



**AGENDA  
BOARD OF VARIANCE MEETING**

May 2, 2024, 4:00 PM  
Boardroom, Service and Resource Centre,  
411 Dunsmuir Street, Nanaimo, BC

Pages

1. **CALL THE MEETING OF THE BOARD OF VARIANCE TO ORDER:**
2. **INTRODUCTION OF LATE ITEMS:**
3. **ADOPTION OF AGENDA:**
4. **ADOPTION OF MINUTES:**

3 - 6

Minutes of the Open Board of Variance Meeting held in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2024-JAN-04, at 4:00 p.m.

5. **PRESENTATIONS:**

a. **Board of Variance Application No. BOV00779 - 480 Woodhaven Drive**

7 - 17

Section 6.5.1 of the "City of Nanaimo Zoning Bylaw 2011 No. 4500" allows open decks to project a maximum of 2.0m into a required front yard.

The applicant requests to increase the maximum projection from 2.0m to 2.06m to allow the replacement of the front deck as part of a renovation of the existing dwelling. This represents a variance of 0.06m.

The subject property is legally described as: Strata Lot 178, Section 5, Wellington District, Strata Plan 830, Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1

The “City of Nanaimo Zoning Bylaw 2011 No. 4500” requires minimum building height and restricts the location of parking and maximum setbacks in the Community Corridor (COR3) zone. The proposal is for a single-storey residential addition to an existing building with the following variances:

- Sections 9.5.1 and 9.5.4 allows no more than 50% of the building facade to be set back further than 6m from the front property line. The proposed variance is to increase the maximum front yard setback to 18m for 100% of the building face as measured from the front property line (Kerrisdale Road).
- Section 9.6.1 does not allow parking between the front property line and the front face of the building. The required 2 parking spaces are proposed to be located between the front property line and the front face of the building.
- Section 9.7.1 requires a minimum building height of 2 storeys above grade. A single-storey addition to the existing building is proposed.

The subject property is legally described as: Lot 9, Section 15, Range 8, Mountain District, Plan 7272

6. **OTHER BUSINESS:**

7. **ADJOURNMENT:**



## **MINUTES**

### **BOARD OF VARIANCE MEETING**

January 4, 2024, 4:00 P.M.

Boardroom, Service and Resource Centre,  
411 Dunsmuir Street, Nanaimo, BC

Present: Nelson Allen, Chair  
Brian Anderson, At Large  
John Hofman, At Large  
Jaime Dubyna, At Large  
Michael Bassili, At Large

Staff: L. Rowett, Manager, Current Planning  
K. Dafoe, Planning Assistant, Current Planning  
A. O'Hanley, Planning Assistant, Current Planning  
C. Richards, Recording Secretary  
J. Kleywegt, Community Development Clerk

#### **1. CALL THE MEETING OF THE BOARD OF VARIANCE TO ORDER:**

The Chair called the meeting of the Board of Variance to order at 4:00 p.m.

#### **2. ADOPTION OF AGENDA:**

It was moved and seconded that the Agenda be adopted. The motion carried unanimously.

#### **3. PRESENTATIONS:**

##### **1. Board of Variance Application No. BOV00777 - 725 Trailside Road**

Introduced by Nelson Allen, Chair.

Arne Halls, Williams & Associates, applicant, spoke regarding Board of Variance Application No. BOV00777. Highlights included:

- In the design phase, upon reviewing the proposed construction, the proposed roof was identified to be 16cm too high to meet the height

restrictions. The error was caught in time and the plans were amended to reflect a shorter roof height. Unfortunately, the amended plans were missed by the truss company, and the trusses were built to the incorrect measurements

- At the end of the construction, the house was 16cm too high due to the roof pitch being too high
- In order to remediate the roof height error at this time, the applicant would have to cut the roof pitch flat, which would not conform with the rest of the neighbourhood's aesthetics, or to replace the entire roof with a lower roof pitch
- As the error was caught after the roof construction had been completed, the applicant is requesting a variance to increase the allowable roof height by 0.16m to avoid cutting the roof pitch and to save construction materials

Nelson Allen, Chair, opened the floor for discussion regarding potential hardship associated with the project. The following topics were discussed:

- The rationale for undue hardship is because the roof that is 16cm too high has already been installed
- The timing of when it was determined that the roof was going to exceed the height allowance
- The status of the roof. It was confirmed that the roof has been completed
- The limited number of letters of support. The majority of the lots surrounding the subject property are owned by the same owner (the builder). There is currently one neighbour lot that is not owned by the builder, and that owner provided a letter of support

It was moved and seconded that the Board of Variance approve application BOV00777 at 725 Trailside Avenue to vary section 7.6.1 of the Zoning Bylaw No. 4500, to increase the maximum principal building height for a building with a sloped roof (with a roof pitch of 4 in 12 or greater) 9.0m to 9.16m to allow the construction of a single residential dwelling, there being evidence of undue hardship presented. The motion carried unanimously.

## **2. Board of Variance Application No. BOV00778 - 721 Northumberland Avenue**

Introduced by Nelson Allen, Chair.

Keene Anderson, Greenplan, applicant, spoke regarding Board of Variance Application No. BOV00778. Highlights included:

- The applicant is requesting a front yard setback variance to the west of the property to reduce the required setback from 4.5m to 1.7m to build an accessory building that is larger than 10m<sup>2</sup>
- The subject property is a through lot, comprising of two side yards and two front yards, making it difficult to build an accessory building (studio space) on the property
- The applicant has plans to build an addition to the south end of the property in the future, to accommodate a secondary suite
- The owners wish to build the proposed accessory building within the required west front yard setback

Nelson Allen, Chair, opened the floor for discussion regarding potential hardship associated with the project. The following topics were discussed:

- Clarification regarding how the City interprets setback requirements for properties that have two front yards. Staff explained that the zoning bylaw defines a property that has two front yards as a through lot and allows one accessory building with a 1.5m front yard setback for such lots, provided the accessory building has a gross floor area less than 10m<sup>2</sup>
- It was confirmed that no water connection is proposed for the accessory building
- Clarification regarding the planned secondary suite. The addition to the dwelling will result in the existing garage being converted to living space. Part of the proposed accessory building will be used to contain items currently stored in the garage
- The proposed accessory building will be used as an art studio. As one of the owners work from home, having an art studio detached from the house and future secondary suite will eliminate any noise concerns during their working hours
- Staff confirmed the minimum lot depth requirement for new lots in the R1 – Single Dwelling Residential zone is 30 meters
- Staff noted that the reason why the applicant is requiring a variance is because the proposed accessory building is over 10m<sup>2</sup>
- A member inquired if the existing driveway and parking abutting Harding Avenue will be the parking for the future secondary suite, as using this space for the proposed accessory building might eliminate the need for the requested variance. It was confirmed that the parking for the future secondary suite parking will be located in this area
- It was confirmed that no other side yard setback variances are intended to be requested for the future addition to the house

It was moved and seconded that the Board of Variance approve application BOV00778 at 721 Northumberland Avenue to vary section 7.5.1 of the

Zoning Bylaw No. 4500, to reduce the minimum front yard setback from 4.5m to 1.77m on the west property line to allow the construction of an accessory building, there being evidence of undue hardship presented. The motion carried.

Opposed: *Jaime Dubyna and John Hofman*

**5. ADOPTION OF MINUTES:**

It was moved and seconded that the Minutes of the Board of Variance Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC on Thursday, November 2, at 4:00 p.m., be adopted as circulated. The motion carried unanimously.

**6. ADJOURNMENT:**

It was moved and seconded at 4:33 p.m. that the meeting adjourn. The motion carried unanimously.

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CHAIR

CERTIFIED CORRECT:

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RECORDING SECRETARY



PLANNING AND DEVELOPMENT DEPARTMENT

## BOARD OF VARIANCE

### NOTICE OF MEETING

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A meeting of the Board of Variance will be held on Thursday, May 2<sup>nd</sup>, 2024, 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:** BOV00779

**Applicant:** NIVEDAN KAUSHAL, BOEHM CONSTRUCTION LTD

**Civic Address:** 480 WOODHAVEN DRIVE

**Legal Description:** STRATA LOT 178, SECTION 5, WELLINGTON DISTRICT, STRATA PLAN 830, (PHASE 3), TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

**Requested Variance:** Section 6.5.1 of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” allows open decks to project a maximum of 2.0m into a required front yard.

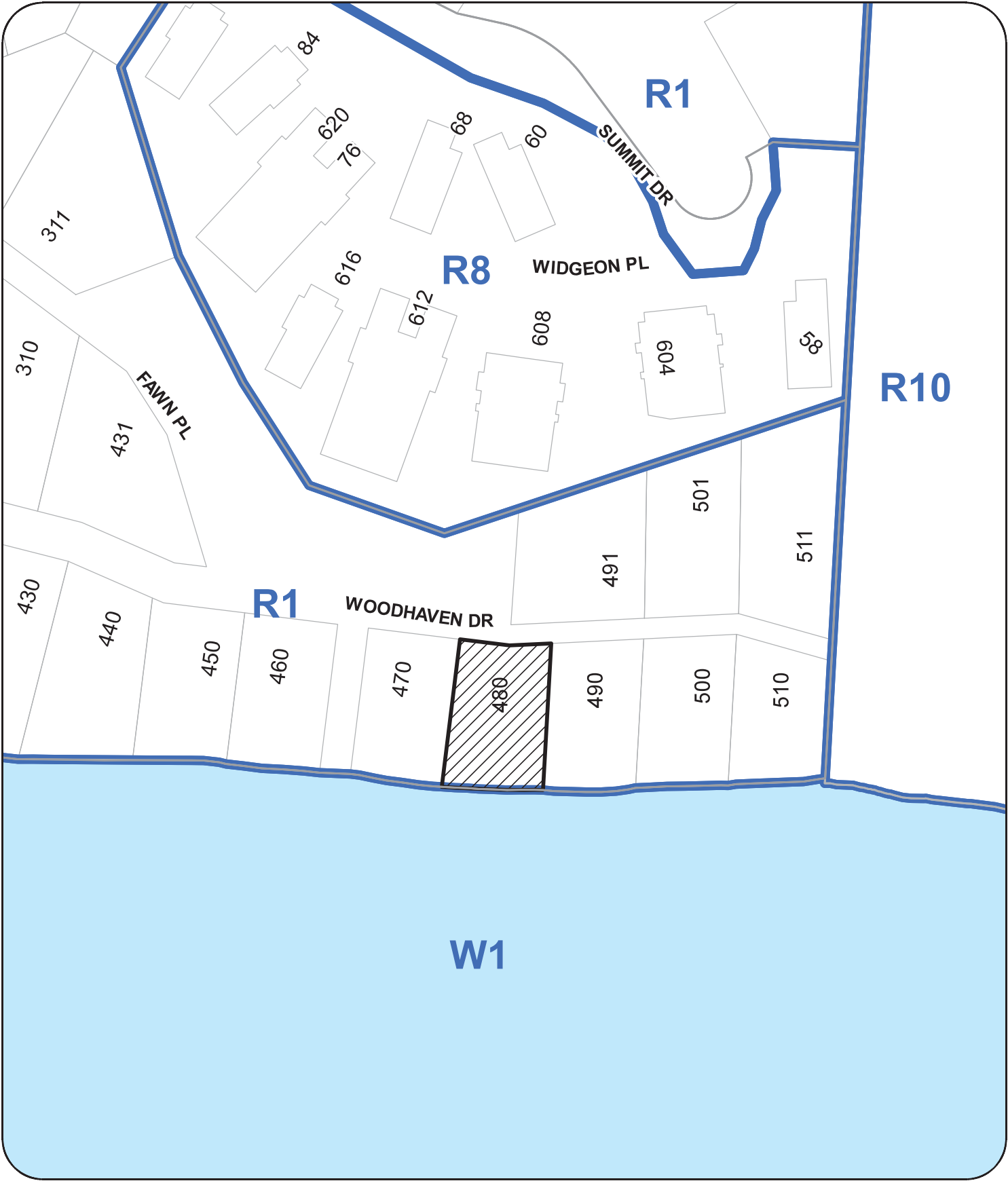
The applicant requests to increase the maximum projection from 2.0m to 2.06m to allow the replacement of the front deck as part of a renovation of the existing dwelling. This represents a variance of 0.06m.

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.

**WRITTEN SUBMISSION:** To submit comments in writing you must contact Current Planning no later than 2:30 p.m. May 2<sup>nd</sup>, 2024, 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, May 2<sup>nd</sup>, 2024, at 4:00 p.m.

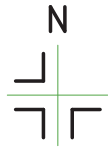
SUBJECT PROPERTY MAP



480 WOODHAVEN DRIVE



Book of Reference - Variance			
Bylaw Projection	Front Setback	Actual	Variance Requested
Open Deck - Concrete	2.00m	2.06m	0.06m



Woodhaven Drive  
(Common Property)

Variance Requested





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Project Name:  
**Renovation to a Single Family Residence**

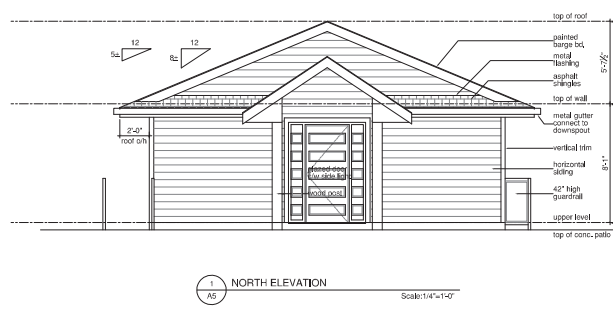
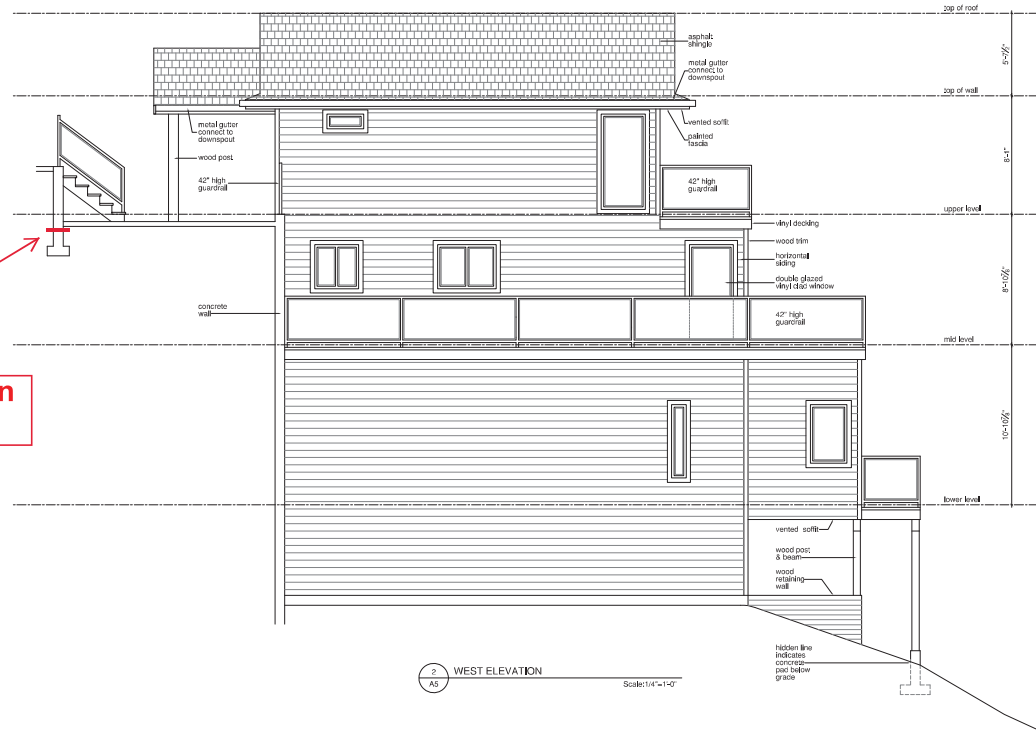
480 Woodhaven Drive  
Nanaimo, B.C.

Drawing Name:  
**Elevations**

RECEIVED  
BOV779  
2024-APR-04  
COURTESY PLANNING

Scale: as noted	Drawing No.  <b>A5</b>
Drawn by: P.L.	
Date: 12/12/22	
File Name: 2219	

Requested projection variance



March 28, 2024

**RE: Variance Application for 480 Woodhaven**

Dear Members of the Board of Variance,

Boehm Construction Ltd. is respectfully submitting this letter on behalf of Jodie and Larry Woolman to request a variance for their property located at 480 Woodhaven Drive, Nanaimo. This request is made with the intent to undertake critical structural repairs to the property to maintain the safe accessibility of the residence.

**Structural Risk**

480 Woodhaven Drive presents unique challenges due to its steep grade. Notably, a deck overhang at the front of the property was constructed to provide a safe landing for accessing the home's front door. This construction was undertaken without permit authorization before Jodie and Larry purchased the property, though the lot's topography justifies its presence.

As such, the deck overhang was not built to the standards of the BC Building Code. Jeff Allester, principal at Allester Engineering — a respected firm with four locations across the province and affiliation with the Engineers and Geoscientists Association of British Columbia — has evaluated the integrity of existing deck overhang. **His assessment reveals that the structure poses a threat to life safety, condemning it from further use until significant remedial work can be done (see Appendix 1).**

**Variance Request #1: Deck Overhang Setback Relaxation**

Given the structural concerns outlined above, we seek a variance to permit the deck overhang to encroach an additional 5 cm so that its connection to the existing retaining wall can be maintained. To not allow this 5 cm encroachment would create a gap between the deck and the retaining wall, forming a channel for water ingress. Allowing water to flow through this gap would exacerbate the risk of further damage to the structural members of the deck system as well as the foundation wall of the home, undermining the safety and longevity of the construction. Once again, the landing created by the deck is necessary to ensure safe access to the front door given the steep grade of the property (see Appendix 2 for images).



### **No Adverse Impact**

We believe that these adjustments will not adversely impact the surrounding community, as the structures in question are already in place and the proposed repair work can be conducted by a standard carpentry crew with minimal disruption to the neighbourhood.

### **Conclusion**

We at Boehm Construction, as well as the homeowners, are committed to resolving the existing issues within the City of Nanaimo's bylaws. This request is essential for rectifying safety concerns and ensuring the structural integrity of the residence at 480 Woodhaven Drive. We appreciate the Board of Variance's favourable consideration of our application and are prepared to comply with any conditions or requirements deemed necessary.

Sincerely,

Nivedan Kaushal

Project Coordinator

Boehm Construction Ltd.

**Appendix 2 – Image 1**

*This image shows the front entry in question.*





**Appendix 2 – Image 2**

*This image illustrates the steepness of the property.*



**Appendix 2 – Image 3**

*This image shows the structural failure of the deck's support system. Notice how the ledger board is bending and sitting directly on the Sonotube footing, putting the whole structure at risk for collapse.*





**Appendix 2 – Image 4**

*This image shows the structural failure of the deck's support system. Notice how the ledger board is bending and sitting directly on the Sonotube footing, putting the whole structure at risk for collapse.*





# AERIAL PHOTO



 480 WOODHAVEN DRIVE



PLANNING AND DEVELOPMENT DEPARTMENT

## BOARD OF VARIANCE

### NOTICE OF MEETING

---

A meeting of the Board of Variance will be held on Thursday, May 2<sup>nd</sup>, 2024, 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:** BOV00780

**Applicant:** DAMANVIR SINGH

**Civic Address:** 600 MADSEN ROAD

**Legal Description:** LOT 9 SECTION 15 RANGE 8 MOUNTAIN DISTRICT PLAN 7272

**Requested Variance:** The "City of Nanaimo Zoning Bylaw 2011 No. 4500" requires minimum building height and restricts the location of parking and maximum setbacks in the Community Corridor (COR3) zone. The proposal is for a single-storey residential addition to an existing building with the following variances:

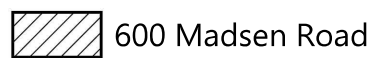
- Sections 9.5.1 and 9.5.4 allows no more than 50% of the building facade to be set back further than 6m from the front property line. The proposed variance is to increase the maximum front yard setback to 18m for 100% of the building face as measured from the front property line (Kerrisdale Road).
- Section 9.6.1 does not allow parking between the front property line and the front face of the building. The required 2 parking spaces are proposed to be located between the front property line and the front face of the building.
- Section 9.7.1 requires a minimum building height of 2 storeys above grade. A single-storey addition to the existing building is proposed.

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**WRITTEN SUBMISSION:** To submit comments in writing you must contact Current Planning no later than 2:30 p.m. May 2<sup>nd</sup>, 2024, 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, May 2<sup>nd</sup>, 2024, at 4:00 p.m.





NOTES:  
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Drawing List

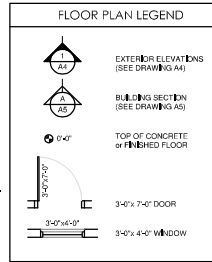
- A1 Site Plan, Synopsis, General Notes & Drawing List  
A2 Foundation & Main Floor Plans  
A3 Roof Plan  
A4 Elevations  
A5 Building Sections

Legal Description  
Lot 9, Section 15, Range 8, Mountain District, Plan 7272

Civic Address  
600 Madsen Road, Nanaimo, B.C.

Site Synopsis

Zoning	COR 3
Existing House	64.07 m <sup>2</sup> (688 sq ft)
Proposed Addition	43.85 m <sup>2</sup> (472 sq ft)
Site Area	677.26 m <sup>2</sup> (7,289.27 sq ft)
Site Coverage	16.2%
Minimum Setbacks	
Front Lot Line	6,000 m (19,685 ft)
Rear Lot Line	7,500 m (24,611 ft)
Side Lot Line	3,000 m (9,843 ft)
Parking Site Yard Lot Line	3,000 m (9,843 ft)
Maximum Building Height	14,000 m (45,933 ft)



TYPICAL NOTES	
1. CONTRACTOR TO REPORT ALL ERRORS OR OMISSIONS IMMEDIATELY & PRIOR TO THE COMMENCEMENT OF THE WORK.	5. DIMENSIONS IN IMPERIAL UNITS.
2. ANY DISCREPANCIES TO BE BROUGHT TO THE OWNERS ATTENTION PRIOR TO CONTINUING ANY PORTION OF WORK.	6. PROVIDE MISCELLANEOUS STUDS, BRACING, FURRING OR BLOCKING AS REQUIRED.
3. SEE STRUCTURAL DRAWINGS FOR ALL FOUNDATIONS, CONC. WALLS & SLABS, WOOD JOISTS & BEAM SIZES.	7. MAINTAIN ACOUSTIC SEPARATION @ RECESSED FIXTURES & EQUIPMENT.
4. CONCRETE WALL DIMENSIONS ARE TO OUTSIDE FACE. WOOD FRAME WALLS ARE TO CENTERLINE.	8. CEMENT BOARD TO BE USED @ ALL WET WALLS.
	9. CONFIRM WINDOW AND DOOR ROUGH OPEN SIZES WITH SUPPLIERS. SIZES ON DRAWINGS ARE NOMINAL. FINISHER STYLES & LOCATIONS TO BE DETERMINED BY OWNER.

GENERAL NOTES

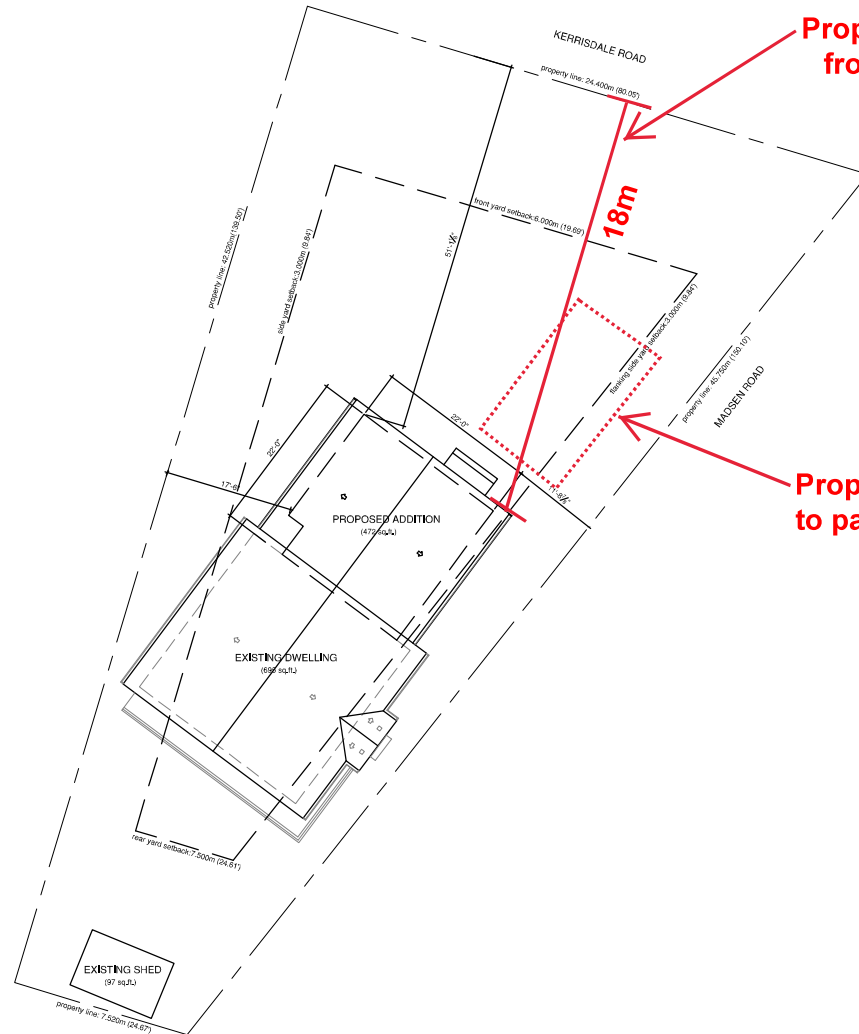
- ALL WORK SHALL COMPLY TO THE CURRENT (2018) EDITION OF THE BRITISH COLUMBIA BUILDING CODE AND SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS SET BY THOSE HAVING JURISDICTION.
- ERRORS, OMISSIONS OR CHANGES TO THESE PLANS ARE TO BE REPORTED TO THE DESIGNER PROMPTLY PRIOR TO ANY FURTHER WORK TAKING PLACE.
- STRUCTURAL DESIGN & SUPERVISION SHALL BE PERFORMED BY A CERTIFIED STRUCTURAL ENGINEER CERTIFIED IN THE PROVINCE OF BRITISH COLUMBIA AT THE REQUEST OF THE LOCAL BUILDING AUTHORITY.
- FOUNDATIONS TO BE VERIFIED CORRECT BY A STRUCTURAL ENGINEER UNLESS OTHERWISE APPROVED BY THE BUILDING INSPECTION AUTHORITY.
- ALL FOUNDATIONS ARE ASSUMED BEARING ON NONORGANIC UNDISTURBED SOIL.
- POINT LOADS TO BE SUPPORTED CONTINUOUS TO FOUNDATION.
- DOUBLE JOISTS OR SOLID CROSS BLOCKS AT WALL LOCATIONS RUNNING PARALLEL TO FLOOR JOISTS.
- LINTELS TO BE 2" X 10" SPF#2 OR AS NOTED.
- BUILDING ENVELOPE DESIGN TO BE BASED ON CURRENT GOOD BUILDING PRACTICES. FIELD INSPECTIONS ARE THE RESPONSIBILITY OF THE OWNER.
- PRE-MANUFACTURED FLOOR JOISTS, BEAMS AND TRUSSES TO BE RECEIVED BY SUPPLIER'S ENGINEER AND CERTIFIED FOR STRUCTURAL ADEQUACY. SUPPORTING COLUMNS TO BE DESIGNED BY A STRUCTURAL ENGINEER AT THE REQUEST OF THE LOCAL BUILDING INSPECTION AUTHORITY.
- ENGINEERED ROOF TRUSS, FLOOR JOIST AND BEAM SYSTEM LAYOUTS TO BE PROVIDED WITH SHOP DRAWINGS FOR PERMIT SUBMISSION.
- 10 VOLT INTERCONNECTED SMOKE DETECTOR & CARBON MONOXIDE DETECTOR.
- THESE DRAWINGS ARE BASED ON PART 9 OF THE 2018 B.C.B.C.
- DUCTING, FURNACE, HOT WATER HEATER TO BE LOCATED WITHIN CONTAINED AREAS.
- INSULATION VALUES TO MEET THE EFFECTIVE R-VALUES AS NOTED IN B.C.B.C. 2.6.2.2.4-2.6.2.2.5, & AS REQUIRED BY THOSE HAVING JURISDICTION.

- HEATING & VENTILATION TO MEET NEW MINIMUM CODE REQUIREMENTS UNLESS NOTED OTHERWISE.
- ALL CHASEWAYS, DUCTING & PIPING LOCATED IN NON-CONDITIONED AREAS MUST HAVE THE MINIMUM EFFECTIVE R-VALUE OF INSULATION BETWEEN IT AND THE UNCONDITIONED SPACE OR EXTERIOR.
- ATTIC VENTILATION SHALL ADHERE TO 5/16/25 (VENTILATION REQUIREMENTS) OF B.C.B.C.
- LIGHTING BY OTHERS.
- CONCRETE TO REACH 3,000 P.S.I. AFTER 28 DAYS.
- ALL STRUCTURAL LUMBER TO BE NO.2 OR BETTER. DESIGNER IS NOT RESPONSIBLE FOR THE STRUCTURE, OR ANY FAILURE TO THE STRUCTURE.
- FANS TO BE RATED FOR CONTINUOUS USE WITH A NOISE LEVEL OF 24 SONES (60dba) OR LESS.
- ALL BATHROOMS & KITCHENS TO BE EQUIPPED WITH AN EXHAUST FAN CAPABLE OF EXHAUSTING 90 CUBIC FEET PER MINUTE.
- ELECTRICAL & PLUMBING WORK TO CONFORM TO THE RESPECTIVE CODES.
- CONTRACTOR TO CONFIRM ALL LEVELS & DIMENSIONS BEFORE COMMENCING WITH CONSTRUCTION.
- THERMO-PANE WINDOWS THROUGHOUT WITH SCREENS ON ALL OPENINGS.

Notes:  
- Regular barrier to be continuous and LVL stabilized.  
- Provide two coats of bituminous sealant on all sub-grade concrete.  
- Floor assembly to accommodate slumping.  
- Confirm all door & window rough openings before ordering product.

Framing Notes:

- The wall sheathing shall extend 1" past top of slab.
- The sheathing lap to be fastened every 6" with 2 1/4" nails.
- Sheathing shall completely lap the existing wall at the intersection of the corners.
- All building joints in load paths: each plate to be nailed with 2 rows of 3" of nails @ 10" o.c. to within 6" of each end.
- Fire-resisting wall joints:
  - Posts shall be anchored to the beam(s) they support by either:
    - 1. Notching the beam over the post and securely bolting or bolting the beam to the post, depending on configuration and load or
    - 2. Provide approved suitable metal anchors to connect the two.



1 SITE PLAN  
Scale: 1/8" = 1'-0"

Proposed variance to front yard setback

Proposed variance to parking location

Project Name:

Addition to a  
Single Family Residence  
for Daman Singh

600 Madsen Road  
Nanaimo, B.C.

Drawing Name:

Main Floor Plan

Scale: as noted

Drawing No.

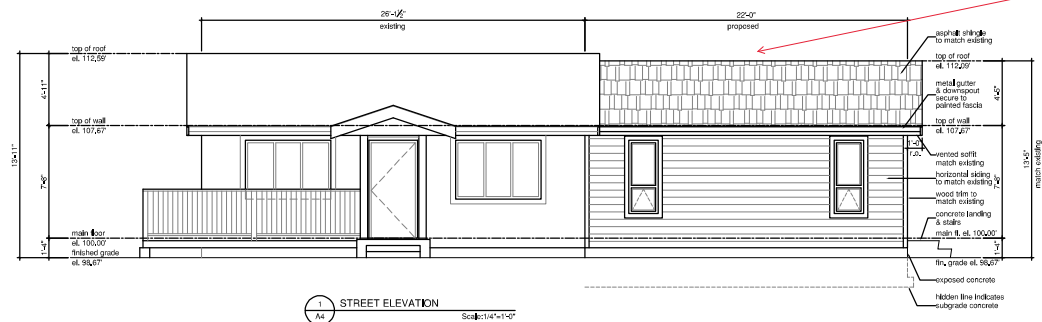
Drawn by: P.L.

Date: 3/10/24

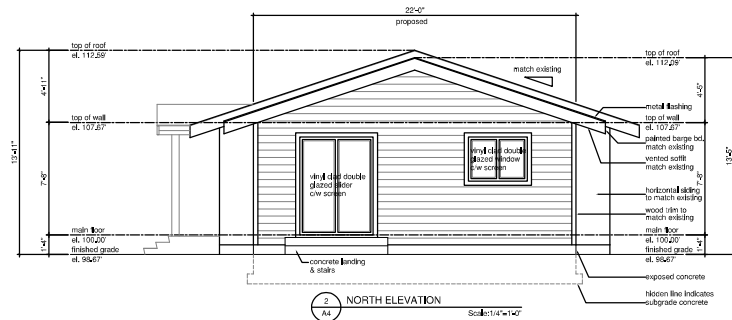
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A1

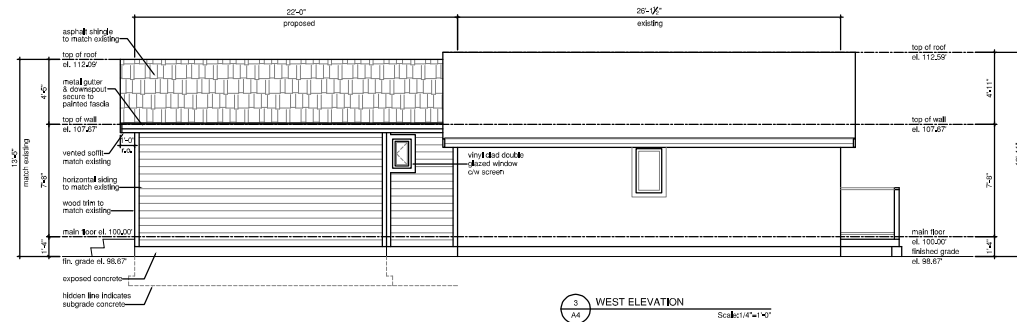
RECEIVED  
BOV780  
2024-APR-05  
COURTESY PLANNING



Facing Madsen Road



Facing Kerrisdale Road



Project Name:  
Addition to a  
Single Family Residence  
for Daman Singh  
  
600 Madsen Road  
Nanaimo, B.C.

Drawing Name:  
Elevations

Scale: as noted	Drawing No.
Drawn by: P.L.	A4
Date: 3/10/24	
File Name: 2301	

RECEIVED  
BOV780  
2024-APR-05

## **Variance Rationale Letter April 5, 2024**

### **SECTION 9.5.4**

the property is a pie shape where the wide end of the property is located on Kerrisdale Rd. That would make our home 100% further then 6M from the front property line.

### **SECTION 9.6.1**

With proposing Kerrisdale Rd. Be our front property line we would need to have our parking between the front property line and the dwelling as that leaves no other area for parking on the property.

### **SECTION 9.7.1**

Our area is zoned for 2 storeys above grade. We are not looking to build more that what we need. Our house was built in 1949 and is a little rancher. That being said we are just asking to add on an addition of just over 300sqft a simple addition to match our current dwelling. Making it more liveable for our now larger family.

We have put in this BOV application as our property 600 Madsen rd. Was built in 1949 and is on the small side for our growing family and we would like to add on a little more space. We have hired about architect as well as had a site survey, structural engineer to prepare all the documents required for the building permit already completed and provided for a building permit application.

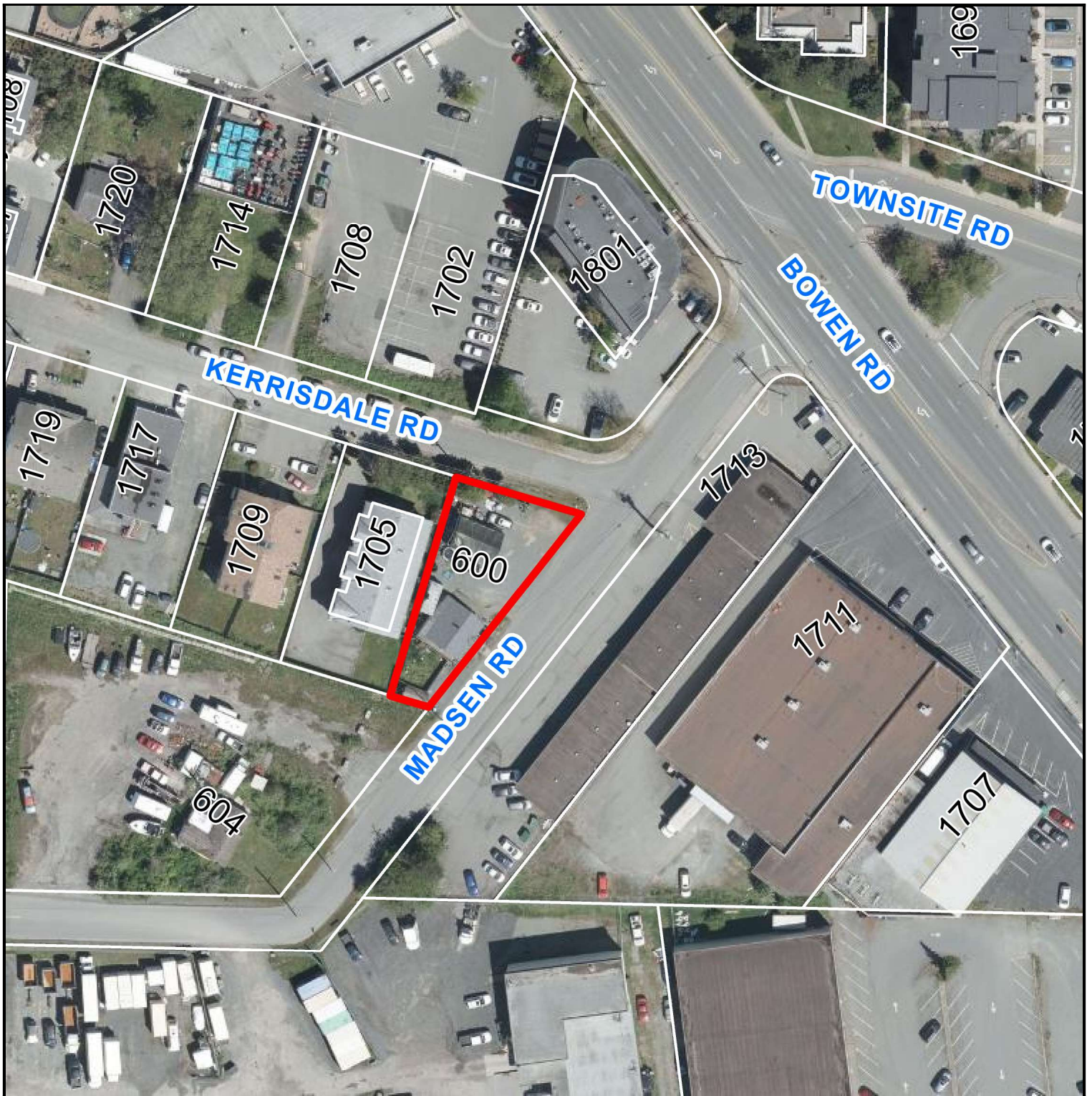
The hardship of our current dwelling 600 Madison Road does not meet the bylaw Provisions as it is. The home was built in 1949 and is only one story (600sqft. Rancher Style) this property is a strange pie shape and the location of the house is at the narrow end of the pie shape. COR - 3 zoning bylaw conflicts, restricts building requirements that are not possible and creates an unreasonable restriction on what is otherwise permitted.

The zoning requirements for our property would necessitate a bigger addition than what we initially need we are looking to have an addition of one bedroom and some more living space we do not need to have two stories as it is unnecessary for our family. We are still looking to keep the dwelling as a single-family dwelling. If we were to meet all the requirements it would be a larger dwelling that is unnecessary for our family's needs and budget

I, thank you for your time and greatly appreciate your approval for this BOV application to move along with the addition on our home. Thank You.



# AERIAL PHOTO



 600 Madsen Road