



PLANNING & DEVELOPMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, September 4th, 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: **BOV00790**

Applicant: Gary Rowse

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” requires a minimum side setback of 3.0m for a principal building, except where a side lot line abuts a zone that permits only residential use, the minimum required setback is 4.5m.

The applicant requests to reduce the minimum required (west) side yard setback from 3.0m to 1.52m and (east) side yard setback from 4.5m to 1.52m to allow the construction of a single residential dwelling. This is a variance request of 1.48m and 2.98m, respectively.

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 Lainya Rowett, Manager of Current Planning, by email at Lainya.Rowett@nanaimo.ca, or by phone at 250-755-4460 ext. 4402.

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

The map displays a residential neighborhood with the following streets and lot addresses:

- Streets:** ALBERT ST, SELBY ST, ROBERTS ST, MILFORD CRES, HEKATE ST, PRIDEAUX ST.
- Lot Addresses:**
 - Along ALBERT ST: 481, 488, 460, 512, 554, 556, 562, 564.
 - Along SELBY ST: 461, 481, 495, 512, 522, 532 (highlighted), 546, 505, 547, 571, 573, 575, 510, 512, 520, 526, 532, 540, 546, 551, 557, 561, 575, 595, 510, 516, 522.
 - Along ROBERTS ST: 437, 451, 21, 31, 35, 406, 408, 410, 430.
 - Along MILFORD CRES: 430.
 - Along HEKATE ST: 510, 516, 522.
 - Along PRIDEAUX ST: 515, 530.
- Zoning Districts:** DT7, DT8, DT9, R15, PRC2.



532 SELBY STREET



**J.E. ANDERSON
& ASSOCIATES**
SURVEYORS - ENGINEERS

TEL: 250-758-4631 FAX: 250-758-4660
NANAIMO - VICTORIA - PARKSVILLE

SKETCH PLAN

File: 90758

Civic: 532 Selby Street, Nanaimo, B.C.

Legal: Parcel D (DD 9529N) of Lot 13, Block 16, Section 1, Nanaimo District, Plan 584.

Dimensions are in metres and are derived from Plan 584, DD 9529N and field survey.

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

This sketch plan has been prepared in accordance with the Professional Reference Manual and is certified correct this 14th day of July, 2025.

Douglas Holme HKUD5F

Digitally signed by Douglas Holme HKUD5F
Date: 2025.07.15 09:52:09 -07'00'

This document is not valid unless
originally signed and sealed or
digitally signed by BCLS

B.C.L.S.

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The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.

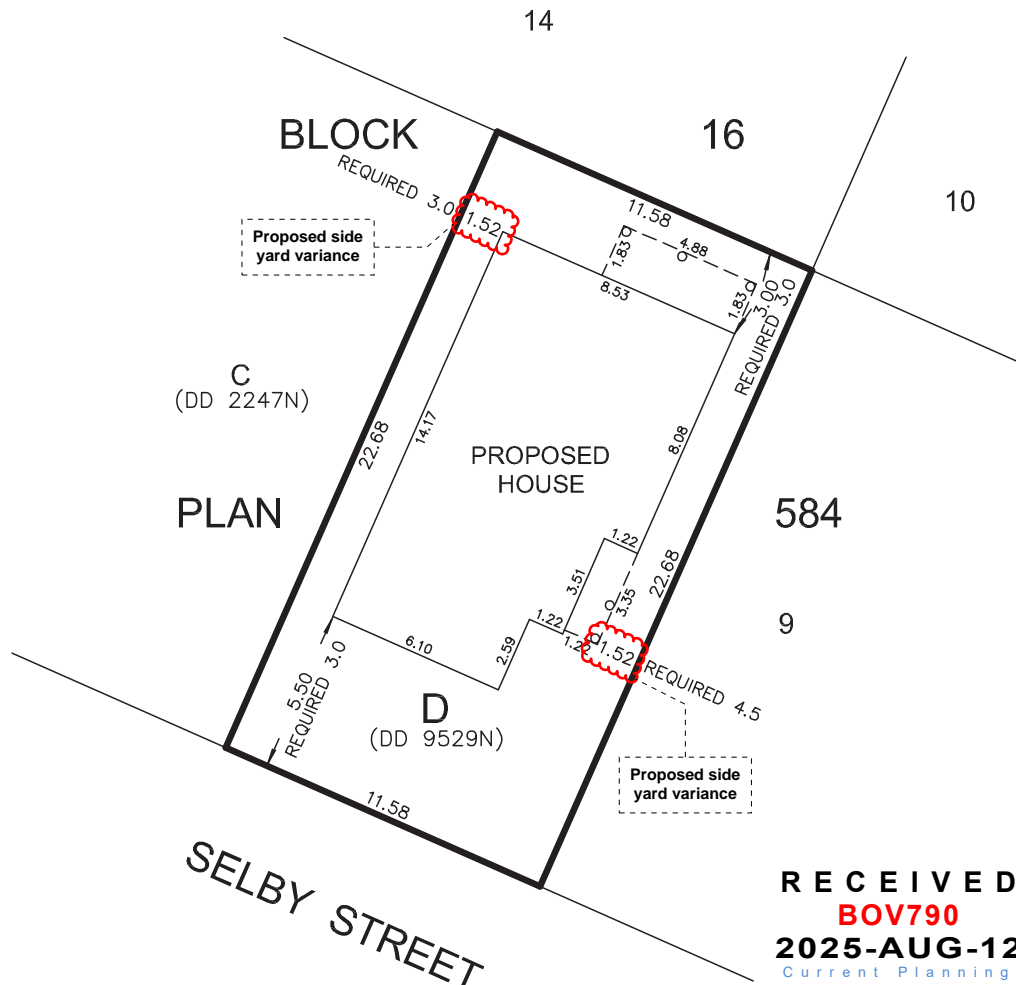
Subject to charges, legal notations, and interests shown on: Title No. CA5150658 (P.I.D. 008-851-298)

Scale 1:200

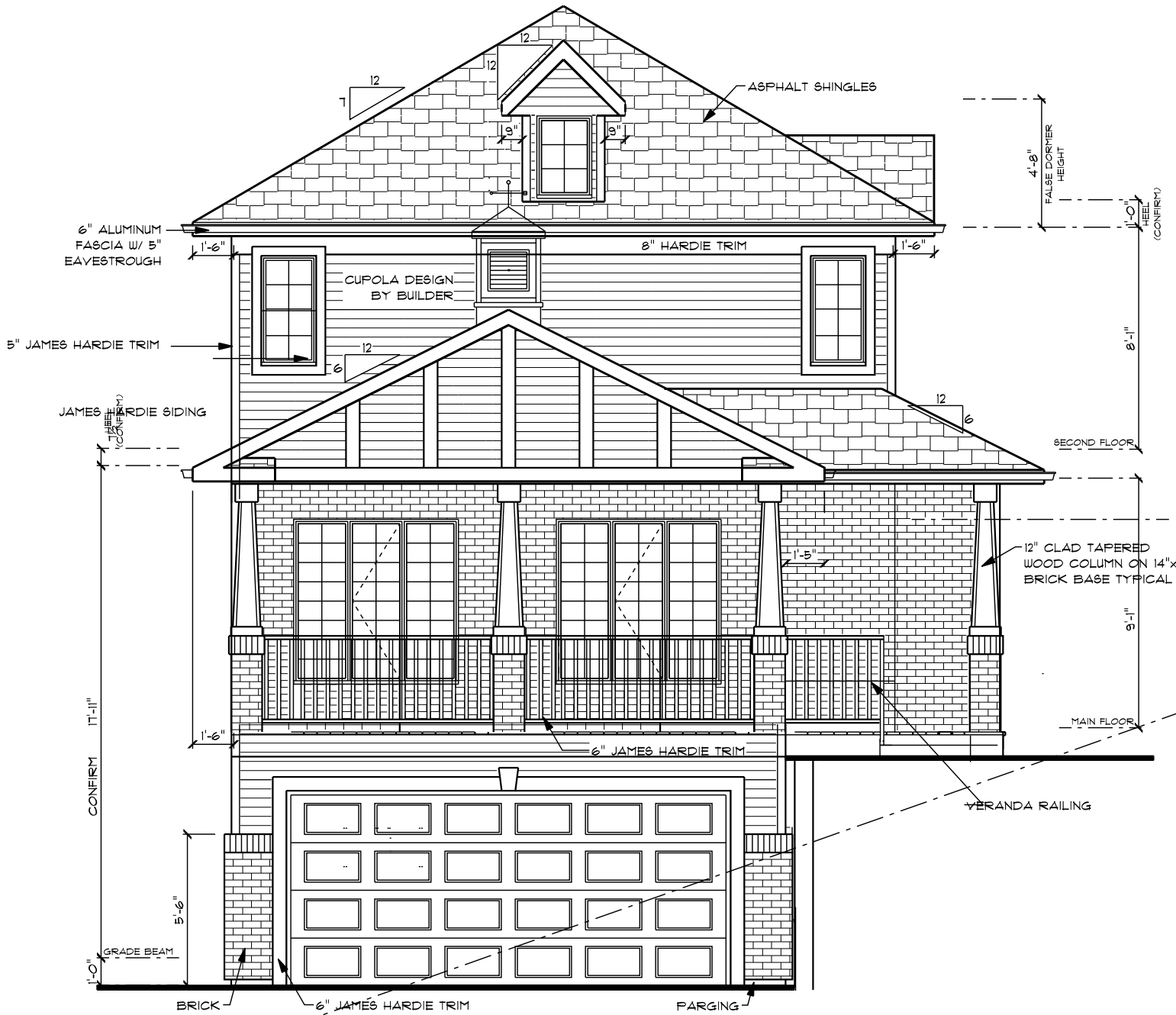


VARIANCE REQUEST

	REQUIRED	PROPOSED	VARIANCE
WEST SIDE SETBACK	3.0	1.52	1.48
EAST SIDE SETBACK	4.5	1.52	2.98
LOT COVERAGE	50%	47%	N/A



RECEIVED
BOV790
2025-AUG-12
Current Planning



LEFT ELEVATION
(Facing Selby Street)

RECEIVED
BOV790
2025-AUG-12
Current Planning