



PLANNING & DEVELOPMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, May 1st, 2025, 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: **BOV00786**

Applicant: Donald Neil, B. Gallant Homes

Civic Address: 710 Arbutus Avenue

Legal Description: LOT 20, DISTRICT LOT 96G, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 7837

Zoning: Three and Four Unit Residential (R5)

Requested Variance: Section 7.5.1 of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” sets out minimum required distance a principal building must be set back from a rear lot line.

The applicant requests to reduce the minimum required rear yard setback for a principal building from 7.5m to 6.06m to allow the construction of a garage addition with a rooftop deck. This is a variance request of 1.44m.

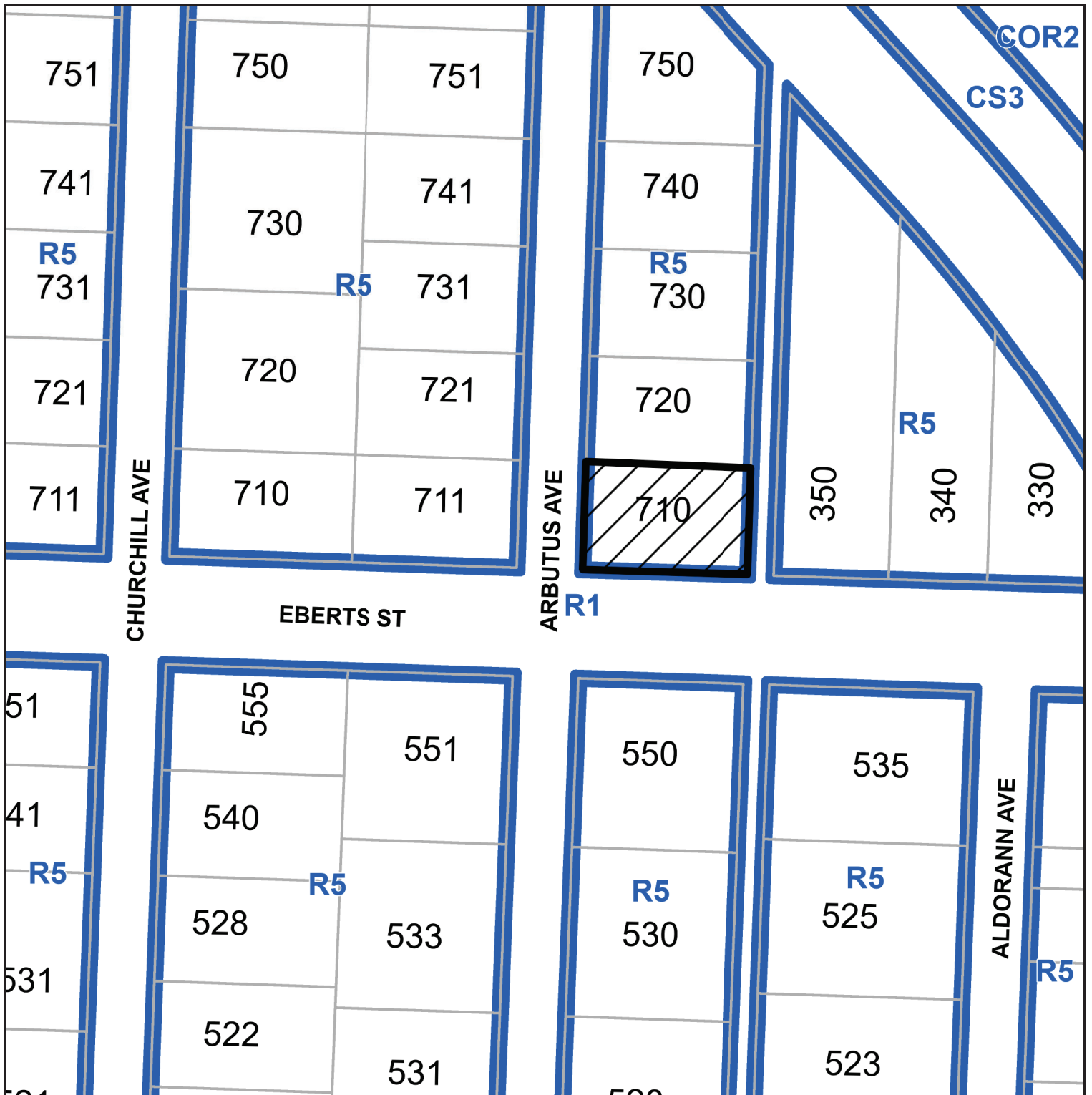
You are being notified as an owner or tenant of land that is adjacent to the property that is the subject of this application. If you deem your property is affected by the proposed variance, and wish to address this appeal, you will be given the opportunity to be heard at the Board of Variance meeting. Members of the public may submit comments in writing or attend the meeting in-person.

For questions, please contact Kristine Mayes, Planner by email at Kristine.Mayes@nanaimo.ca, or by phone at 250-755-4460 ext. 4355.

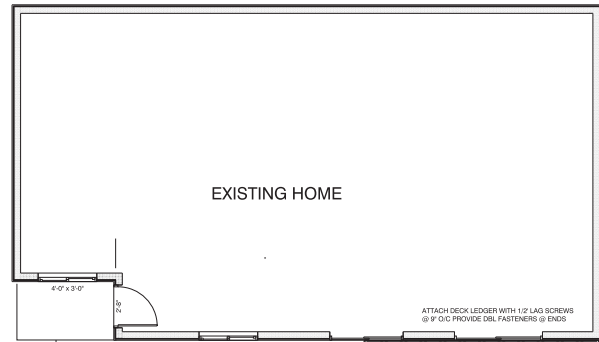
WRITTEN SUBMISSION: Written comments must be submitted by email to above address no later than 2:30 p.m. May 1st, 2025.

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, May 1st, 2025, at 4:00 p.m.

SUBJECT PROPERTY MAP



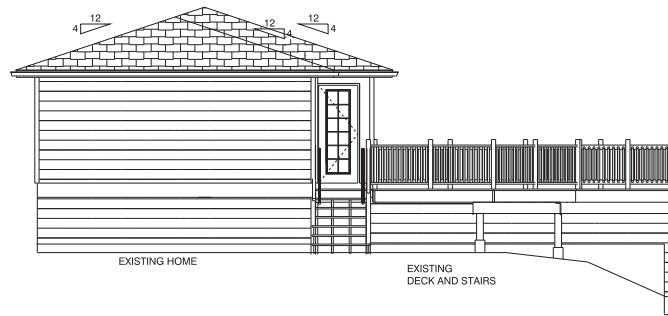
 710 ARBUTUS AVENUE



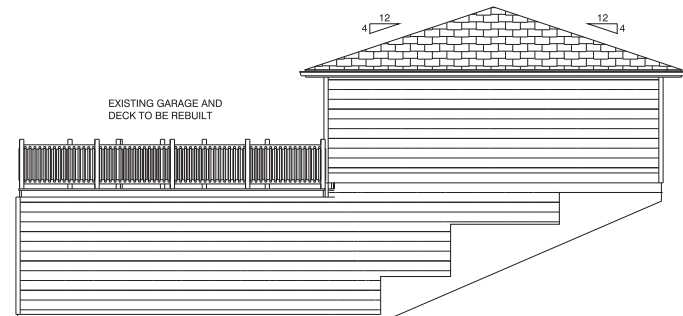
MAIN FLOOR 1
SCALE: 1/4" = 1'-0"



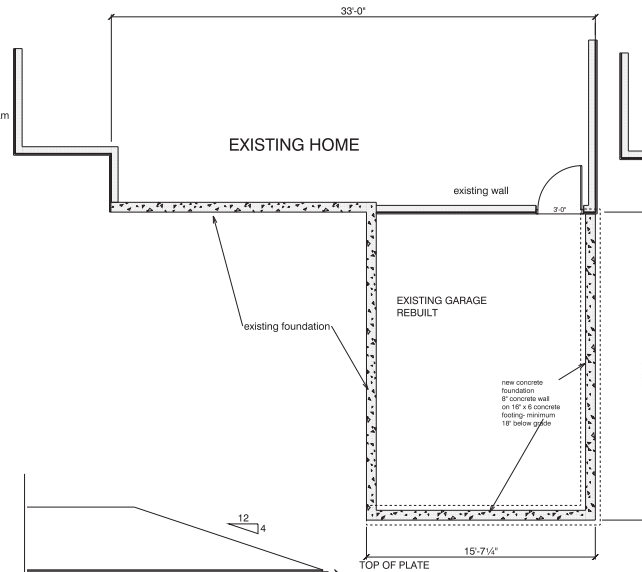
REAR ELEVATION
SCALE: 1/4" = 1'-0"



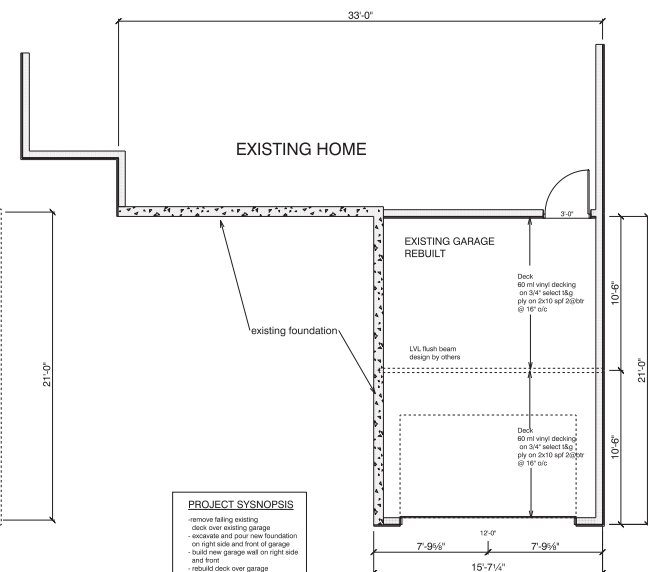
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



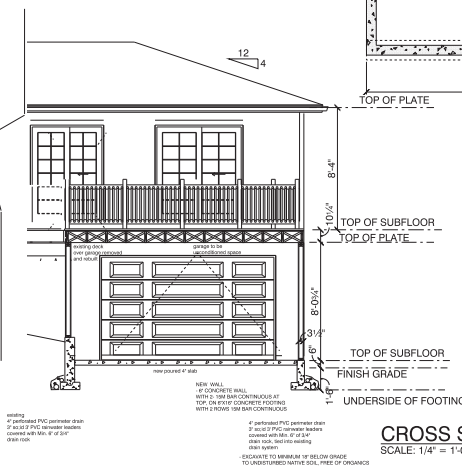
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



FOUNDATION
SCALE: 1/4" = 1'-0"



BASEMENT
SCALE: 1/4" = 1'-0"



CROSS SECTION
SCALE: 1/4" = 1'-0"

PROJECT SYNOPSIS

- remove existing deck over existing garage
- excavate and pour new foundation on right side and front of garage and front
- rebuild deck over garage
- 60 mil vinyl decking
- new wood siding to match existing
- new overhead garage door

GENERAL NOTES

- all work and materials shall conform 2024 version of the BC building code
- builder and building trades are to review plans and it is their sole responsibility to notify DSH of any errors or discrepancies on the plan
- drawings are not to be scaled. Although drawings are to scale, notify DSH for clarification of missing dimensions
- all building materials are to be new unless otherwise noted
- all lumber to have a grade stamp and to be a minimum grade of 240k
- all doors and windows to be NAFS certified
- exterior siding to follow bc building code and proper flashings to be installed at all breaks in wall coverings

RECEIVED
BOV786
2025-MAR-31
Current Planning

GALLANT HOMES
710 ARBUTUS AVENUE
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FAX: MOBILE
projects@gallanthomes.com



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428 Macleary
Nanaimo BC
V9R 2H2
PHONE: MOBILE: 250 618 5131
info@dshtesting.com

DRAWN BY:
SCALE: 1/4" = 1'-0"
DATE: March 14, 2025

PAGE:
1 / 1
A-1