



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.

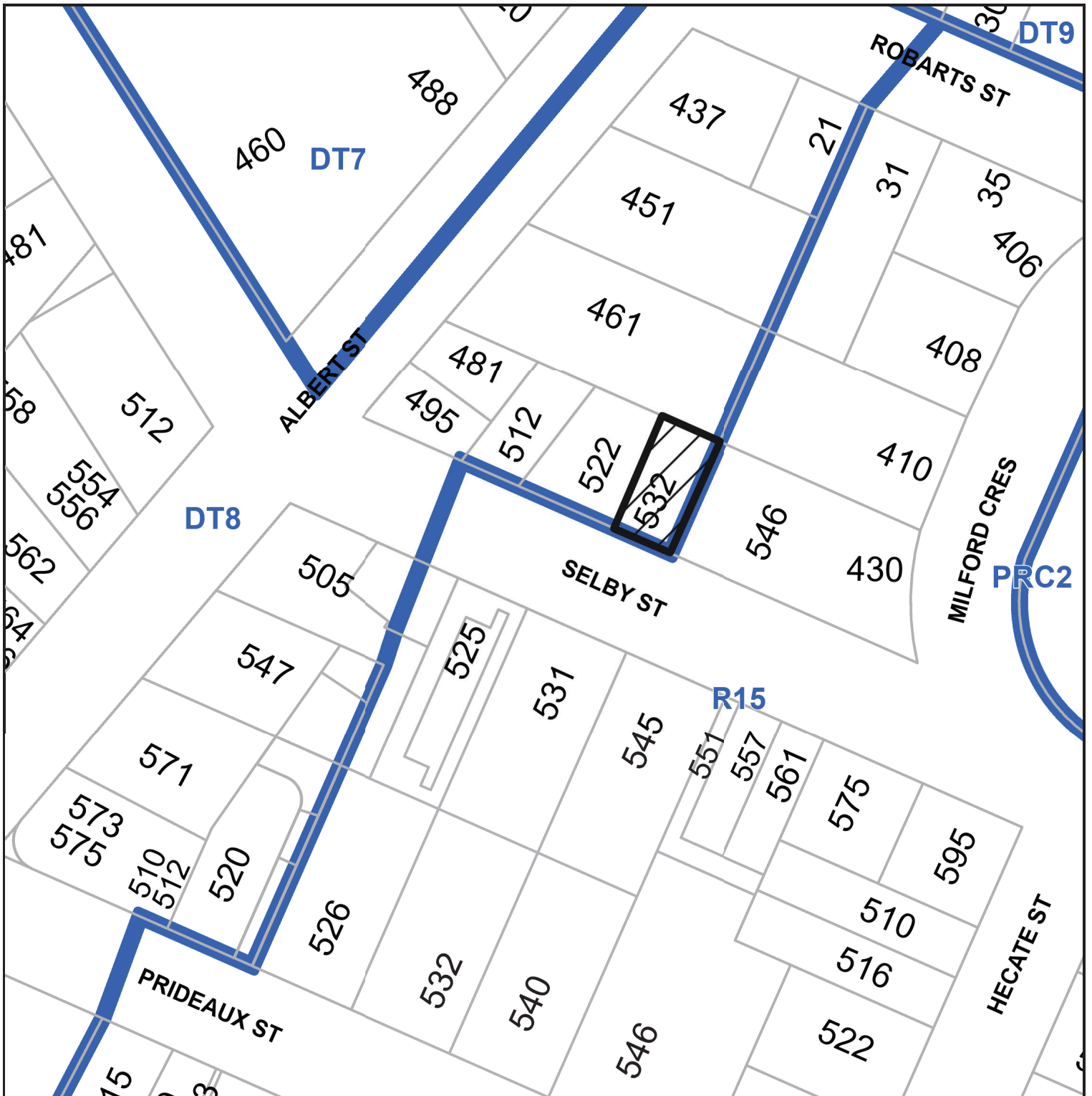
You are being notified as an owner or tenant of land that is adjacent to the property that is the subject of this application. If you deem your property to be affected by the proposed variance, and wish to address this appeal, you will be given the opportunity to be heard at the Board of Variance meeting.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

SUBJECT PROPERTY MAP



532 SELBY STREET

An aerial photograph of a residential neighborhood with white property lines overlaid. Several streets are labeled in blue: ALBERT ST, SELBY ST, ROBERTS ST, MILFORD CRES, HECAETE ST, and PRIDEAUX ST. Numerous house numbers are visible, including 460, 488, 420, 437, 21, 31, 35, 406, 408, 410, 430, 546, 532, 522, 512, 495, 481, 461, 451, 505, 547, 571, 573, 575, 510, 512, 520, 526, 532, 540, 546, 545, 551, 557, 561, 575, 595, 510, 516, 522, 531, 525, 505, 547, 571, 573, 575, 510, 512, 520, 526, 532, 540, 546, 545, 551, 557, 561, 575, 595, 510, 516, 522, 531, 525, 505, 547, 571, 573, 575, 510, 512, 520, 526, 532, 540, 546, 545, 551, 557, 561, 575, 595, 510, 516, 522. A red rectangle highlights the property at 532 Selby St.



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.

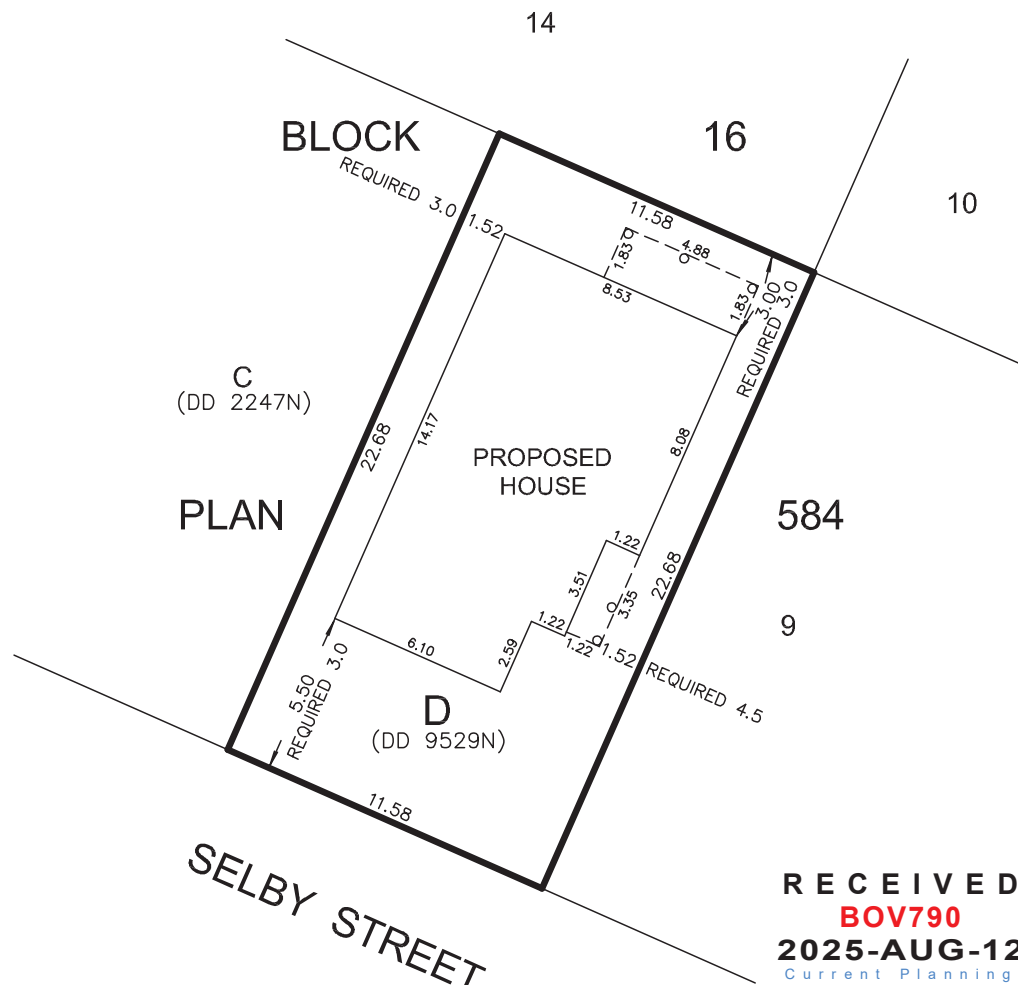
Subject to charges, legal notations, and interests shown on: Title No. CA5150658 (P.I.D. 008-851-298)

Scale 1:200

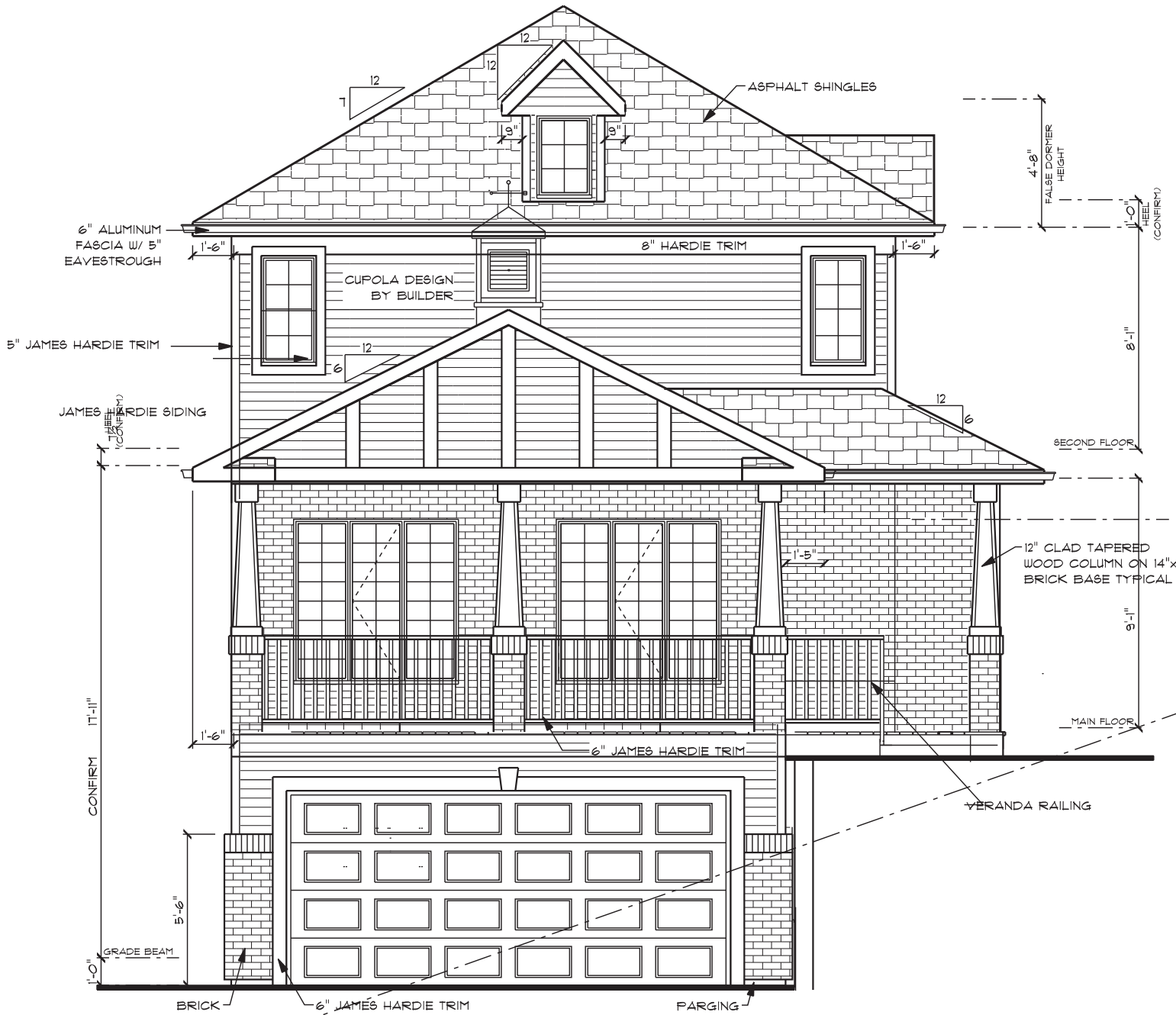


VARIANCE REQUEST

	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



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BOV790
2025-AUG-12
Current Planning



LEFT ELEVATION

RECEIVED
BOV790
 2025-AUG-12
 Current Planning

July 25, 2025

Community Development Department
Board of Variance
City of Nanaimo

Re: Variance for 532 Selby Street, Nanaimo

To Whom It May Concern,

We are applying for side yard variances on the lot at 532 Selby Street with the legal description: Parcel D (DD 9529N) of Lot 13, Block 16, Section 1, Nanaimo District.

The purpose for asking for the variances is that the lot mentioned is an undersized lot and it would be difficult to build a residence appropriate for the neighborhood. The lot is significantly undersized given the zoning which is DT8 which states the minimum lot size to be 800 sq. m., the minimum frontage to be 15 m., the minimum depth to be 30 m., minimum side yard to be 3 m on the west side and 4.5 m on the east side (because it is abutting a residential zone). In respect to this lot it has a size of 262.6 sq. m., frontage of 11.58 m and a depth of 22.68 m. which as stated before is significantly undersized. Being the lot size it is, the current bylaws restricts the building pocket to be just over 4 meters (13.4 feet) wide which would be difficult to build something aesthetically pleasing in the neighborhood. We are only asking that the side yards be varied.

We are asking for a variance to make each side yard 1.5 meters to make the building pocket a more practical size. It would give us a building pocket of width 8.58 m (28') which would be in keeping with the same range as the neighborhood. See Plot Plan.

Thank you,

A handwritten signature in black ink, appearing to read 'Gary Rowse', written in a cursive style.

Gary Rowse

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2025-AUG-12
Current Planning