



PLANNING & DEVELOPMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, May 1st, 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: **BOV00786**

Applicant: Donald Neil, B. Gallant Homes

Civic Address: 710 Arbutus Avenue

Legal Description: LOT 20, DISTRICT LOT 96G, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 7837

Zoning: Three and Four Unit Residential (R5)

Requested Variance: Section 7.5.1 of the "City of Nanaimo Zoning Bylaw 2011 No. 4500" sets out minimum required distance a principal building must be set back from a rear lot line.

The applicant requests to reduce the minimum required rear yard setback for a principal building from 7.5m to 6.06m to allow the construction of a garage addition with a rooftop deck. This is a variance request of 1.44m.

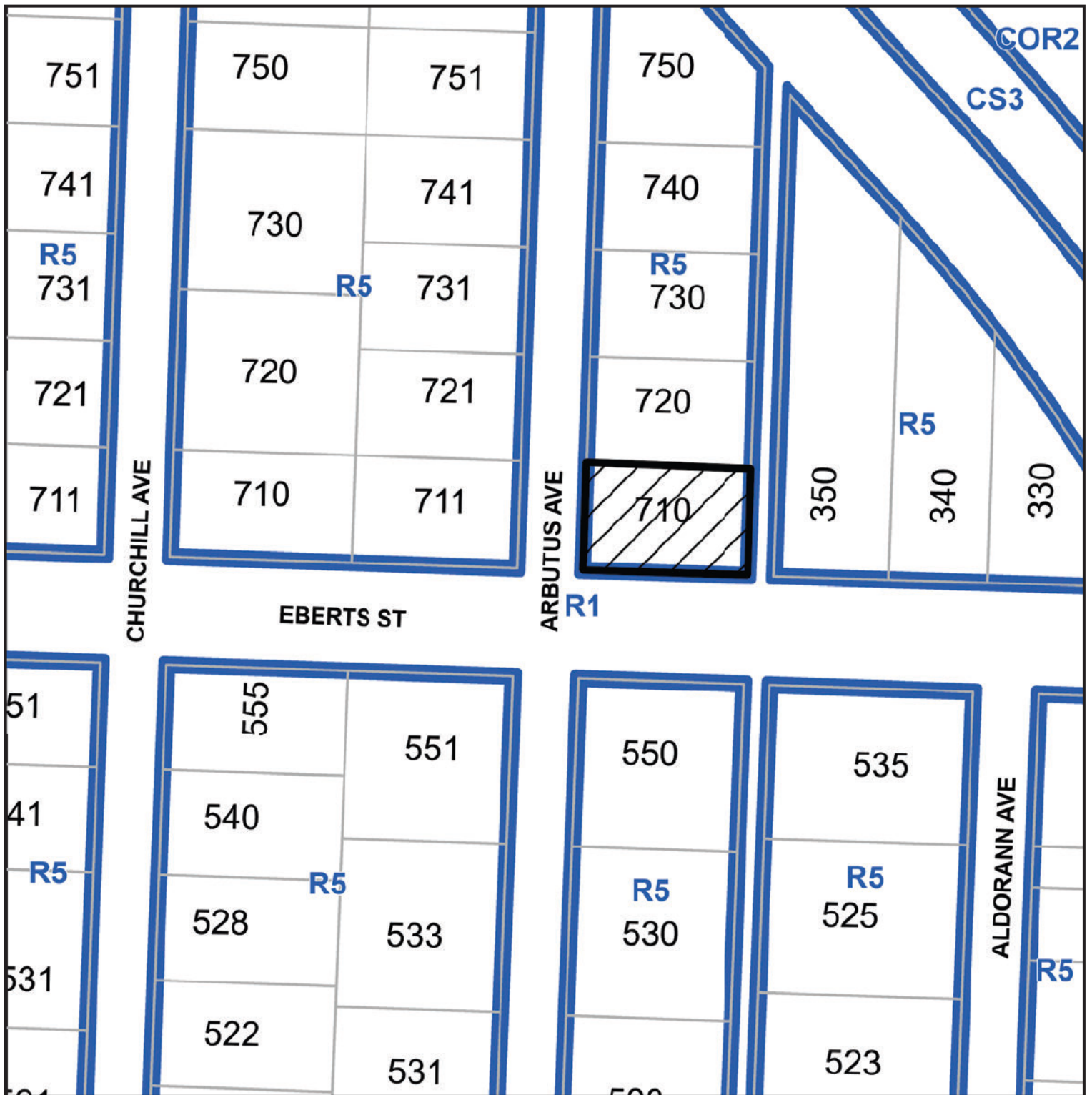
You are being notified as an owner or tenant of land that is adjacent to the property that is the subject of this application. If you deem your property is affected by the proposed variance, and wish to address this appeal, you will be given the opportunity to be heard at the Board of Variance meeting.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

For questions, please contact Kristine Mayes, Planner by email at Kristine.Mayes@nanaimo.ca, or by phone at 250-755-4460 ext. 4355.

WRITTEN SUBMISSION: Written comments must be submitted by email to above address no later than 2:30 p.m. May 1st, 2025.

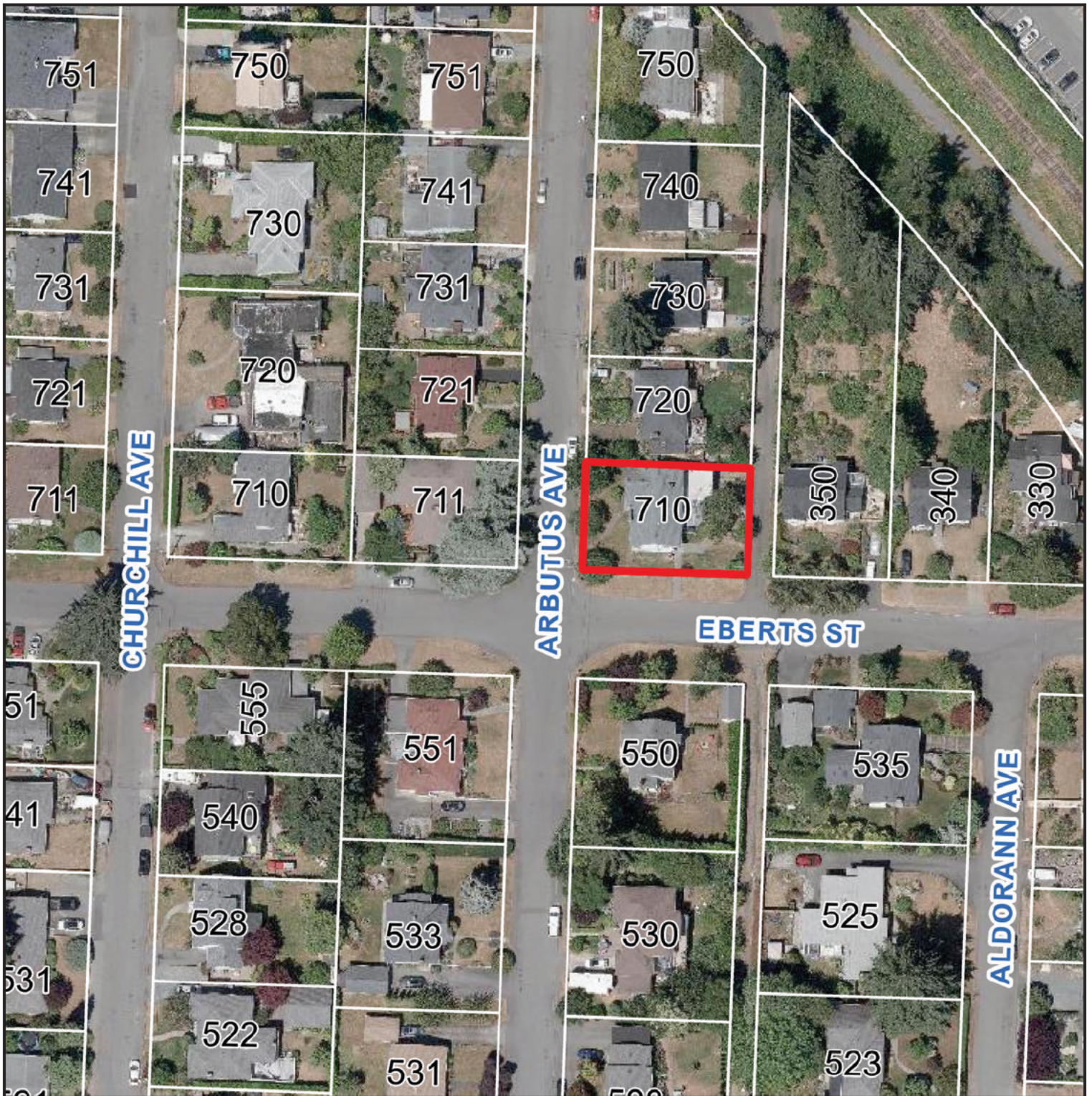
ATTEND IN-PERSON: To address this appeal in person you must attend this meeting, in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC on Thursday, May 1st, 2025, at 4:00 p.m.

SUBJECT PROPERTY MAP



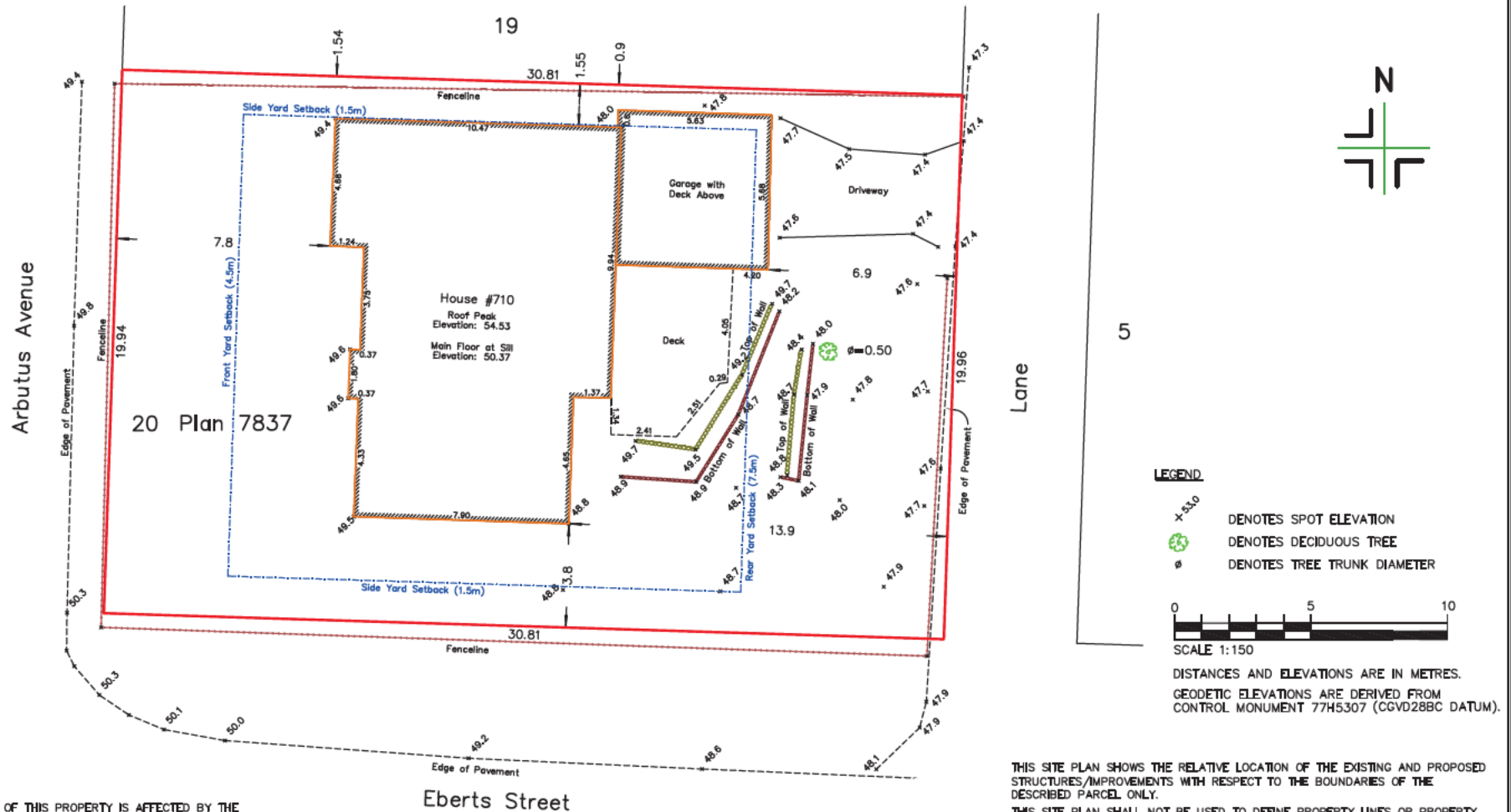
710 ARBUTUS AVENUE

AERIAL PHOTO



710 ARBUTUS AVENUE

Existing Site Survey



NOTE:
THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS AND INTERESTS:
1500946, 712056
THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE NOTED DOCUMENTS.

SITE PLAN SHOWING:
LOT 20, DISTRICT LOT 96-G, NEWCASTLE RESERVE
SECTION 1, NANAIMO DISTRICT, PLAN 7837.

Client: MARNIX INDUSTRIES
Civic Address: 710 ARBUTUS AVENUE
File: 17-132-20
Scale: 1:150
Drawn by: MG
Property Zoning: R1

CERTIFIED CORRECT THIS 5th DAY OF APRIL, 2024.

Ryan Turner
QV82X6
Digitally signed by Ryan
Turner QV82X6
Date: 2025.03.17 16:37:36
-07'00'

B.C.L.S.

(This document is not valid unless originally signed and sealed.)

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2025-MAR-31
Current Planning

Turner & Associates
land surveying™
250.753.9778
435 Terminal Avenue North
Nanaimo, BC V9S 4J8
www.turnersurveys.ca

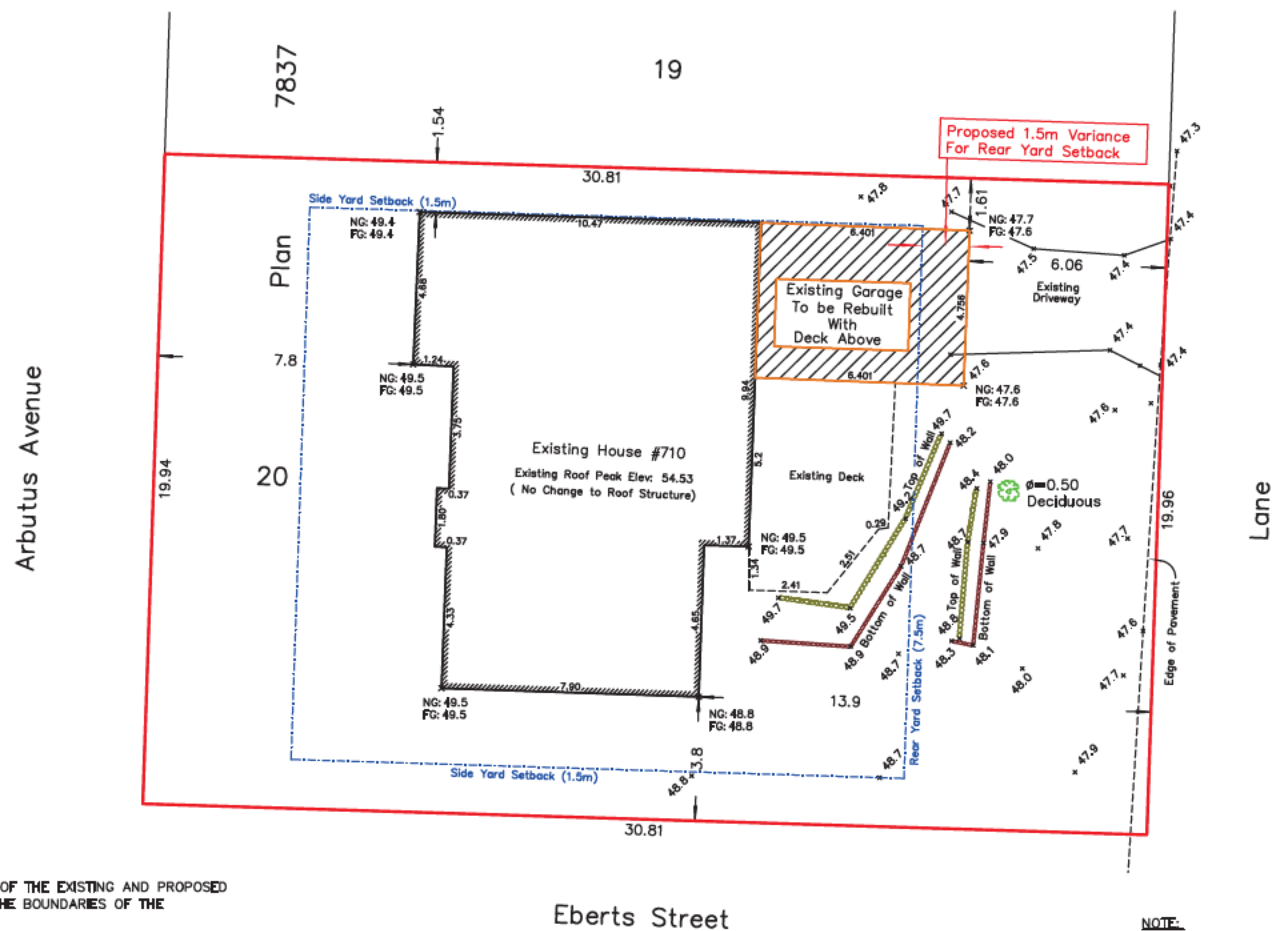
THIS SITE PLAN SHOWS THE RELATIVE LOCATION OF THE EXISTING AND PROPOSED STRUCTURES/IMPROVEMENTS WITH RESPECT TO THE BOUNDARIES OF THE DESCRIBED PARCEL ONLY.

THIS SITE PLAN SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY FOR AND HEREBY DISCLAIMS 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.

SCALE 1:150
DISTANCES AND ELEVATIONS ARE IN METRES.
GEODETIC ELEVATIONS ARE DERIVED FROM
CONTROL MONUMENT 77H5307 (CGVD28BC DATUM).

Proposed Site Survey



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.

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NOTE:

THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE
FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS
AND INTERESTS:
150094G, 71205G

THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE NOTED DOCUMENTS.

SITE PLAN SHOWING PROPOSED ADDITION FOR VARIANCE APPLICATION ON:
LOT 20, DISTRICT LOT 96-G, NEWCASTLE RESERVE, SECTION 1,
NANAIMO DISTRICT, PLAN 7837.

Client: B. GALLANT HOMES LTD.

Civic Address: 710 ARBUTUS AVENUE, NANAIMO

File: 17-132-20

Scale: 1:150

Drawn by: DRW

Property Zoning: R5 (SFD)



SCALE 1:150

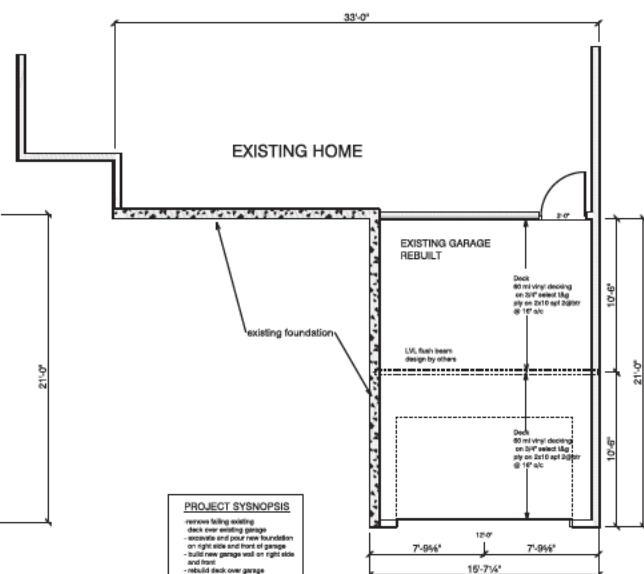
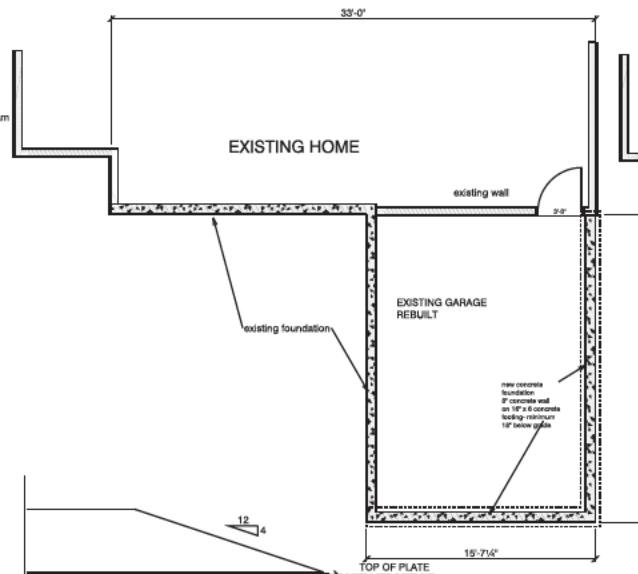
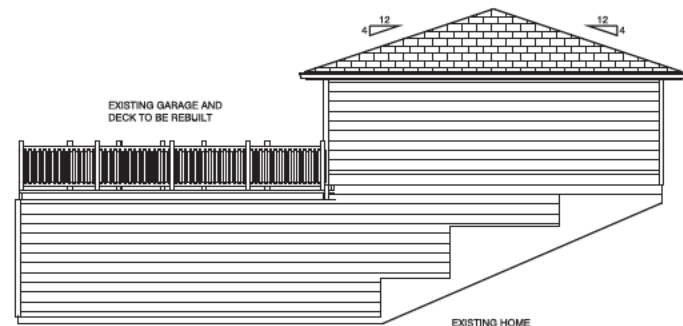
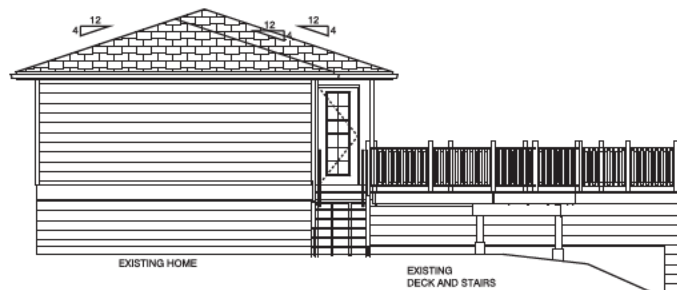
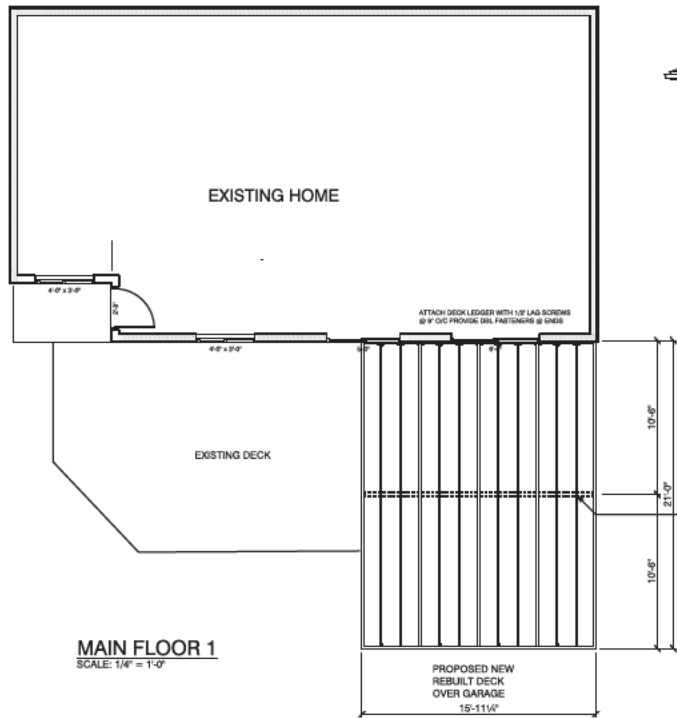
DISTANCES AND ELEVATIONS ARE IN METRES.

GEODETIC ELEVATIONS ARE DERIVED FROM
CONTROL MONUMENT 77H5307 (CGVD28BC DATUM).

CERTIFIED CORRECT THIS 14th DAY OF MARCH, 2025.
 Ryan Turner Digitally signed by Ryan
 QV82X6 Turner QV82X6
 Date: 2025.03.14 12:03:36
 -07'00'

(This document is not valid unless originally signed and sealed.)

Turner & Associates
 land surveying™
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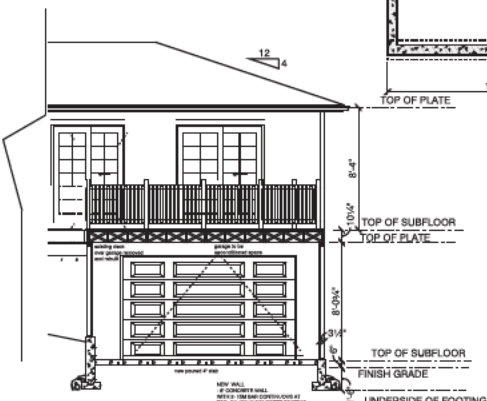


PROJECT SYNOPSIS

- remove existing existing deck over existing garage
- demolish and pour new foundation on right side and front of garage
- build new garage wall on right side and front
- rebuild deck over garage
- 60 mm vinyl decking
- new second siding to match existing
- new overhead garage door

GENERAL NOTES

- all work and materials shall conform 2024 version of the BC building code
- builder and building trades are to review plans and it is their sole responsibility to notify DSH of any errors or discrepancies on the plan
- drawings are not to be scaled. Although drawings are to scale, verify DSH for identification of missing dimensions
- all building materials are to be new unless otherwise noted
- all lumber to have a grade stamp and to be a minimum grade of 2800.
- all doors and windows to be NWT certified
- exterior siding to follow bc building code and proper fastenings to be installed at all breaks in wall coverings



Deeds & Sons Holdings Inc.
428 Macleary
Nanaimo
BC
V9R 2H2

PHONE: 250 740 7880
FAX: 250 618 5131
info@deedsandsons.com



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GALLANT HOMES
710 ARBUTUS AVENUE
NANAIMO
BC
phone: 250 740 7880
fax: 250 618 5131
projects@gallanthomes.com

DRAWN BY: 1 / 1
SCALE: 1/4" = 1'-0"
DATE: March 14, 2025
PAGE: A-1




BUILD RENOVATE LIVE

BOARD OF VARIANCE APPLICATION

March 18, 2025

710 ARBUTUS AVENUE, NANAIMO, B.C.
GARAGE REPLACEMENT
Rational for variance request.

On Behalf of,

. Property owner

The existing garage is in a very poor state and needs significant enough repairs that removing it entirely and rebuilding is a better option than trying to repair what exists. As built, it's not deep enough to park a full-sized car in. It is currently encroaching into both the side yard and the rear lane setbacks by 0.6m. Although it is already encroaching into the rear setback it's still not deep enough to park a car inside and close the door. This means her gardening tools and car are unsecured and can be seen from the alley. Given the increase in crime in the area it's a matter of time before she is a victim of theft. She would like to be able to secure her car and tools and not have them visible by anyone walking by in the alley. We are asking for a relaxation of only the rear yard setback to a total of 1.5m, only 0.9m more than existing, to extend the garage length to the minimum needed to park her car inside and close the overhead door. This would reduce the rear yard setback to 6m from the 7.5m as per current zoning regulation. Although the garage is narrower than average at only eighteen feet, she is willing to reduce the proposed width to under sixteen feet to conform to the 1.5m side yard setback. Please see attached existing and proposed drawings for reference.

Thank you for considering this request.

Don Neil
Project manager
B. Gallant Homes Ltd
250.714.1991

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250.714.1991

www.bgallanthomes.com

