



PLANNING & DEVELOPMENT

## BOARD OF VARIANCE

### NOTICE OF MEETING

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A meeting of the Board of Variance will be held on Thursday, June 5<sup>th</sup>, 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:** **BOV00787**

**Applicant:** Isaac R. Bowden

**Civic Address:** 520 Vancouver Avenue

**Legal Description:** LOT 1, BLOCK 5, DISTRICT LOT 96G, NANAIMO DISTRICT, PLAN 2578

**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 a minimum 1.5m side yard setback for the Single Dwelling Residential (R1) zone.

*[Although the subject property is zoned Three and Four Unit Residential (R5), Section 7.5.7 specifies where the principal use is a single residential dwelling in the R5 zone, the minimum required setback from the property lines shall be as specified within the R1 zone].*

The applicant requests to reduce the minimum north side yard setback from 1.5m to 0.43m for a portion of the existing single residential dwelling to raise the building approximately 1.2m in height.

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 to be 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](mailto: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. June 5<sup>th</sup>, 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, June 5<sup>th</sup>, 2025, at 4:00 p.m.

# SUBJECT PROPERTY MAP

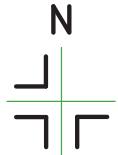
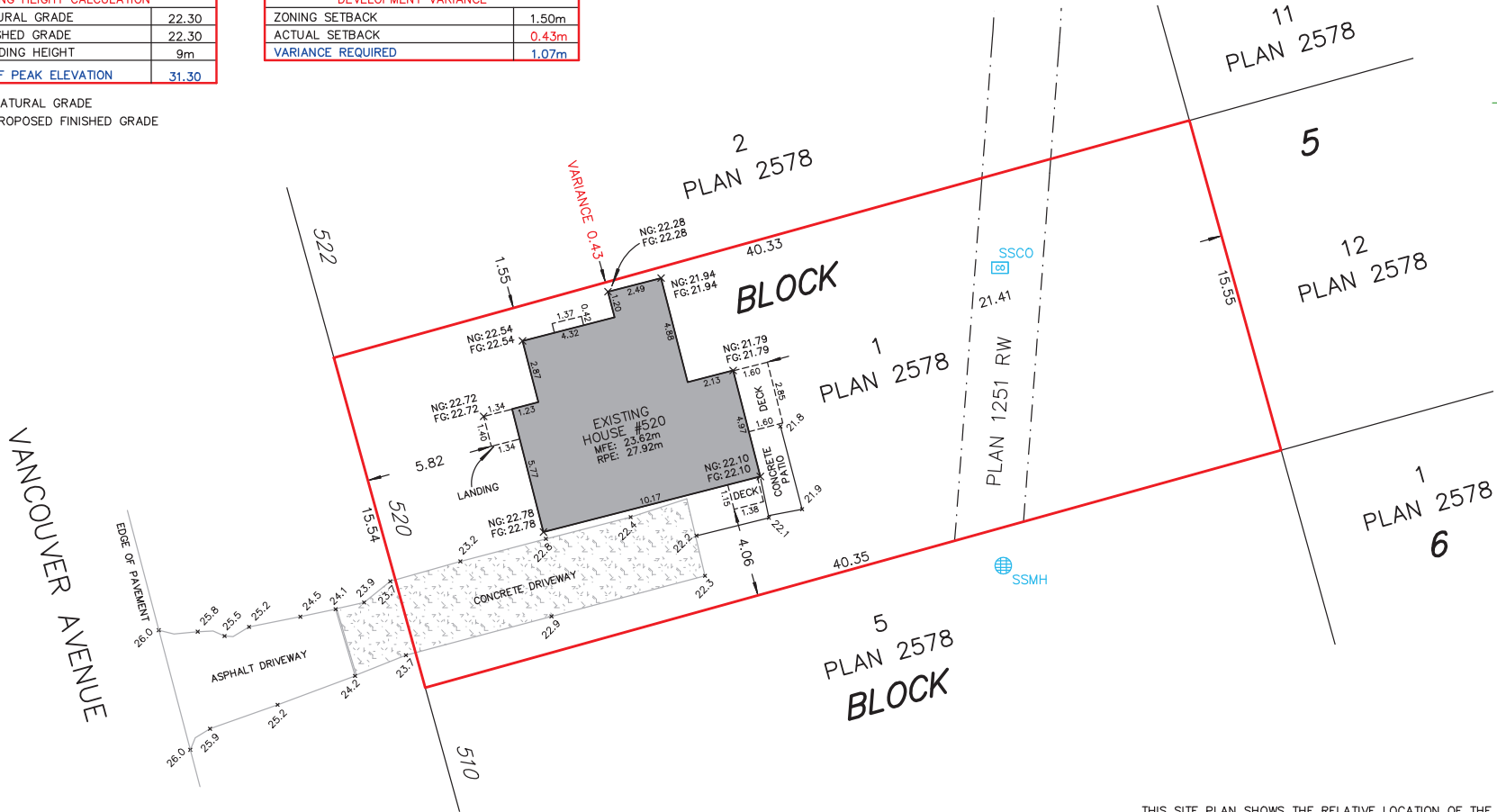


 520 VANCOUVER AVENUE

BUILDING HEIGHT CALCULATION	
AVERAGE NATURAL GRADE	22.30
AVERAGE FINISHED GRADE	22.30
MAXIMUM BUILDING HEIGHT	9m
MAXIMUM ROOF PEAK ELEVATION	31.30

DEVELOPMENT VARIANCE	
ZONING SETBACK	1.50m
ACTUAL SETBACK	0.43m
VARIANCE REQUIRED	1.07m

NG: DENOTES NATURAL GRADE  
FG: DENOTES PROPOSED FINISHED GRADE



THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF NANAIMO

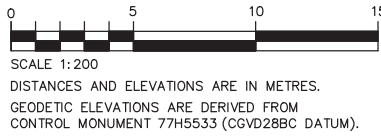
**NOTE:**  
THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS AND INTERESTS:  
**44905G, 238292G.**  
THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE NOTED DOCUMENTS.

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 DISCLAIM 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.

**RECEIVED**  
**BOV787**  
**2025-MAY-09**  
Current Planning

**SITE PLAN SHOWING:**  
LOT 1, BLOCK 5, DISTRICT LOT 96G,  
NANAIMO DISTRICT, PLAN 2578

CLIENT: ISAAC BOWDEN	CIVIC ADDRESS: 520 VANCOUVER AVENUE
FILE: 16-106-1	SCALE: 1:200
DRAWN BY: BEP	ZONING: R1
PID: 003-390-055	



THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 7th DAY OF MAY, 2025

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B.C.L.S. #994  
(THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.)

**Turner & Associates**  
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