



PLANNING & DEVELOPMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, October 2nd, 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: BOV00791

Applicant: Alan McBride

Civic Address: 2705 Fairbanks Street

Legal Description: LOT 5, BLOCK 9, SECTION 1, WELLINGTON DISTRICT, PLAN 414

Zoning: Three and Four Unit Residential (R5)

Requested Variance: Section 6.6.5 of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” sets out the maximum allowable height for an accessory building.

The applicant requests variance to increase the maximum allowable height of an accessory building with a roof pitch less than 6:12 from 4.5m to 5.0m, resulting in a variance of 0.5m.

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. October 2nd, 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, October 2nd, 2025, at 4:00 p.m.

SUBJECT PROPERTY MAP



 2705 FAIRBANKS STREET

SITE PLAN OF LOT 5, BLOCK 9, SECTION 1, WELLINGTON DISTRICT, PLAN 414

SHOWING LOCATION OF EXISTING AND PROPOSED BUILDINGS AND FEATURES THEREON.

CITY OF NANAIMO
 CIVIC ADDRESS: 2705 FAIRBANKS ST
 PID: 009-078-631
 ZONE: R5
 PARCEL AREA: 668.1m²
 CLIENT: MCBRIDE, ALAN

SCALE 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.



LEGEND

X 33.78
 - DENOTES SPOT ELEVATION OF 33.78m (TYPICAL)

ELEVATIONS ARE GEODETIC AND DERIVED FROM CONTROL MONUMENT 3479

PUBLISHED ELEVATION = 30.957m

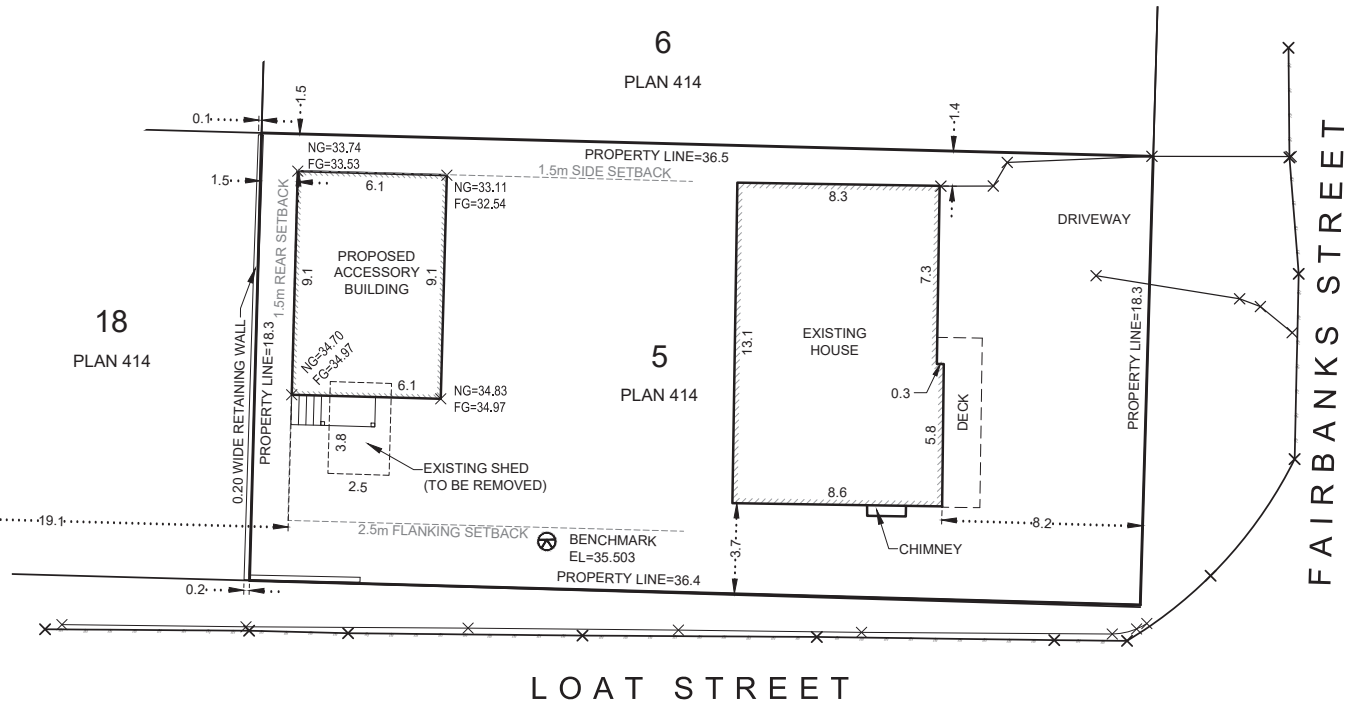
PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM: FIELD SURVEY.

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.

BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.

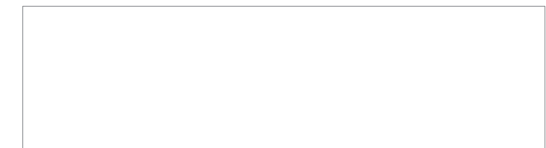


LOAT STREET

FAIRBANKS STREET

RECEIVED
 BOV791
 2025-AUG-29
 Current Planning

CERTIFIED CORRECT



FIELD SURVEY COMPLETED ON THE 22ND DAY OF JULY, 2025.

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

bennett ©
LAND SURVEYING LTD.
 BC LAND SURVEYORS
 2339 - UNIT B DELINEA PLACE
 NANAIMO, BC
 V9T 5L9
 TEL 250-754-5518
 www.bennettsurveys.com

BUILDING AND HEIGHT CALCULATIONS	
Average Natural Grade (NG)	34.10 m
Average Finished Grade (FG)	34.00 m
Maximum Permitted Building Height*	5.00 m
Maximum Roof Peak Elevation	39.00 m
Proposed Flat Roof Elevation**	38.97 m
Proposed Basement Slab Elevation	32.64 m

*As per Zoning Bylaw 4500 6.6.5
 **Roof Pitch Variance will be Applied for to Minimize the Impact of Adjacent Neighbouring Views.

NOTE:

THIS PLAN HAS BEEN PREPARED FOR MORTGAGE AND OR MUNICIPAL PURPOSES ONLY AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT.

ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF BENNETT LAND SURVEYING LTD.

BENNETT LAND SURVEYING LTD. ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

v2025-08-25

NOTES:

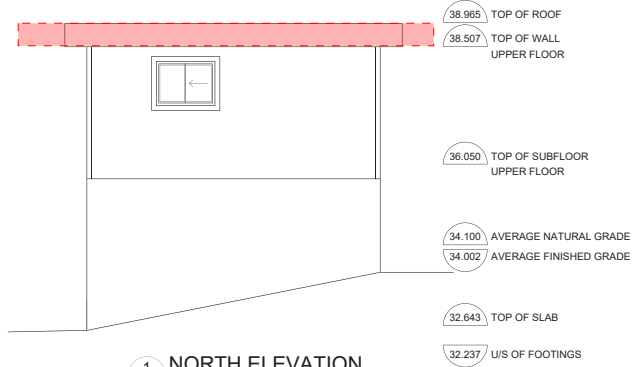
- ALL DRAWINGS AND PLANS USED IN CONNECTION WITH THIS PROJECT REMAIN THE PROPERTY OF THE DRAFTER WHETHER THE WORK IS EXECUTED OR NOT. AND THE DRAFTER RESERVES THE RIGHT TO COPYRIGHT IN THEM AND IN THE WORK EXECUTED FROM THEM, AND THEY SHALL NOT BE USED FOR ANY OTHER WORK OR PROJECT.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS AS APPLICABLE TO THE PROJECT AND THE PROPOSED WORK. COMMENCEMENT OF CONSTRUCTION OR ANY PART THEREOF CONSTITUTES ACCEPTANCE OF THE DRAWINGS, THE EXISTING SITE CONDITIONS, AND MEANS DIMENSIONS AND ELEVATIONS HAVE BEEN CONSIDERED, VERIFIED AND ARE ACCEPTABLE.
- THE CONTRACTOR SHALL WORK WITH A B.C.L.S. TO VERIFY COMPLIANT PLACEMENT, SITING, AND ELEVATION OF THE PROPOSED BUILDINGS OR STRUCTURES ON THE PROPERTY PRIOR TO COMMENCING THE WORK. CLH IS NOT RESPONSIBLE FOR ANY ENCROACHMENTS WITH RESPECT TO ELEVATION, SITING OR PLACEMENT. ANY PROPOSED CHANGES WITH RESPECT TO ELEVATION, SITING OR PLACEMENT SHALL BE CONFIRMED WITH A B.C.L.S. PRIOR TO EXECUTION.
- THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF BC FOR THE DESIGN AND FIELD REVIEW OF ALL STRUCTURAL COMPONENTS AND SYSTEMS WITHIN THE WORK AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL NOTIFY CLH OF ANY CHANGES TO THE DESIGN REQUIRED BY THE STRUCTURAL ENGINEER, TRUSS MANUFACTURER, OR OTHER ENGINEERED COMPONENT SUPPLIER.

PROJECT NAME
ACCESSORY BUILDING
 2705 FAIRBANKS STREET
 SHEET NAME
ELEVATIONS

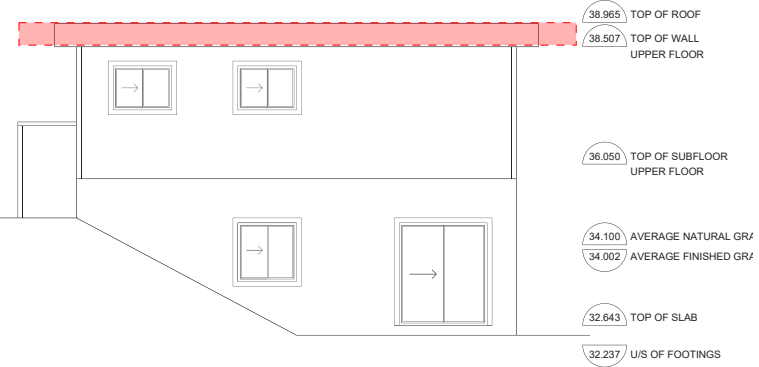
DRAWN BY
ALAN MCBRIDE

SCALE
 1/4" = 1'-0"
 DATE
 18.AUG.2025

SHEET NO.
A3



1 NORTH ELEVATION
 A3 1/4" = 1'-0"

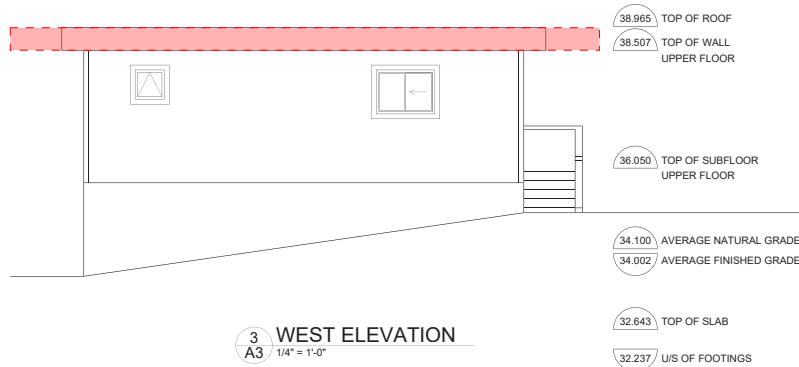


2 EAST ELEVATION
 A3 1/4" = 1'-0"

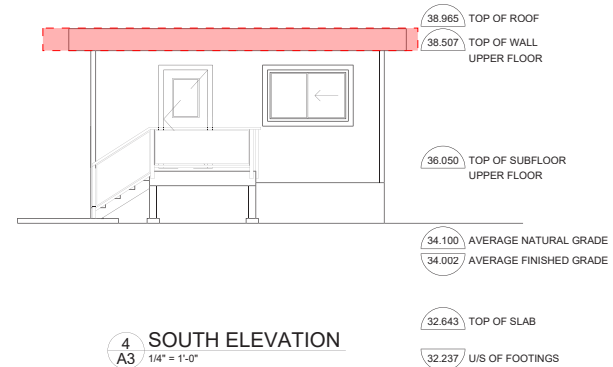
EXTERIOR FINISH LEGEND		
TYPE	COLOUR	DETAIL
UPPER CLADDING	NIGHT GREY	HARDIE-PLANK 7" EXPOSURE
LOWER CLADDING	NIGHT GREY	ACRYLIC STUCCO OVER EXPOSED ICF WALLS
METAL ROOFING	CHARCOAL 26 GA	12" PRO-LOCK PROFILE
SOFFIT	WHITE VENTED	GENTEK
WINDOW	WHITE VINYL	GENTEK 80 SERIES
RAILING	WHITE ALUM. FRAME	OPAQUE GLAZING
FRONT DOOR	YELLOW	GLAZING ~AS SHOWN

ELEVATION	LIMITING DISTANCE	EXPOSED AREA	PROPOSED OPENINGS	PROPOSED %	ALLOWABLE %
EAST	12.1 m (39'-10")	530 SF	82 SF	15.5%	100%

ELEVATION	LIMITING DISTANCE	EXPOSED AREA	PROPOSED OPENINGS	PROPOSED %	ALLOWABLE %
NORTH	1.5 m (5')	407 SF	12 SF	2.9%	8%



3 WEST ELEVATION
 A3 1/4" = 1'-0"



4 SOUTH ELEVATION
 A3 1/4" = 1'-0"

ELEVATION	LIMITING DISTANCE	EXPOSED AREA	PROPOSED OPENINGS	PROPOSED %	ALLOWABLE %
SOUTH	7.6 m (25')	233 SF	42 SF	18%	100%

ELEVATION	LIMITING DISTANCE	EXPOSED AREA	PROPOSED OPENINGS	PROPOSED %	ALLOWABLE %
WEST	1.5 m (5')	377 SF	8 SF	5.7%	8%