



PLANNING & DEVELOPMENT

## BOARD OF VARIANCE

### NOTICE OF MEETING

---

A meeting of the Board of Variance will be held on Thursday, November 7<sup>th</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:** **BOV00782**

**Applicant:** TREVOR MILROY, ALAIR HOMES

**Civic Address:** 5342 SOMERSET DRIVE

**Legal Description:** LOT B, SECTION 4, RANGE 4, WELLINGTON DISTRICT, PLAN 21424

**Requested Variance:** Sections 9.8.2 and 7.5.1 of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” set out a minimum 7.5m rear yard setback for properties in the Interim Corridor Area of the Residential Corridor (COR1) zone.

The applicant requests to reduce the minimum rear yard setback from 7.5m to 1.56m to allow an addition to the existing single residential dwelling to contain a secondary suite. This represents a variance of 5.94m.

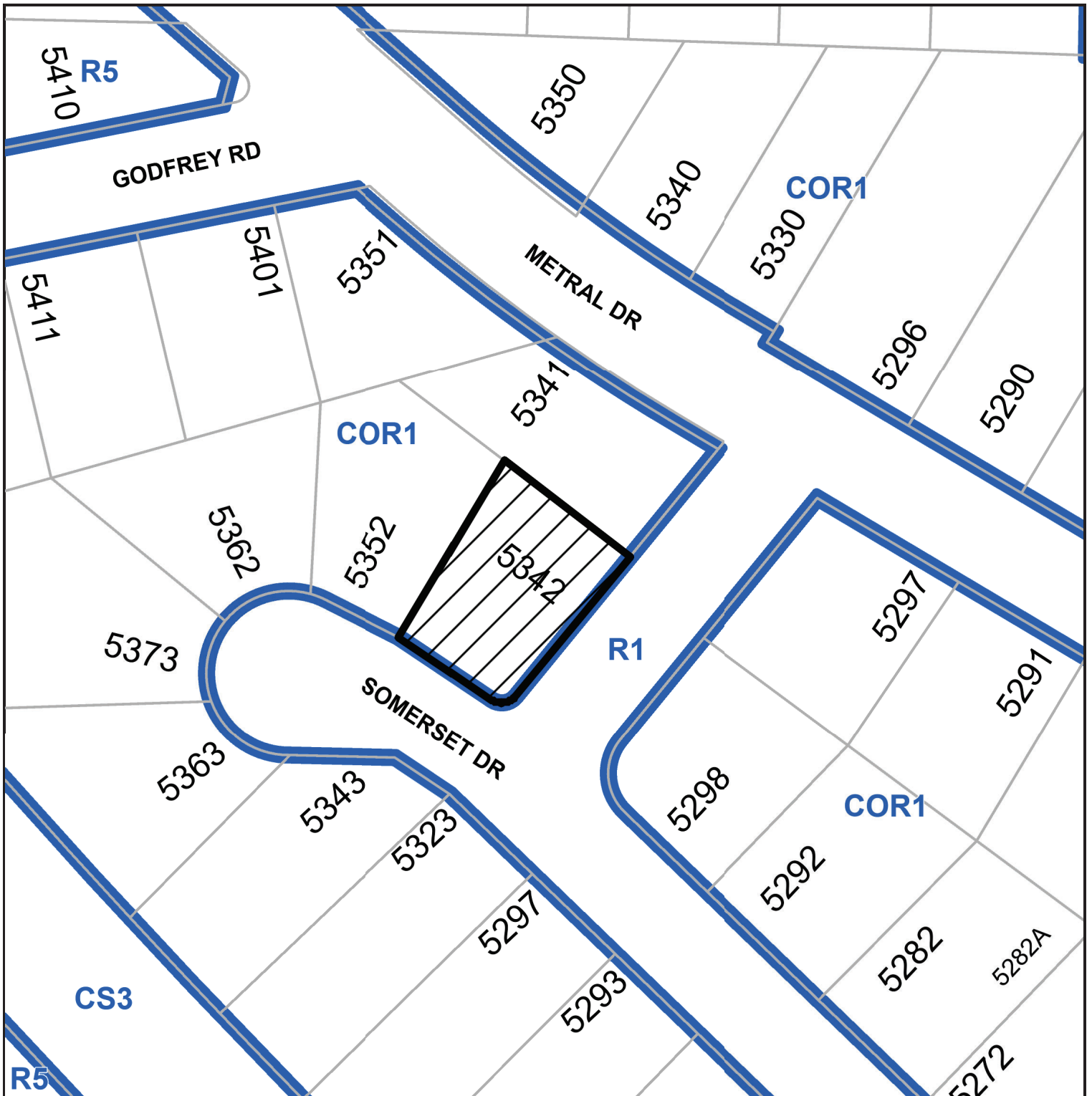
You are being notified as an owner or tenant of land that is adjacent to the property that is the subject of this application. If you deem your property is affected by the proposed variance, and wish to address this appeal, you will be given the opportunity to be heard at the Board of Variance meeting.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

For questions, please contact Kirsten Dafoe, Planning Assistant by email at [kirsten.dafoe@nanaimo.ca](mailto:kirsten.dafoe@nanaimo.ca), or by phone at 250-755-4460 ext. 4509.

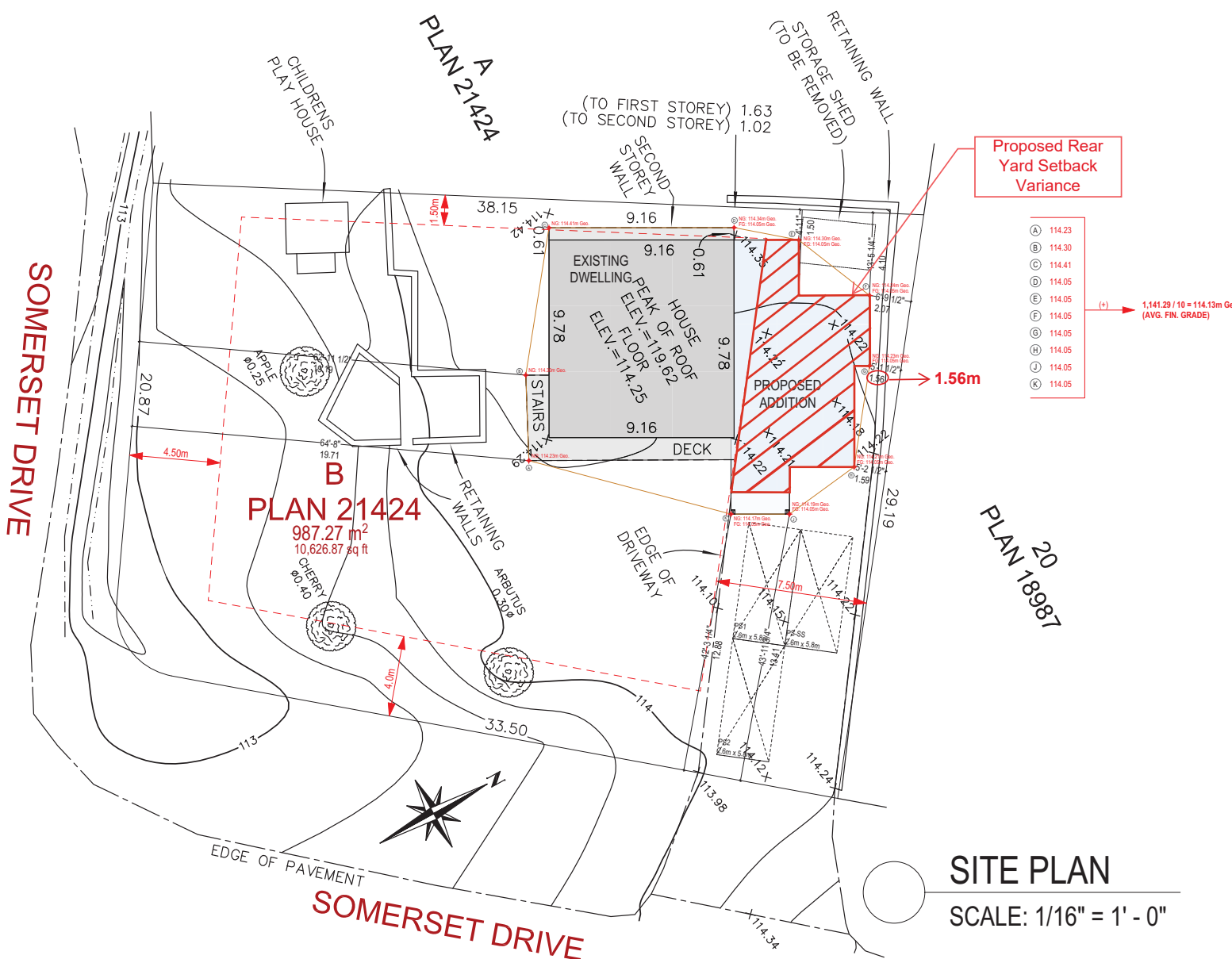
**WRITTEN SUBMISSION:** Written comments must be submitted by email to above address no later than 2:30 p.m. November 7<sup>th</sup>, 2024.

**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, November 7<sup>th</sup>, 2024 at 4:00 p.m.

# SUBJECT PROPERTY MAP



 5342 Somerset Drive



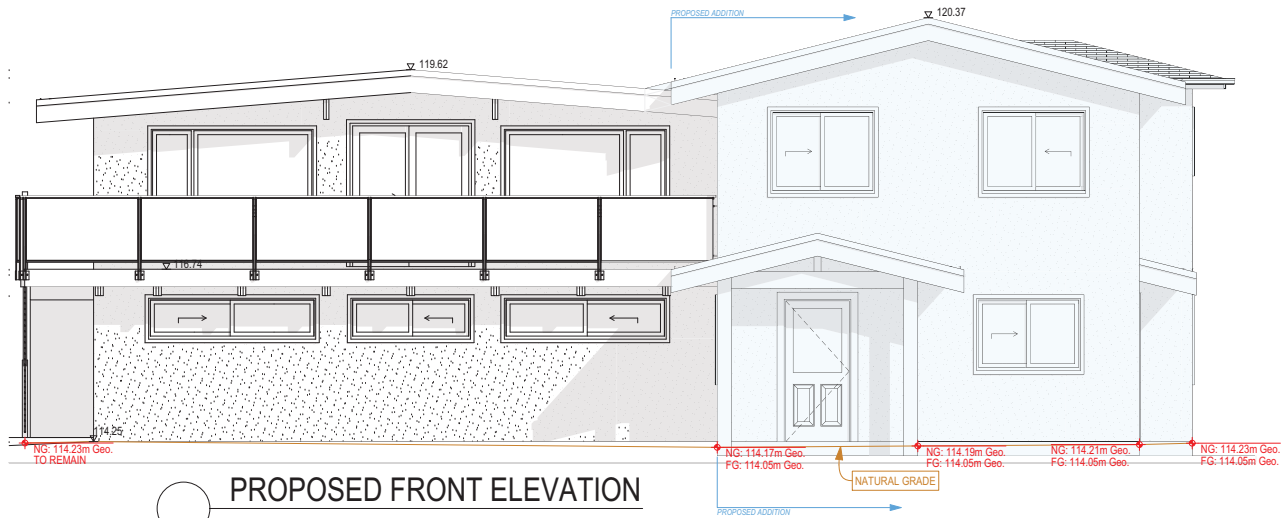
CITY OF NANAIMO SINGLE FAMILY DWELLING - PROPOSED RENOVATION		
ADDRESS	5342 SOMERSET DRIVE	
LOT SIZE	987.27m <sup>2</sup> (10,626.87ft <sup>2</sup> )	
ZONING	COR1 / INTERIM CORRIDOR AREA / R1	
	PROPOSED	ALLOWED
LOT COVERAGE		
LOT COVERAGE (TOTAL)	18.08% 178.54m <sup>2</sup> (1,921.78ft <sup>2</sup> )	40% 394.91m <sup>2</sup> (4,250.75ft <sup>2</sup> )
SETBACKS		
FRONT LINE	19.19m (62.96ft)	4.50m (14.76ft)
REAR LOT LINE	<b>1.56m (5.13ft)*</b>	7.50m (24.60ft)
FLANKING EXTERIOR SIDE	12.88m (42.26ft)	4.0m (13.12ft)
INTERIOR SIDE	1.50m (4.92ft)	1.50m (4.92ft)
HEIGHT		
AVERAGE NATURAL GRADE	114.13m Geo.	
HIGHEST ROOF POINT	6.24m (20.48ft)	7.0m (22.97ft)
EXISTING AREA		
MAIN FLOOR AREA	83.85m <sup>2</sup> (902.52ft <sup>2</sup> )	
UPPER FLOOR AREA	104.61m <sup>2</sup> (1,126.06ft <sup>2</sup> )	
TOTAL PROPOSED AREA		
PRIMARY MAIN FLOOR AREA	113.28m <sup>2</sup> (1,219.34ft <sup>2</sup> )	
SECONDARY SUITE MAIN FLOOR AREA	33.45m <sup>2</sup> (360.02ft <sup>2</sup> )	
TOTAL MAIN FLOOR AREA	146.73m <sup>2</sup> (1,579.35ft <sup>2</sup> )	
PRIMARY UPPER FLOOR AREA	90.38m <sup>2</sup> (972.84ft <sup>2</sup> )	
SECONDARY SUITE UPPER FLOOR AREA	47.77m <sup>2</sup> (514.21ft <sup>2</sup> )	
TOTAL UPPER FLOOR AREA	138.15m <sup>2</sup> (1,487.05ft <sup>2</sup> )	
ALLOWABLE SECONDARY SUITE FLOOR AREA (ALLOWABLE FROM GFA OF PRIMARY DWELLING)	81.22m <sup>2</sup> (874.23ft <sup>2</sup> )	40 81.46m <sup>2</sup> (876.87ft <sup>2</sup> )
TOTAL GROSS FLOOR AREA	284.88m <sup>2</sup> (3,066.40ft <sup>2</sup> )	

VARIANCES REQUIRED\*

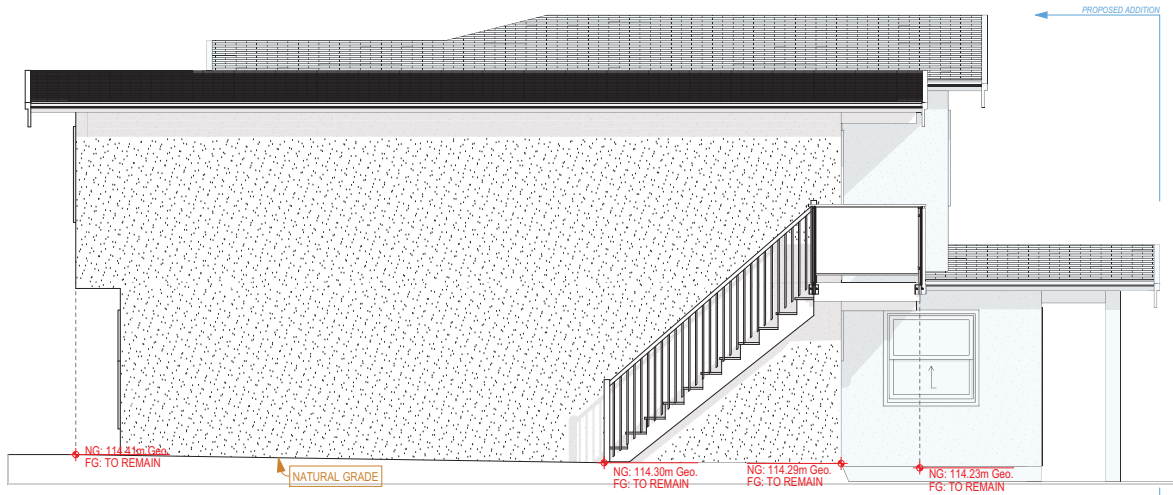
RECEIVED  
BOV782  
2024-OCT-15  
Current Planning



TITLE	DATE	PROJECT NO.	PROJECT TITLE	GENERAL NOTES
PROPOSED SITE PLAN	11OCT24	1241	5342 SOMERSET DRIVE - ALAIR HOMES	ISSUED FOR NANAIMO BOARD OF VARIANCE



○ **PROPOSED FRONT ELEVATION**  
SCALE: 1/4" = 1' - 0"

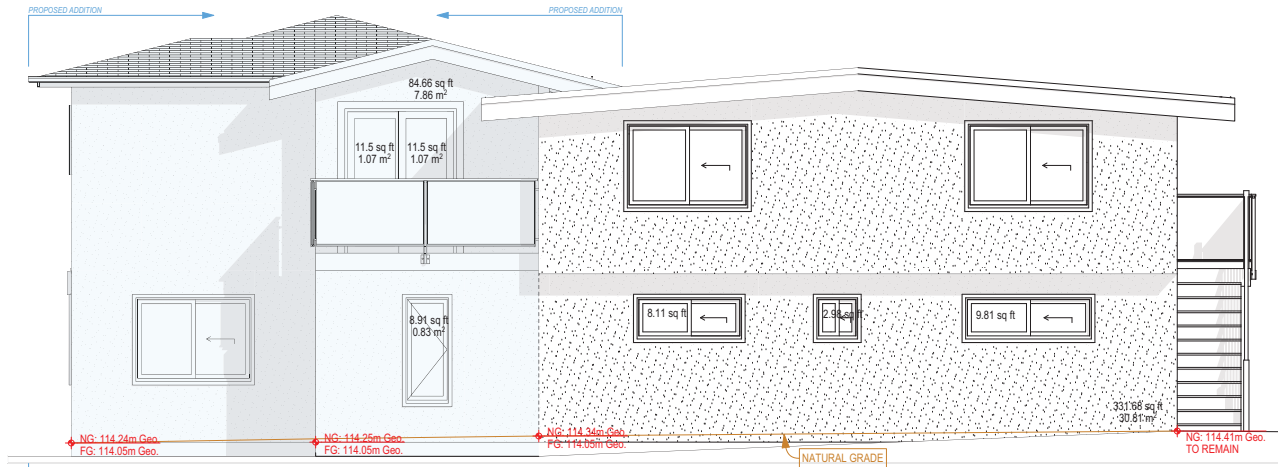


○ **PROPOSED LEFT ELEVATION**  
SCALE: 1/4" = 1' - 0"

**RECEIVED**  
**RA504**  
**2024-OCT-10**  
Current Planning



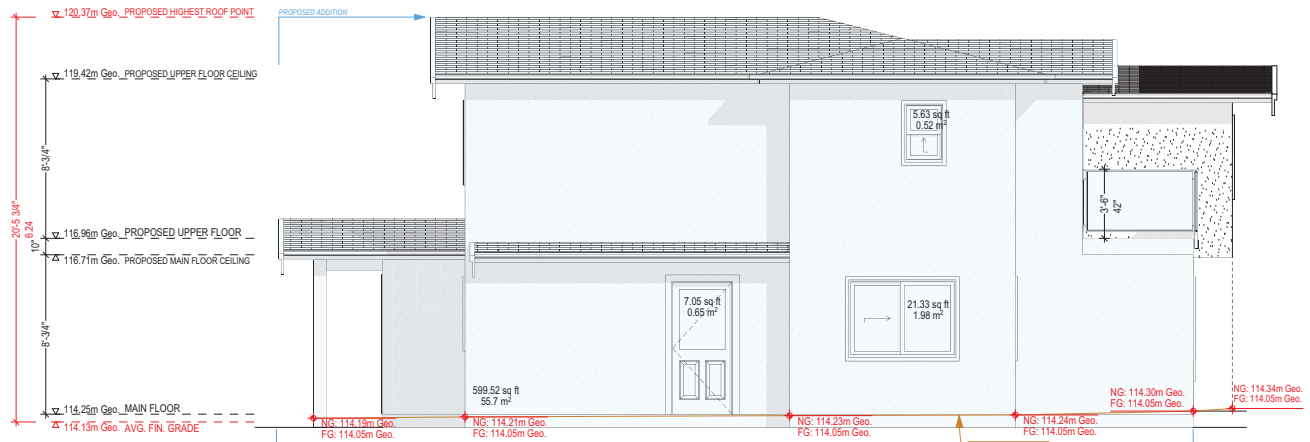
TITLE	DATE	PROJECT NO.	PROJECT TITLE	GENERAL NOTES
PROPOSED ELEVATION	11OCT24	1241	5342 SOMERSET DRIVE - ALAIR HOMES	ISSUED FOR NANAIMO BOARD OF VARIANCE



**PROPOSED REAR ELEVATION**

SCALE: 1/4" = 1' - 0"

LIMITING DISTANCE	1.50	m
EXPOSED BUILDING FACE	30.81	sq m
ALLOWABLE OPENINGS (as per Table 9.10.15.4)	9.0	%
ALLOWABLE OPENING AREA	2.77	sq m
PROPOSED OPENINGS	2.77	sq m



**PROPOSED RIGHT ELEVATION**

SCALE: 1/4" = 1' - 0"

LIMITING DISTANCE	1.56	m
EXPOSED BUILDING FACE	55.70	sq m
ALLOWABLE OPENINGS (as per Table 9.10.15.4)	9.50	%
ALLOWABLE OPENING AREA	5.29	sq m
PROPOSED OPENINGS	3.15	sq m

**RECEIVED**  
**RA504**  
**2024-OCT-10**  
Current Planning



TITLE	DATE	PROJECT NO.	PROJECT TITLE	GENERAL NOTES
PROPOSED ELEVATION	11OCT24	1241	5342 SOMERSET DRIVE - ALAIR HOMES	ISSUED FOR NANAIMO BOARD OF VARIANCE

© 2024 CARMA DESIGN GROUP INC.