



PLANNING & DEVELOPMENT

## BOARD OF VARIANCE

### NOTICE OF MEETING

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A meeting of the Board of Variance will be held on Thursday, September 4<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:** **BOV00789**

**Applicant:** Keene Anderson, Green Plan

**Civic Address:** 349 Nottingham Drive

**Legal Description:** LOT 45, SECTION 15-A, WELLINGTON DISTRICT, PLAN 33755

**Zoning:** Three and Four Unit Residential (R5)

**Requested Variance:** Section 7.5.1 and Section 7.6.1 of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” set out minimum required front yard setback and the maximum allowable height for a principal building with a flat roof, respectively.

*[Although the subject property is zoned Three and Four Unit Residential (R5), Section 7.5.7 & 7.6.4 specify where the principal use is a single residential dwelling in the R5 zone, the minimum required setback from the property lines and maximum height shall be as specified within the R1 zone].*

The applicant requests variances to reduce the minimum required front yard setback for a proposed dwelling from 4.5m to 2.49m, resulting in a variance of 2.01m, and to increase the maximum allowable height of a dwelling from 7.0m to 8.57m, resulting in a variance of 1.57m.

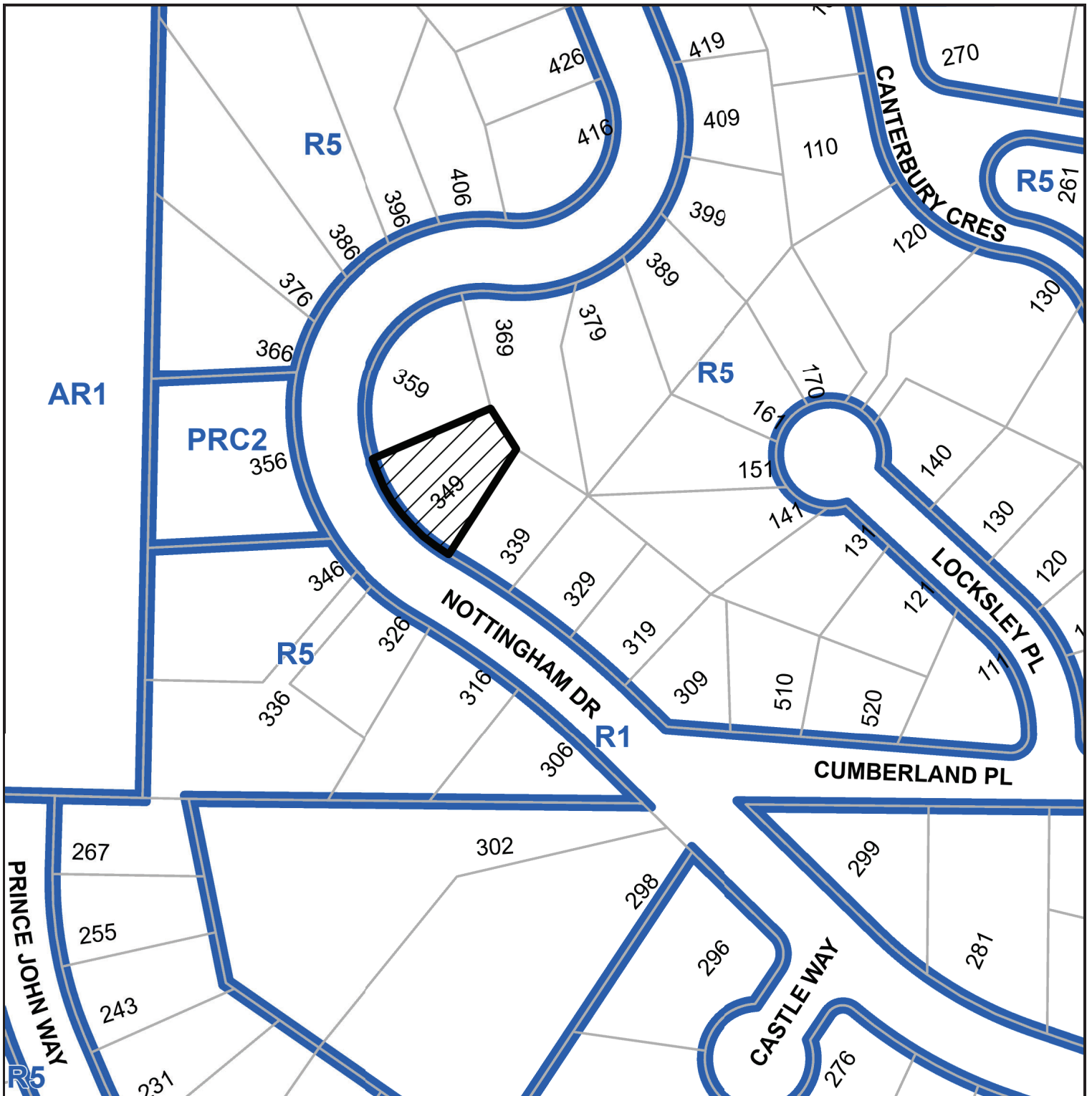
You are being notified as an owner or tenant of land that is adjacent to the property that is the subject of this application. If you deem your property is affected by the proposed variance, and wish to address this appeal, you will be given the opportunity to be heard at the Board of Variance meeting.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

For questions, please contact Lainya Rowett, Manager of Current Planning by email at [Lainya.Rowett@nanaimo.ca](mailto:Lainya.Rowett@nanaimo.ca), or by phone at 250-755-4460 ext. 4402.

**WRITTEN SUBMISSION:** Written comments must be submitted by email to above address no later than 2:30 p.m. September 4<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, September 4<sup>th</sup>, 2025, at 4:00 p.m.

# SUBJECT PROPERTY MAP



349 NOTTINGHAM DRIVE

BUILDING HEIGHT CALCULATION	
AVERAGE NATURAL GRADE	91.37
AVERAGE FINISHED GRADE	91.37
MAXIMUM BUILDING HEIGHT	7.00
MAXIMUM ROOF PEAK ELEVATION	98.37

PROPOSED BUILDING ELEVATIONS	
PROPOSED LEVEL 1 ELEVATION	89.17
PROPOSED LEVEL 2 ELEVATION	90.00
PROPOSED LEVEL 3 ELEVATION	92.86
PROPOSED LEVEL 4 ELEVATION	93.98
PROPOSED LEVEL 5 ELEVATION	95.55
PROPOSED LEVEL 6 ELEVATION	96.72
PROPOSED ROOF PEAK ELEVATION	99.91

PROPOSED GARAGE SLAB ELEVATIONS	
ELEVATION AT BACK OF SIDEWALK	89.30
MAXIMUM GARAGE SLAB	90.77
PROPOSED GARAGE SLAB	90.00

NG: DENOTES NATURAL GRADE  
FG: DENOTES PROPOSED FINISHED GRADE

BYLAW FRONTAGE VARIANCE	
PROPOSED FRONTAGE SETBACK	2.49
BYLAW FRONTAGE SETBACK (R1)	4.50
REQUESTED VARIANCE	2.01

BYLAW HEIGHT VARIANCE	
PROPOSED ROOF PEAK ELEVATION	99.91
MAXIMUM ROOF PEAK ELEVATION	98.37
REQUESTED VARIANCE	1.54



- LEGEND:
- +92.0 DENOTES SPOT ELEVATION
  - ⊙ DENOTES LAMP STANDARD
  - ⊕ DENOTES MANHOLE
  - ⊗ DENOTES CONIFEROUS TREE
  - ⊘ DENOTES DECIDUOUS TREE
  - ⊙ DENOTES TREE TRUNK DIAMETER
  - X— DENOTES FENCE

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:  
12805506- J48456- M76303- R15989.  
THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE NOTED DOCUMENTS.

SITE PLAN SHOWING PROPOSED BUILDING LOCATION ON:  
LOT 45, SECTION 15-A,  
WELLINGTON DISTRICT, PLAN 33755

CLIENT: JURAJ KOVAC  
CIVIC ADDRESS: 349 NOTTINGHAM DRIVE  
ZONING: R1  
PID: 000-259-241

0 5 10  
SCALE 1:150  
DISTANCES AND ELEVATIONS ARE IN METRES.  
GEODETIC ELEVATIONS ARE DERIVED FROM CONTROL MONUMENT 79H5569 (CGVD28BC DATUM).

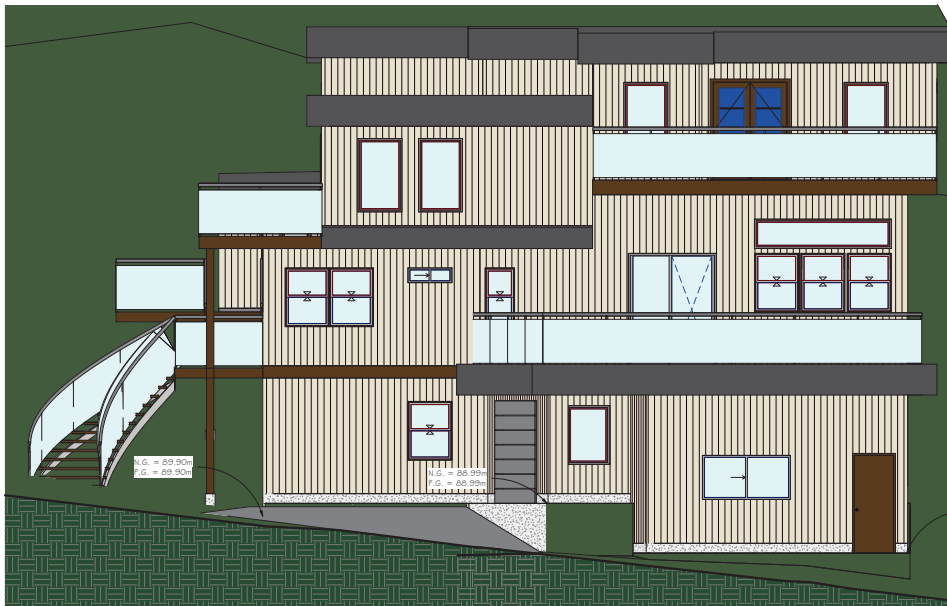
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2025-AUG-19  
Current Planning

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 7th DAY OF MAY, 2024

Digitally signed by Brody Phillips  
7EK9BN  
Date: 2025.08.18 16:49:52 -0700  
B.C.L.S. #994  
(THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.)

Turner & Associates  
land surveying  
250.753.9778  
435 TERMINAL AVENUE NORTH  
NANAIMO, BC V9S 4J8  
www.turnersurveys.ca

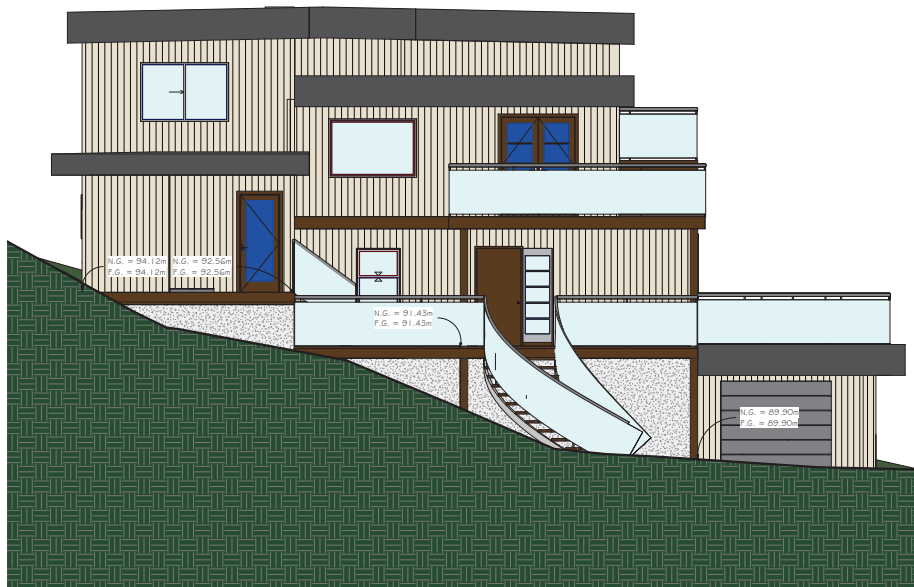
THIS SITE PLAN SHOWS THE RELATIVE LOCATION OF THE EXISTING AND PROPOSED STRUCTURES/IMPROVEMENTS WITH RESPECT TO THE BOUNDARIES OF THE DESCRIBED PARCEL ONLY.  
THIS SITE PLAN SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.  
THE SIGNATORY ACCEPTS NO RESPONSIBILITY FOR AND HEREBY DISCLAIM 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.



FRONT ELEVATION  
1/4" = 1'-0"

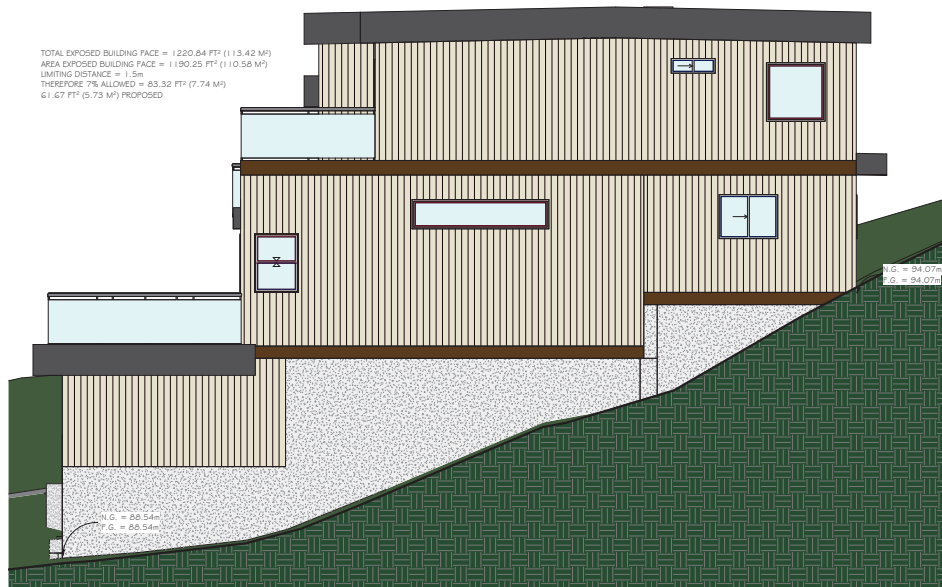


REAR ELEVATION  
1/4" = 1'-0"



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

TOTAL EXPOSED BUILDING FACE = 1 120.84 FT<sup>2</sup> (113.43 M<sup>2</sup>)  
AREA EXPOSED BUILDING FACE = 1 190.25 FT<sup>2</sup> (110.36 M<sup>2</sup>)  
LIMITING DISTANCE = 1.5m  
THEREFORE 7% ALLOWED = 83.32 FT<sup>2</sup> (7.74 M<sup>2</sup>)  
61.67 FT<sup>2</sup> (5.73 M<sup>2</sup>) PROPOSED



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

Revisions

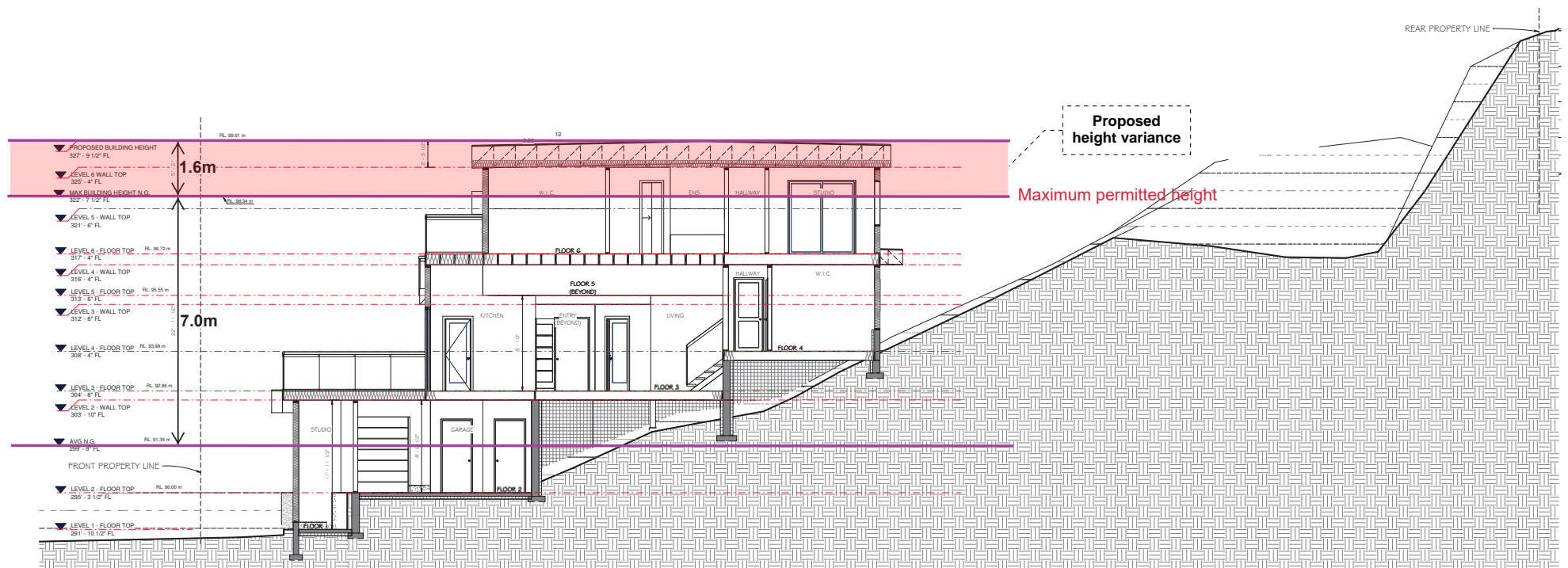
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COURT PLACING

349 NOTTINGHAM DRIVE  
CUSTOM RESIDENCE

**Greenplan**  
1655 Cedar Road  
Nanaimo, B.C.  
(250) 722-3456  
www.greenplan.ca  
info@greenplan.ca

Designed	Drawn	Checked
Date	18/10/2025	
Project	14045	
Drawing#	24045-0813-71	
Scale	1/4" = 1'-0"	
Sheet Title	ELEVATIONS	
Sheet #	A3	



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