



DEVELOPMENT SERVICES DEPARTMENT

## BOARD OF VARIANCE

### NOTICE OF MEETING

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A meeting of the Board of Variance will be held on Thursday, October 5<sup>th</sup>, 2023, 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:** **BOV00775**

**Applicant:** SANDEEP KAMBOJ

**Civic Address:** 4654 AMBIENCE DRIVE

**Legal Description:** LOT 5 DISTRICT LOT 55 WELLINGTON DISTRICT PLAN EPP113621

**Requested Variance:** Section 7.6.1 of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” permits a maximum 9.0m building height for a principal building with a sloped roof in the Steep Slope Residential (R10) zone.

The applicant requests to increase the maximum building height from 9.0m to 10.5m to allow the construction of a single residential dwelling. This represents a variance of 1.5m.

You are being notified as an owner or tenant of land that is adjacent to the property that is the subject of this application. The Board of Variance decision will apply to subsequent owners of the land.

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.

**WRITTEN SUBMISSION:** To submit comments in writing you must contact the Current Planning Section no later than 2:30 p.m. October 5<sup>th</sup>, 2023, by contacting Kirsten Dafoe, Planning Assistant, by email at [kirsten.dafoe@nanaimo.ca](mailto:kirsten.dafoe@nanaimo.ca), or by calling 250-755-4460 Ext. 4509.

**ATTEND IN-PERSON:** To address this appeal in person you may attend this meeting, in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC on Thursday, October 5<sup>th</sup>, 2023, at 4:00 p.m.

This map illustrates a residential subdivision with the following features:

- Streets:**
  - ABALONE PL**: A curved street at the top of the map.
  - AMBIENCE DR**: A curved street running horizontally through the middle.
  - WHITEFISH PL**: A curved street at the bottom right.
- Highlighted Parcel:** A rectangular lot is outlined with a thick black border and filled with diagonal hatching. It is located between Abalone Pl and Ambience Dr, and is labeled with the number **4654** in blue.
- Other Lots and Numbers:**
  - Top Section (near Abalone Pl):** Lots 100, 102, 104, 106, 110, 114, 118, 119, 113, 109.
  - Middle Section (near Ambience Dr):** Lots 101, 105, 4650, 4646, 4642, 100, 104, 108.
  - Bottom Section (near Whitefish Pl):** Lots 4671, 4667, 4663, 4659, 4655, 4651, 4647, 4643, 101, 105.



4654 Ambience Drive

B.C. LAND SURVEYOR'S CERTIFICATE OF PROPOSED LOCATION ON:  
LOT 5, DISTRICT LOT 55, WELLINGTON DISTRICT, PLAN EPP113621.



ALL DISTANCES AND ELEVATIONS ARE IN METRES AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

THE INTENDED PLOT SIZE OF THIS PLAN IS 356 mm IN WIDTH BY 216 mm IN HEIGHT (LEGAL SIZE) WHEN PLOTTED AT A SCALE OF 1:300.

LOT DIMENSIONS ARE DERIVED FROM REGISTERED PLANS.

CIVIC ADDRESS: 4654 AMBIENCE DRIVE, NANAIMO.

PID: 031-523-650 ZONING: R10.

LEGEND:

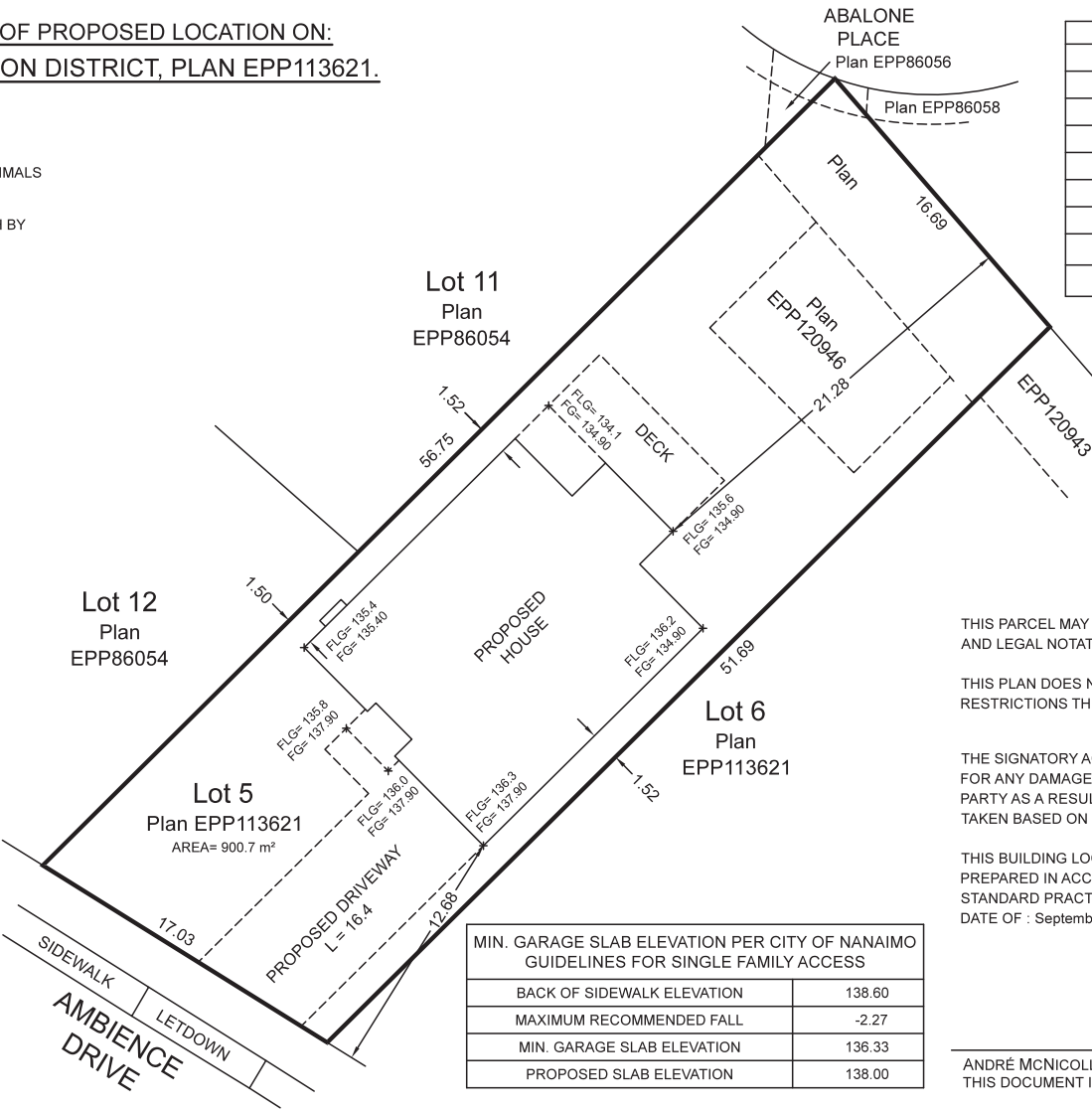
- + DENOTES SPOT ELEVATION;
- FLG DENOTES FINAL LOT GRADE;
- FG DENOTES FINISHED GRADE;
- L DENOTES LENGTH.

ELEVATION DATUM IS DERIVED FROM THE FINAL LOT GRADING PLAN #25512 ON FILE AT THE CITY OF NANAIMO ENGINEERING DEPARTMENT.

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 REESTABLISH BOUNDARY LINES.

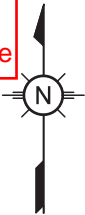
Harbour City Land Surveying Ltd.  
1825 LATIMER ROAD  
NANAIMO BC V9S 5H2  
PHONE: 250-758-4180  
© 2023

DRAWING: 22083 HS REV 1.dwg  
BASE PLAN: 22083 BASE PLAN.DWG  
LAYOUT: 1



MAXIMUM HOUSE HEIGHT CALCULATION	
MBFE	128.51
MEAN FG	136.26
MEAN FLG	135.63
MAXIMUM HEIGHT	9.0
MAXIMUM ROOF PEAK	144.63
PROPOSED BASEMENT FLOOR	135.10
HEIGHT BASEMENT TO PEAK	10.91
PROPOSED ROOF PEAK	146.01
VARIANCE REQUIRED	1.50

Proposed  
1.5m building  
height variance



THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES, INTERESTS AND LEGAL NOTATIONS AS SHOWN ON TITLE NO: CB231549.

THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

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.

THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS DATE OF : September 19, 2023.

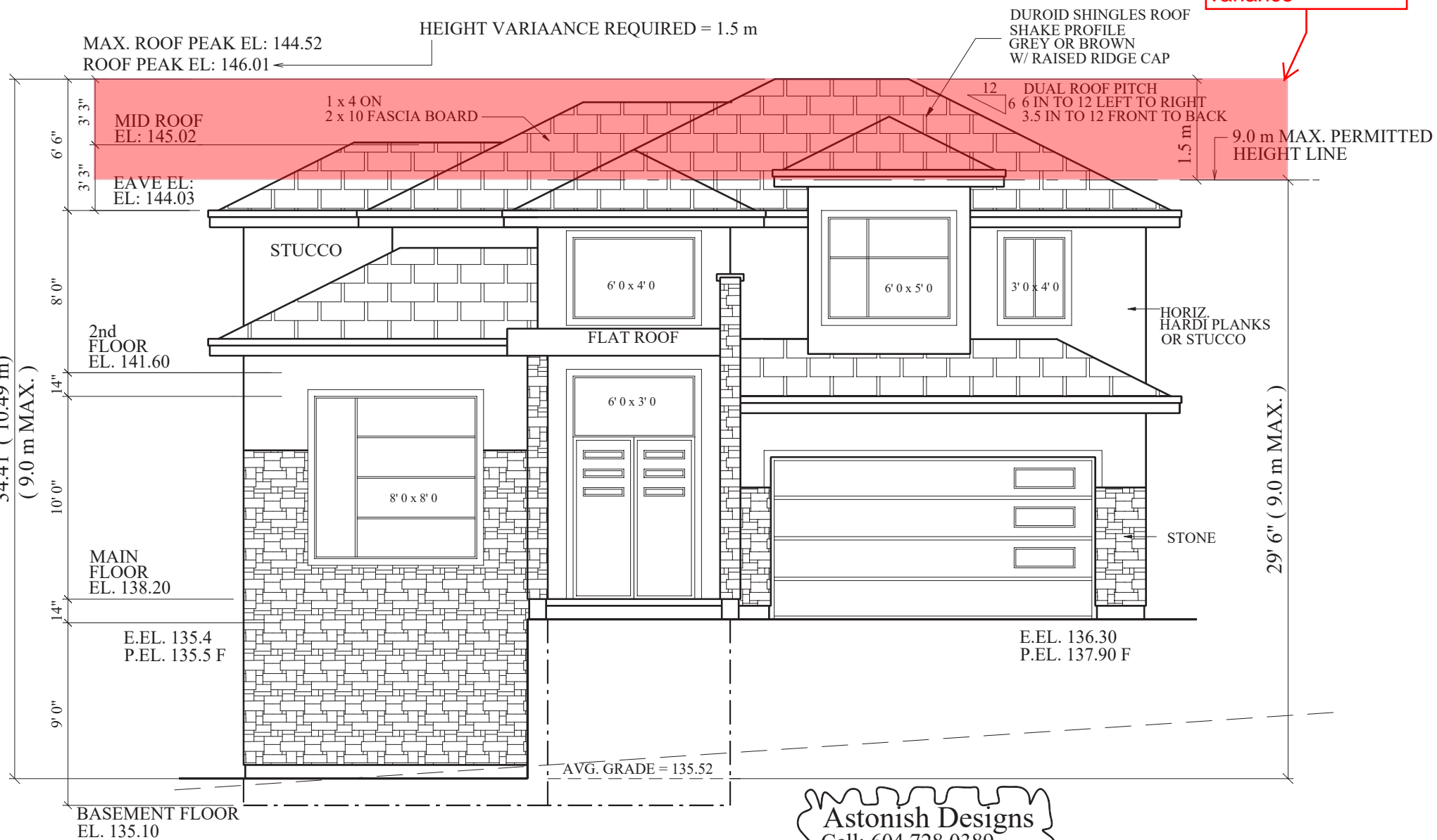
MIN. GARAGE SLAB ELEVATION PER CITY OF NANAIMO GUIDELINES FOR SINGLE FAMILY ACCESS	
BACK OF SIDEWALK ELEVATION	138.60
MAXIMUM RECOMMENDED FALL	-2.27
MIN. GARAGE SLAB ELEVATION	136.33
PROPOSED SLAB ELEVATION	138.00

ANDRÉ MCNICOLL  
THIS DOCUMENT IS INVALID UNLESS DIGITALLY SIGNED.

RECEIVED  
BOV775  
2023-SEP-19  
Current Planning

B.C.L.S.

HEIGHT VARIANCE REQUIRED = 1.5 m  
34.41' ( 10.49 m )  
( 9.0 m MAX. )



FRONT ELEVATION

Astonish Designs  
Cell: 604 728 0389  
e mail: navtejdhot@hotmail.com

RECEIVED  
**BOV775**  
**2023-SEP-19**  
Current Planning