



DEVELOPMENT SERVICES DEPARTMENT

## BOARD OF VARIANCE

### REVISED NOTICE OF MEETING

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A meeting of the Board of Variance will be held on Thursday, 2021-APR-01, 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:** BOV00749

**Applicants:** MICHEL AND ROBIN BRULOTTE

**Civic Address:** 5524 CLIFFSIDE ROAD

**Legal Description:** LOT 13, DISTRICT LOT 50, WELLINGTON DISTRICT, PLAN VIP77213

**Purpose:** **Addendum**  
Zoning Bylaw No. 4500 requires that a single residential dwelling with a flat roof (< 4:12 pitch) within the Single Dwelling Residential (R1) zone not exceed a height of 7m. The applicant is requesting a variance to construct a single residential dwelling with a flat roof up to 9m in height. This represents a variance of 2m.

Zoning Bylaw No. 4500 permits a perimeter wall height up to 7.32m in the R1 zone, except on rear and internal side yard elevations where a perimeter wall height of 9.14m is permitted when the wall face does not exceed 7.32m in width. The applicant is requesting to vary the perimeter wall height from 7.32m to 9.30m on the east and west elevations, and to vary the perimeter wall height from 9.14 to 9.50m on the south elevation. This represents a variance of 1.98m on the east and west elevations, and 0.36m on the south elevation.

**Zoning Regulations:** Single Dwelling Residential – R1. The applicant requests a variance to the “City of Nanaimo Zoning Bylaw No. 4500”:

*Section 7.6.1 – Size of Buildings*

*The maximum height of a principal building for a flat roof building is 7m.*

*Section 7.6.6 – Size of Buildings*

*Notwithstanding Subsection 7.6.1, the maximum perimeter wall height may be increased on rear and internal side yard elevations to a maximum of 9.14m, provided:*

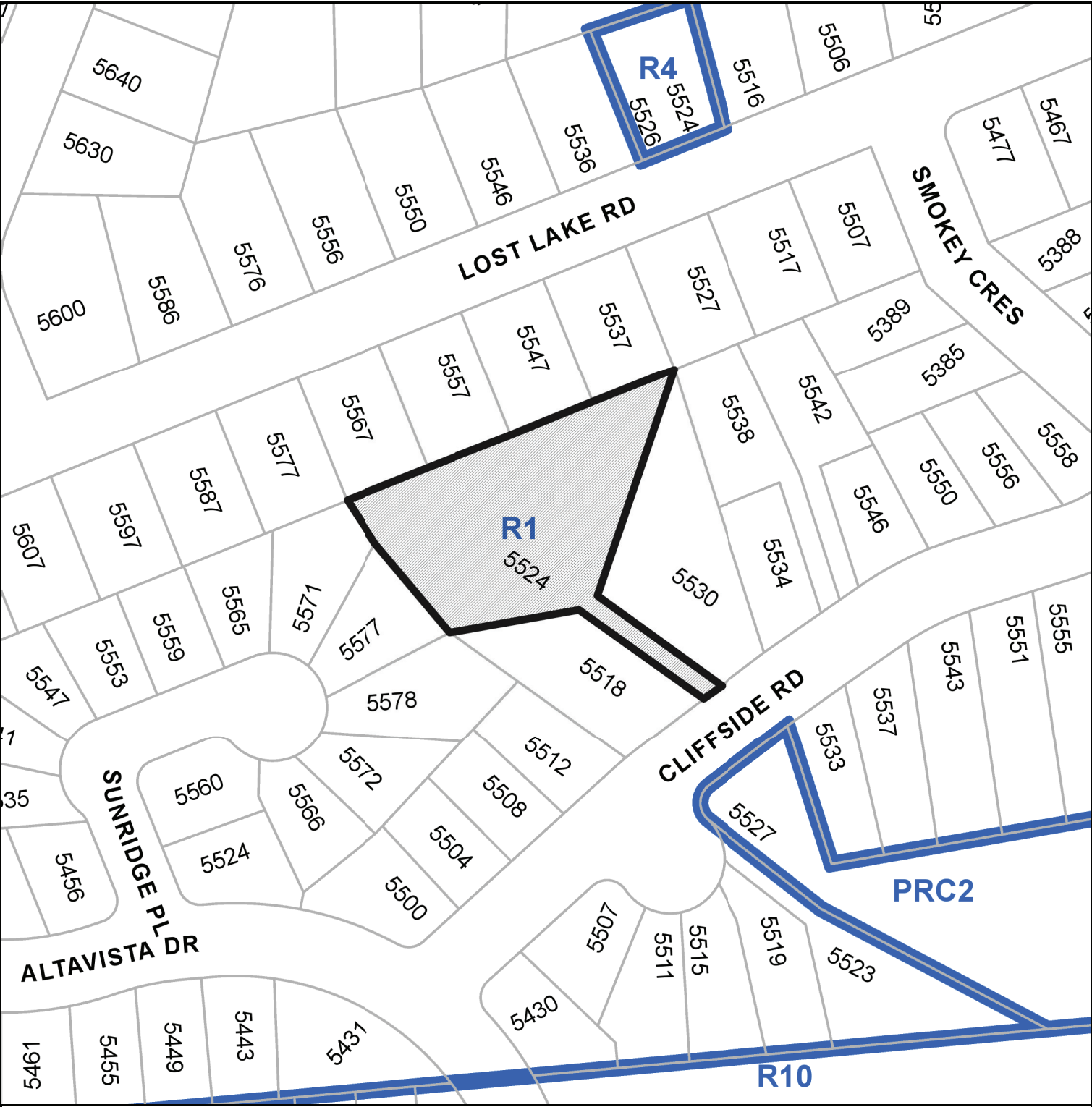
- (a) any rear wall face over 7.32m in height is a maximum of 10m from the rear property line;*
- (b) no wall face over 7.32m in height shall exceed 7.32m in width and must be offset by a minimum of 0.61m from any adjacent wall over 7.32m in height; and*
- (c) any eave or gable end associated with a wall face over 7.32m in height must not exceed 8.53m in width and must be offset by at least 0.61m from any adjacent eave or gable end which is associated with any adjacent wall face over 7.32m in height.*

You are being notified as an owner or tenant of land that is adjacent to land that is the subject of this application. The Board of Variance decision will apply to subsequent owners of the land. If you deem your property is affected by the proposed variance, you will be given opportunity to be heard by the Board of Variance. In light of COVID-19, members of the public may submit comments in writing or pre-register to attend via Zoom. In-person attendance will not be permitted at this time.

**WRITTEN SUBMISSION:** To submit comments in writing you must contact the Current Planning Section no later than 2:30 p.m., April 1<sup>st</sup>, 2021 by emailing [planning@nanaimo.ca](mailto:planning@nanaimo.ca) or calling 250-755-4429 (x4302).

**ATTEND VIA ZOOM:** To attend electronically as a delegation, you must register no later than 11:00 a.m., March 29<sup>th</sup>, 2021 by emailing [planning@nanaimo.ca](mailto:planning@nanaimo.ca) or calling 250-755-4429 (x4302).

LOCATION PLAN





 **Subject Property**

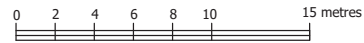
**BOARD OF VARIANCE NO. BOV00749**

CIVIC: 5524 CLIFFSIDE ROAD  
LEGAL: LOT 13, DISTRICT LOT 50, WELLINGTON DISTRICT, PLAN VIP77213

B.C. LAND SURVEYOR'S CERTIFICATE OF PROPOSED LOCATION ON:

## LOT 13, DISTRICT LOT 50, WELLINGTON DISTRICT, PLAN VIP77213

SCALE 1:250



DISTANCES AND ELEVATIONS ARE IN METRES.

### NOTES:

CIVIC ADDRESS: 5524 CLIFFSIDE ROAD, NANAIMO

LOT DIMENSIONS ARE DERIVED FROM REGISTERED PLANS.

ELEVATION DATUM IS DERIVED FROM INTEGRATED SURVEY CONTROL MONUMENTS.

HOUSE DESIGN FROM COLIZZA BRUNI ARCHITECTURE DRAWINGS RECEIVED MARCH 15, 2021.

THE UNDERSIGNED CONFIRMS THAT HE HAS BEEN RETAINED BY MICHEL AND ROBIN BRULOTTE TO PROVIDE FOUNDATION LAYOUT IN ACCORDANCE WITH THE FOUNDATION LOCATION SHOWN ON THIS PLAN.

182.00 DENOTES PROPOSED GARAGE SLAB.

FG 177.4 DENOTES TYPICAL SPOT ELEVATION OF PROPOSED FINISHED GRADE (FG).

NG 177.4 DENOTES TYPICAL SPOT ELEVATION OF NATURAL GRADE (NG) IN CONFORMANCE WITH THE CITY OF NANAIMO BYLAW.

CONTOURS SHOWN ARE DERIVED FROM 2019 FIELD SURVEY OF EXISTING CONDITIONS AND ARE 1.0 METRE INTERVAL.

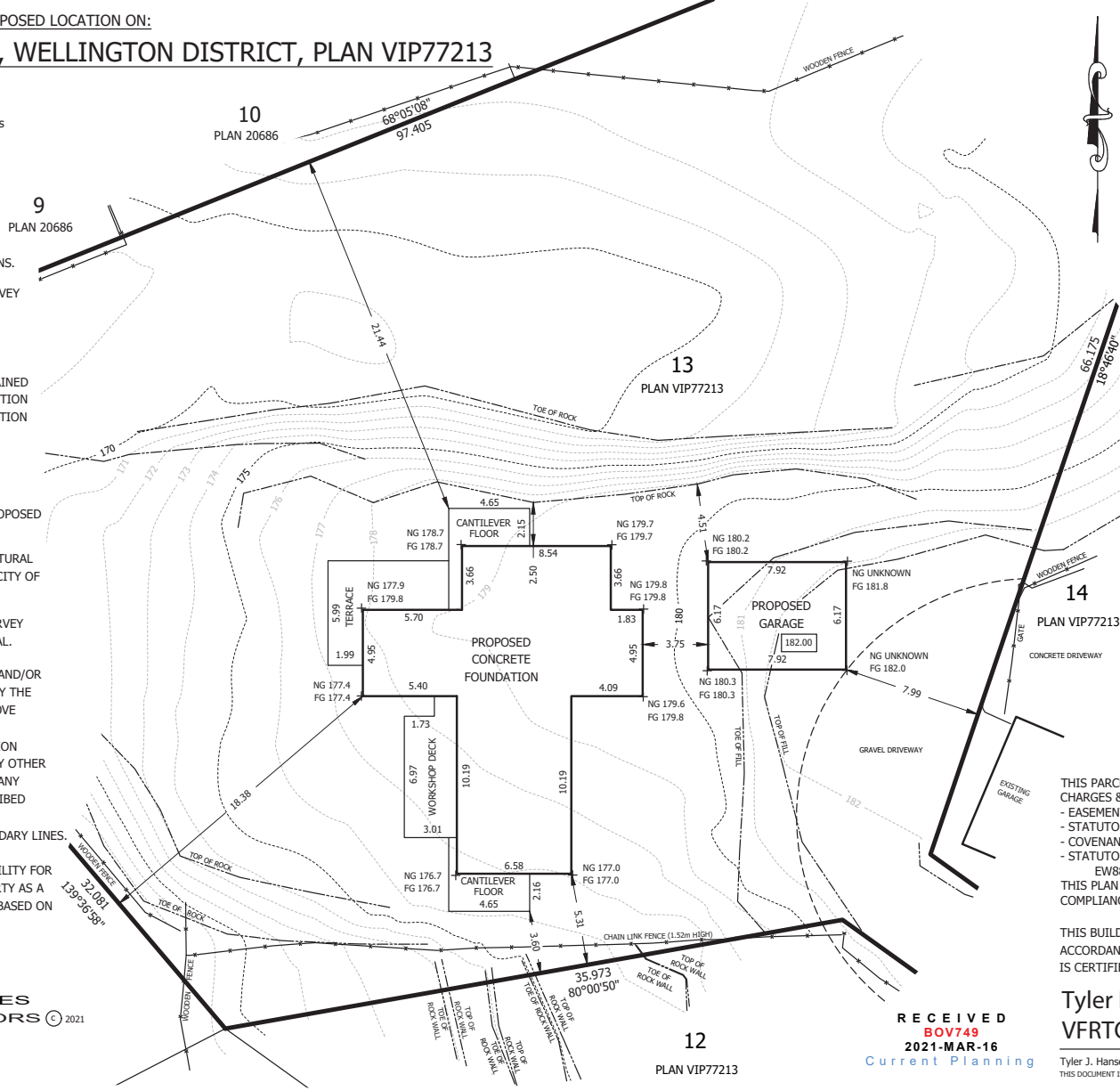
THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND/OR PROPOSED IMPROVEMENT(S) SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S).

THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENT(S) RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S).

THIS PLAN IS NOT TO BE USED TO RE-ESTABLISH BOUNDARY LINES.

THE SIGNATORY 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.

**WILLIAMSON & ASSOCIATES**  
PROFESSIONAL SURVEYORS © 2021  
3088 BARONS ROAD NANAIMO B.C. V9T 4B5  
PHONE: 250-756-7723 FAX: 250-756-7724  
EMAIL: WAPS@VIBCLS.CA  
FILE: 19118-2 HEIGHT SURVEY (BASE PLAN 06128)



### MAXIMUM HOUSE HEIGHT CALCULATION BY GRADES

|                             |   |        |
|-----------------------------|---|--------|
| MEAN FG                     | = | 178.61 |
| MEAN NG                     | = | 178.35 |
| MAXIMUM HEIGHT              | + | 7.00   |
| CON MAXIMUM ROOF PEAK       | = | 185.35 |
| PROPOSED MAIN SLAB          | = | 180.00 |
| APPROX. HEIGHT TO 2ND FLOOR | + | 3.14   |
| PROPOSED 2ND FLOOR          | = | 183.14 |
| APPROX. HEIGHT TO PEAK      | + | 4.17   |
| PROPOSED ROOF PEAK          | = | 187.31 |

|                       |   |        |
|-----------------------|---|--------|
| PROPOSED ROOF PEAK    | = | 187.31 |
| CON MAXIMUM ROOF PEAK | = | 185.35 |
| VARIANCE REQUIRED     | = | 1.96   |

### MAXIMUM GARAGE HEIGHT CALCULATION BY GRADES

|                         |   |        |
|-------------------------|---|--------|
| MEAN FG                 | = | 181.08 |
| MEAN NG                 | = | 180.25 |
| MAXIMUM HEIGHT          | + | 7.00   |
| CON MAXIMUM ROOF PEAK   | = | 187.25 |
| PROPOSED GARAGE SLAB    | = | 182.00 |
| HEIGHT TO TOP OF DORMER | + | 4.68   |
| TOP OF DORMER           | = | 186.68 |

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES & PERMITS:  
- EASEMENT EW88161;  
- STATUTORY BUILDING SCHEME EW88103;  
- COVENANT EW88097;  
- STATUTORY RIGHT OF WAYS EW88096, EW88098, EW88099 & EW88101;  
THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE PROFESSIONAL REFERENCE MANUAL & IS CERTIFIED CORRECT THIS DATE OF: MARCH 16, 2021

**Tyler Hansen**  
VFRTQ3

Digitally signed by Tyler Hansen VFRTQ3  
DN: c=CA, cn=Tyler Hansen VFRTQ3,  
o=BC Land Surveyor, ou=Verity ID at  
www.juricert.com/LKUP.cfm?id=VFRTQ3  
Date: 2021.03.16 13:59:53 -0700

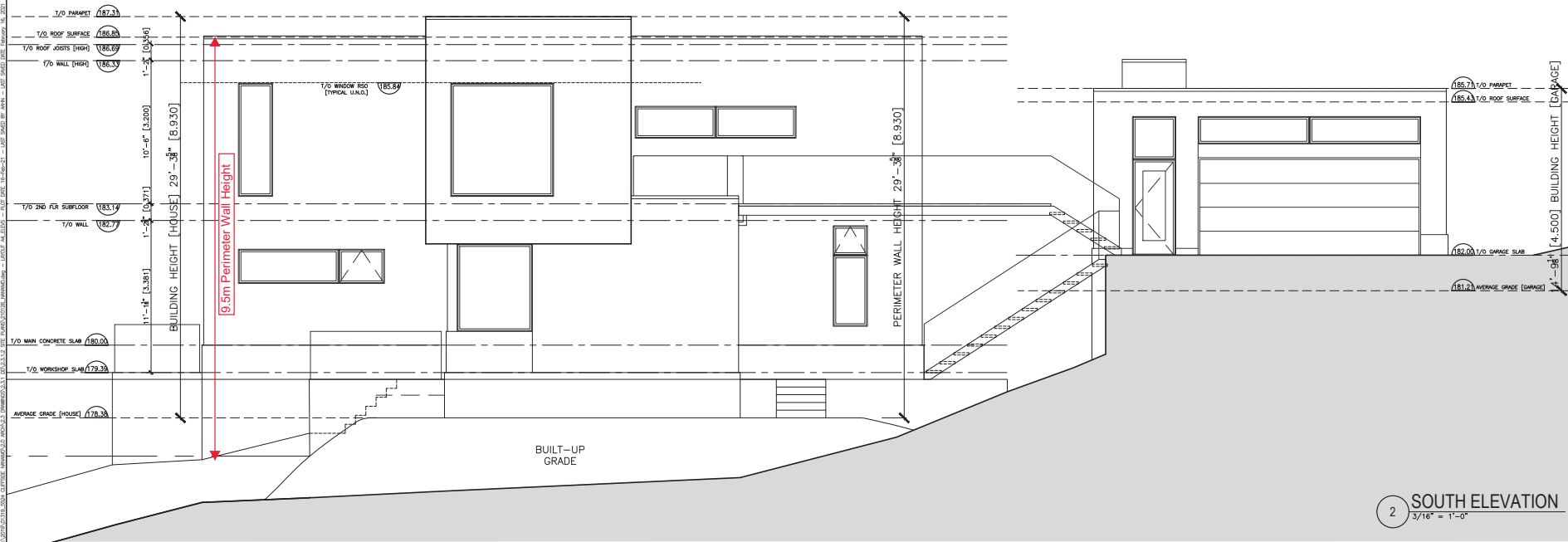
Tyler J. Hansen B.C.L.S.  
THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED.

RECEIVED  
BOV749  
2021-MAR-16  
Current Planning

12  
PLAN VIP77213



1 EAST ELEVATION  
3/16" = 1'-0"



2 SOUTH ELEVATION  
3/16" = 1'-0"

**GENERAL NOTES**  
 1) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND RECTIFY ANY ERRORS AND OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERMIT CODES AND BY-LAWS DO NOT BE USED FOR CONSTRUCTION UNTIL BIDDING. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF COLIZZA BRUNI ARCHITECTURE INC. UNPUBLISHED COPYRIGHT RESERVED.

| NO | REV      | DATE | REV DESCRIPTION     |
|----|----------|------|---------------------|
| 1  | 20/04/16 |      | FOR CLIENT REVIEW   |
| 2  | 20/07/08 |      | FOR CDA APPLICATION |

**RECEIVED**  
**80749**  
 2021-MAR-01  
 Current Planning  
**COLIZZA BRUNI**  
 ARCHITECTS

39 CHAMBERLAIN AVE • OTTAWA • ONTARIO • K1S 0N6  
 T 613.232.5947 F 613.232.8777 • www.colizza-bruni.com

**PROJECT NAME**  
 5524 CLIFFSIDE ROAD

MANAIMO, BC

**DRAWING TITLE**  
 ELEVATIONS

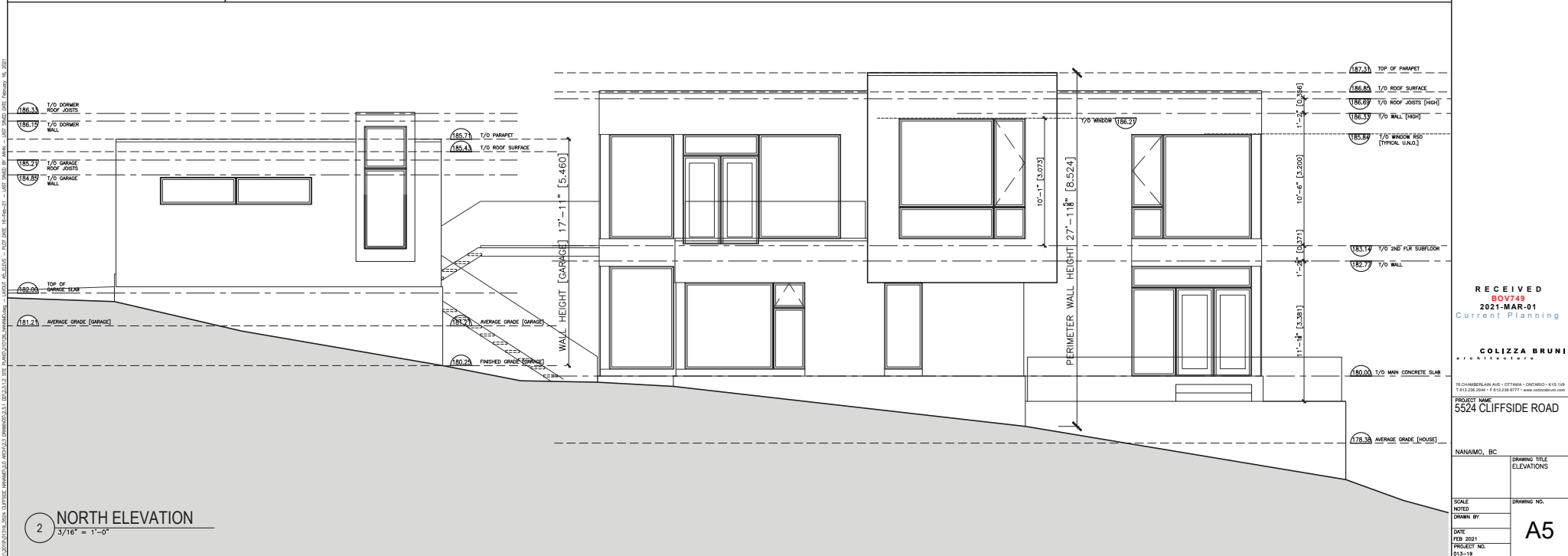
**SCALE**  
 NOTED

**DRAWN BY**

**DATE**  
 FEB 2021

**PROJECT NO.**  
 013-19

**DRAWING NO.**  
**A4**



| GENERAL NOTES   |                              |
|---|------------------------------|
| IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS. THESE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF COLIZZA BRUNI ARCHITECTURE. UNINCORPORATED COPYRIGHT RESERVED. |                              |
| NO  | REV DATE/REV DESCRIPTION     |
| 1   | 20/04/16 FOR CLIENT REVIEW   |
| 2   | 20/07/08 FOR CDA APPLICATION |

RECEIVED  
50V749  
2021-MAR-01  
Current Planning

COLIZZA BRUNI  
ARCHITECTS

78 CHAMBERLAIN AVE • OTTAWA • ONTARIO • K1S 0Y6  
T: 613.235.5941 F: 613.235.8771 www.colizzabruni.com

PROJECT NAME  
5524 CLIFFSIDE ROAD

MANAIMO, BC  
DRAWING TITLE  
ELEVATIONS

SCALE  
NOTED  
DRAWN BY  
DATE  
FEB 2021  
PROJECT NO.  
013-19

A5