>, 2024, at 4:00 p.m.

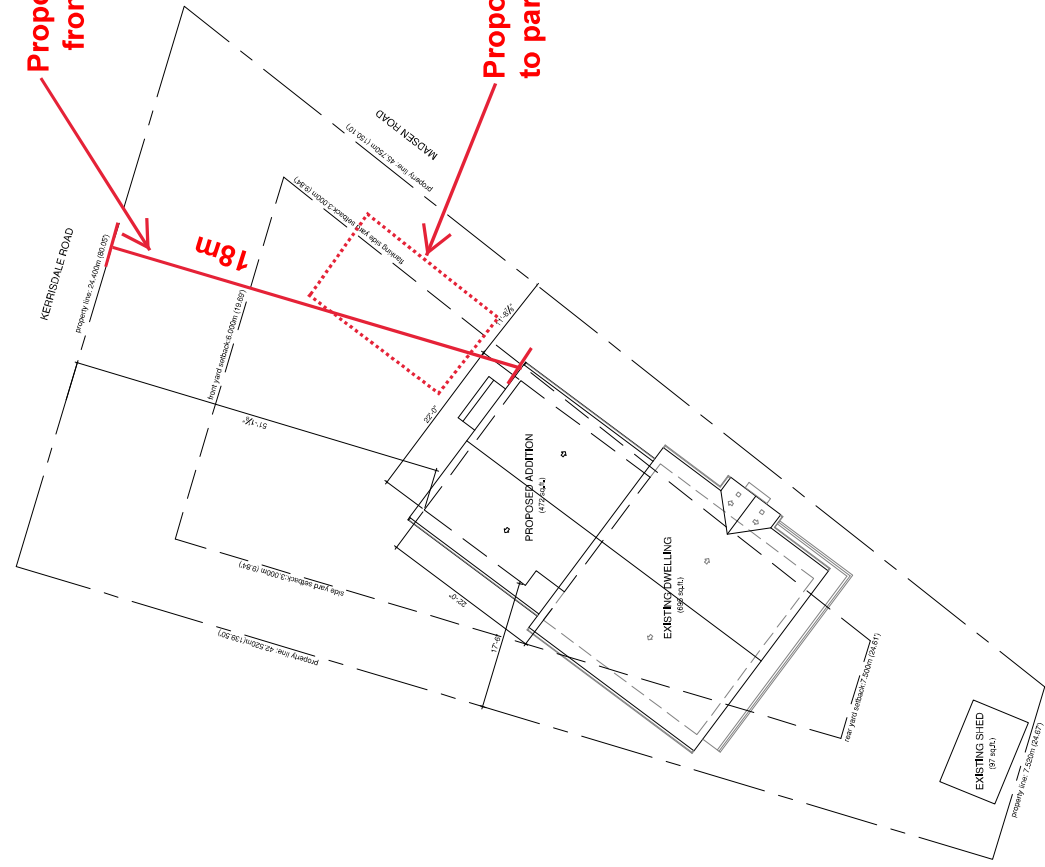
# SUBJECT PROPERTY MAP



600 Madsen Road

Proposed variance to front yard setback

Proposed variance to parking location

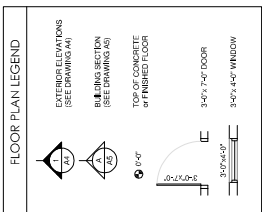


RECEIVED  
6/17/20  
2024-APR-06  
CITY OF NANAIMO

Project Name:  
Addition to a  
Single Family Residence  
for Daman Singh  
600 Madsen Road  
Nanaimo, B.C.

Drawing Name:  
Main Floor Plan

Scale: as noted  
Drawing No. A1  
Drawn by: P.L.  
Date: 3/10/24  
File Name: 2301



FLOOR PLAN LEGEND	
	EXTERIOR ELEVATIONS (SEE DRAWING A1)
	BUILDING SECTION (SEE DRAWING A1)
	TOP OF CONCRETE OF FINISHED FLOOR
	3'-6" x 7'-6" DOOR
	3'-6" x 4'-6" DOOR
	3'-0" x 7'-0" DOOR
	3'-0" x 6'-0" DOOR

Required	Provided
Compliance with all applicable codes	64.0% (64.0%)
Proposed Addition	43.5% (43.5%)
Site Coverage	15.0% (15.0%)
Minimum Setback	6.00 m (19.69 ft)
Front Lot Line	7.50 m (24.61 ft)
Side Lot Line	3.00 m (9.84 ft)
Maximum Building Height	14.00 m (45.93 ft)

**TYPICAL NOTES**

1. OWNER TO VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE PRIOR TO THE COMMENCEMENT OF THE WORK.
2. ANY DISCREPANCIES TO BE BROUGHT TO THE OWNER'S ATTENTION PRIOR TO COMMENCING ANY WORK.
3. SEE STRUCTURAL DRAWINGS FOR ALL FOUNDATIONS, CONCRETE WALLS & SUNKEN WOOD JOBS & BEAM SIZES.
4. WOOD FRAME WALLS ARE TO CENTER LINE.
5. DIMENSIONS IMPERIAL UNITS.
6. PROVIDE MISCELLANEOUS STUDS, BRACING, TURNING OR BLOCKING AS REQUIRED.
7. MAINTAIN ACOUSTIC SEPARATION @ RECESSED FEATURES & EQUIPMENT.
8. GEMENT BOARD TO BE USED @ ALL WET WALLS.
9. CONFIRM WINDOW AND DOOR ROUGH OPEN SIZES WITH ARCHITECT PRIOR TO COMMENCING WORK. ALL WINDOW STILES ALLOCATIONS TO BE DETERMINED BY OWNER.

**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT CANADIAN NATIONAL BUILDING CODE (CBC) AND ALL APPLICABLE REGULATIONS.
2. THE DESIGN SHALL BE IN ACCORDANCE WITH THE CURRENT CANADIAN NATIONAL BUILDING CODE (CBC) AND ALL APPLICABLE REGULATIONS.
3. ALL CHASES, MANHOLES, DUCTS & PIPING LOCATED IN WALLS, FLOORS, CEILING & ROOF SHALL BE EFFECTIVELY SEALED TO PREVENT AIR LEAKAGE AND THE UNCONDITIONED SPACE OR EXTERIOR.
4. ALL VENTILATION REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CURRENT CANADIAN NATIONAL BUILDING CODE (CBC).
5. LIGHTING BY OTHERS TO BE INSTALLED AFTER WORK.
6. ALL STRUCTURAL LUMBER TO BE 1/2" OR BETTER.
7. DESIGNER IS NOT RESPONSIBLE FOR THE STRUCTURE.
8. ALL FOUNDATIONS ARE ASSUMED BEARING ON NON-COMBUSTIBLE SOILS UNLESS OTHERWISE NOTED.
9. DOUBLE SETBACKS OR SOLID CROSS-BLOCKS AT WALL LOCATIONS SHALL BE PROVIDED TO SUPPORT CONTIGUOUS WALL LOCATIONS.
10. UNITS TO BE 2' x 11' @ 16" O.C. AS NOTED.
11. ALL INTERIORS SHALL BE FINISHED TO THE FINISHES SHOWN ON THESE DRAWINGS UNLESS OTHERWISE NOTED.
12. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT CANADIAN NATIONAL BUILDING CODE (CBC) AND ALL APPLICABLE REGULATIONS.
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**FINISHES NOTES:**

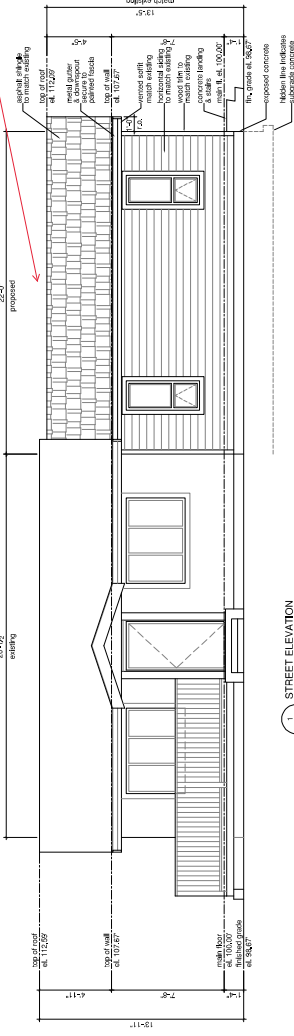
1. The wall sheathing shall exceed 1" past top of slab.
2. The sheathing and insulation shall be installed and finished in accordance with the manufacturer's instructions.
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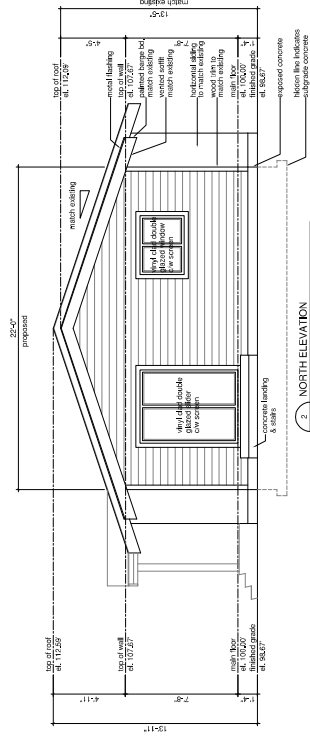
1:1 SITE PLAN  
Scale: 1/8" = 1'-0"

Proposed addition

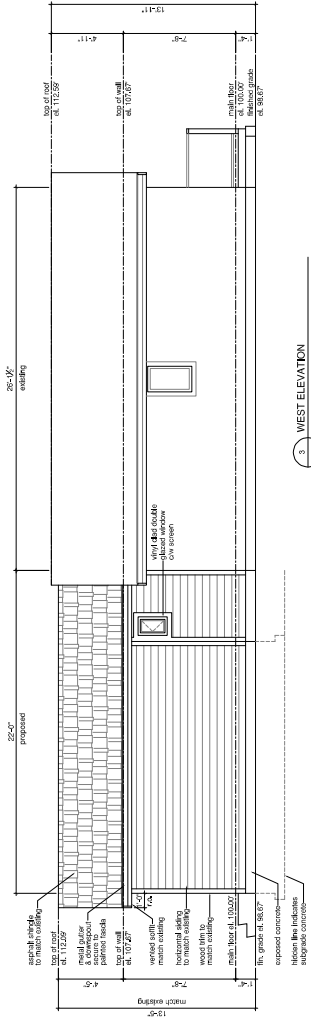


1 STREET ELEVATION  
Facing Madsen Road  
Scale: 1/4" = 1'-0"

Proposed variance to building height



2 NORTH ELEVATION  
Facing Kerrisdale Road  
Scale: 1/4" = 1'-0"



3 WEST ELEVATION  
Facing Kerrisdale Road  
Scale: 1/4" = 1'-0"

Project Name:  
Addition to a  
Single Family Residence  
for Daman Singh  
600 Madsen Road  
Nanaimo, B.C.  
Drawing Name:  
Elevations

Scale: as noted  
Drawing No. A4  
Drawn by: P.L.  
Date: 3/10/24  
File Name: 2301

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BOV780  
2024-APR-05