



PLANNING & DEVELOPMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, July 3rd, 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: **BOV00788**

Applicant: Skyangels Properties Ltd.

Civic Address: 532 Selby Street

Legal Description: PARCEL D (DD 9529N) OF LOT 13, BLOCK 16, SECTION 1, NANAIMO DISTRICT, PLAN 584

Zoning: Old City Mixed Use (DT8)

Requested Variance: Section 11.5.1 of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” sets out the minimum setback requirements for a principal building. Where a side lot line abuts a residential zone, the minimum side yard setback is 4.5m.

The applicant requests to reduce the minimum required (east) side yard setback from 4.5m to 1.6m to allow the construction of a single residential dwelling. This is a variance request of 2.9m.

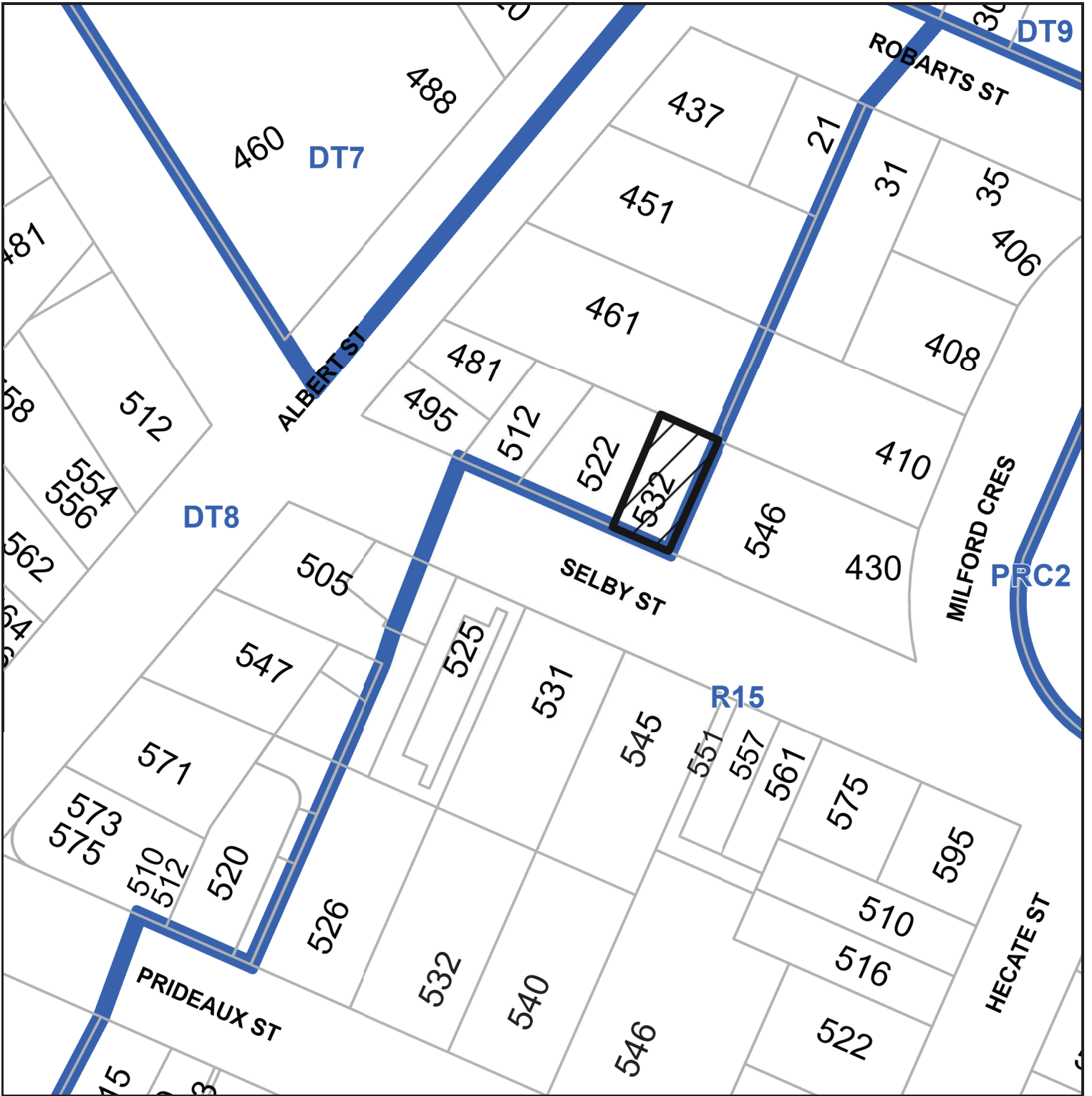
You are being notified as an owner or tenant of land that is adjacent to the property that is the subject of this application. If you deem your property to be affected by the proposed variance, and wish to address this appeal, you will be given the opportunity to be heard at the Board of Variance meeting. 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 Planning@nanaimo.ca, or by phone at 250-755-4460 ext. 4355.

WRITTEN SUBMISSION: Written comments must be submitted by email to the above address no later than 2:30 p.m. July 3rd, 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, July 3rd, 2025, at 4:00 p.m.

SUBJECT PROPERTY MAP



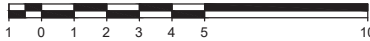
 532 SELBY STREET

SITE PLAN OF PARCEL D (DD 9529N) OF LOT 13, BLOCK 16, SECTION 1, NANAIMO DISTRICT, PLAN 584.

SHOWING LOCATION OF EXISTING AND PROPOSED BUILDINGS AND FEATURES THEREON.

CITY OF NANAIMO
 CIVIC ADDRESS: 532 SELBY STREET
 PID: 008-851-298
 ZONE: DT8
 PARCEL AREA: 262.6m²
 CLIENT: SKYANGEL PROPERTIES

SCALE 1:150



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.



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PLAN 584

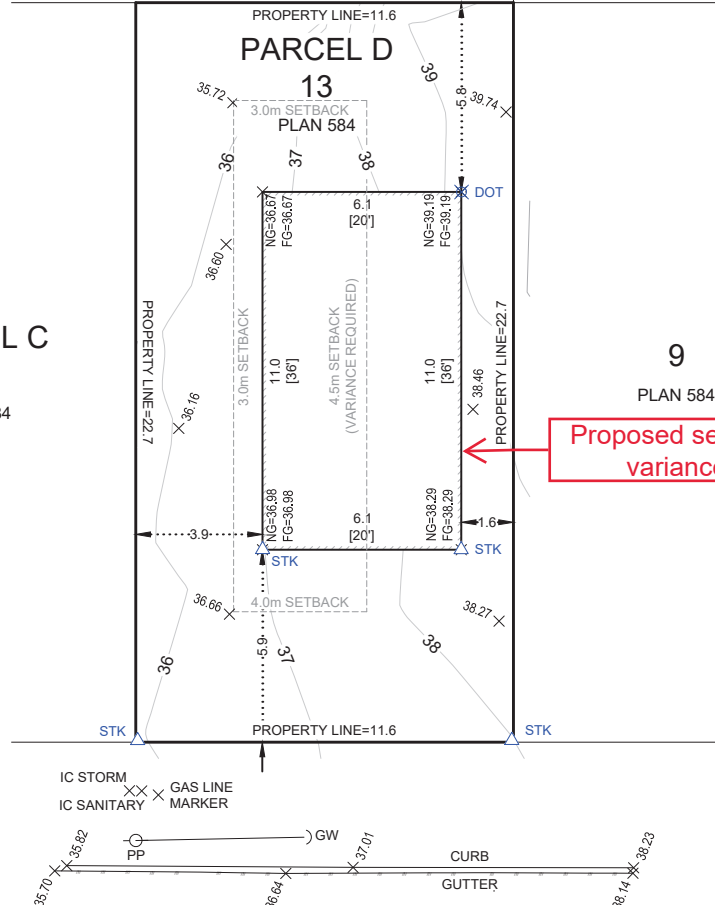
10
PLAN 584

PARCEL C
13
PLAN 584

9
PLAN 584

LEGEND

- ✕ 36.66 - DENOTES SPOT ELEVATION OF 36.66m (TYPICAL)
- ✕ DOT - DENOTES SPRAY-PAINT DOT PLACED
- △ STK - DENOTES WOODEN STAKE PLACED
- ◁ GW - DENOTES POWER POLE ANCHOR
- IC - DENOTES INSPECTION CHAMBER
- PP - DENOTES POWER POLE



BUILDING AND HEIGHT CALCULATIONS	
Average Natural Grade (NG)	37.78 m
Average Finished Grade (FG)	37.78 m
Maximum Permitted Building Height	10.5 m
Proposed Building Height	6.86 m
Maximum Roof Peak Elevation	48.28 m
Proposed Roof Peak Elevation	44.64 m

SELBY STREET

RECEIVED
BOV788
2025-JUN-06
 Current Planning

ELEVATIONS ARE GEODETIC (CGVD28) AND DERIVED FROM CONTROL MONUMENT 90H9803 PUBLISHED ELEVATION = 37.014m

PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM: PLAN 584.

OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.

REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL, EXISTING OR PENDING CHARGES.

THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.

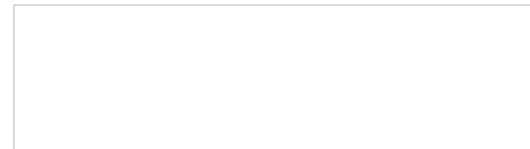
NOTE:

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CERTIFIED CORRECT



FIELD SURVEY COMPLETED ON THE 20th DAY OF MAY, 2025.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED OR DIGITALLY CERTIFIED.

bennett
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