



BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, 2014-JUL-17 at 5:30pm in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

APPEAL NO: BOV00646

Applicant: Mr. Myles Parsons

Civic Address: 714 Bruce Avenue

Legal Description: LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 28690
(PID 001-738-984)

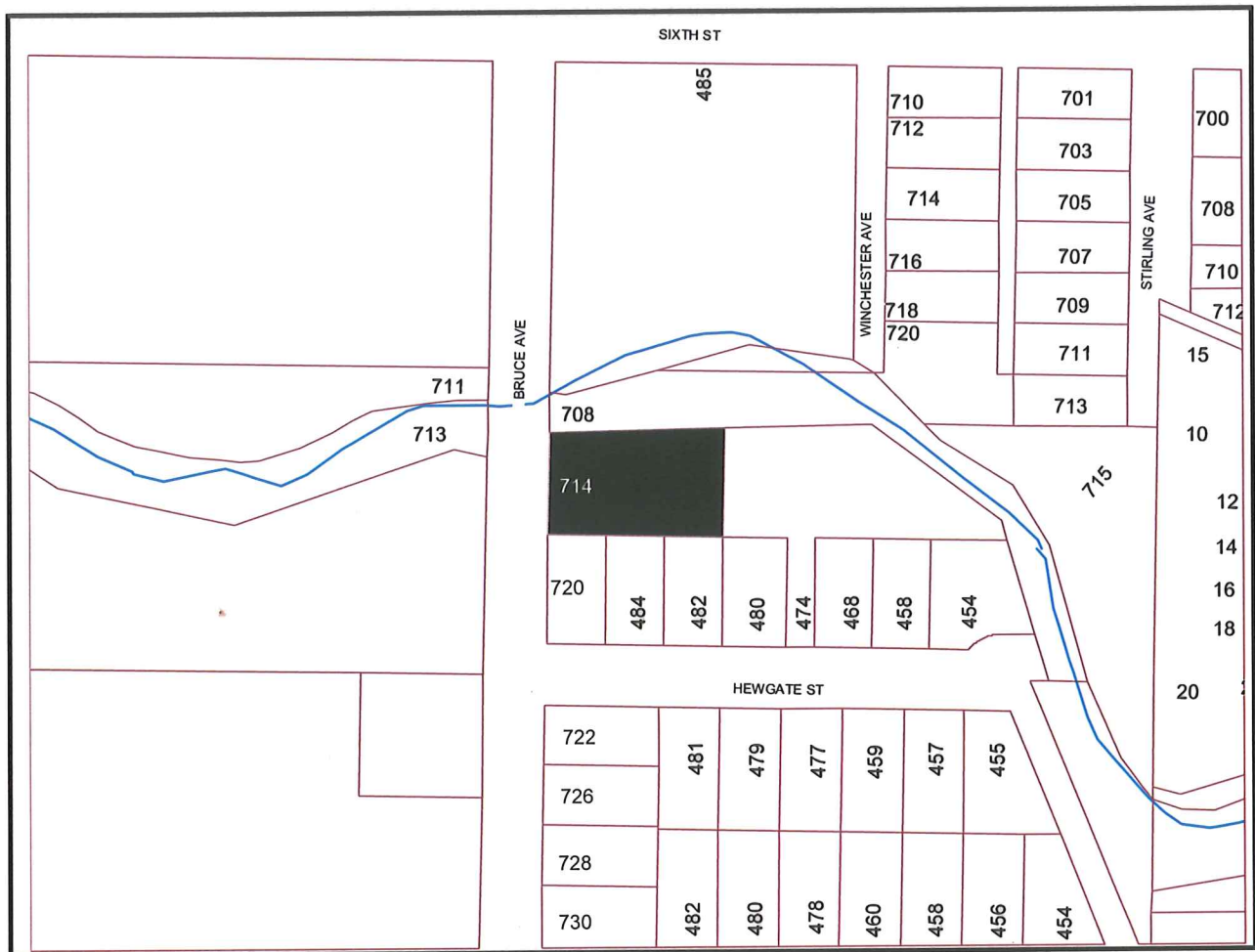
Purpose: Zoning Bylaw No. 4500 stipulates that the Gross Floor Area of all accessory buildings on a lot shall not exceed 13% of the lot size, or a Gross Floor Area of 90m², whichever is lesser. The applicant is requesting to vary the provisions of Zoning Bylaw No. 4500 in order to permit an accessory building with 94m² of Gross Floor Area. This represents a variance request of 4m².

Zoning Regulations: Single Dwelling Residential – R1. The applicant requests a variance to the City of Nanaimo "ZONING BYLAW 2011 NO. 4500":

"Section 6.6.6 - The Gross Floor Area of all accessory buildings on the lot shall not exceed 13% of the lot size or a Gross Floor Area of 90m², whichever is lesser."

Local Government Act: The property is considered legal-conforming and, as such; Local Government Act, Section 911 - Non-conforming Uses and Siting, does not apply.

The Board of Variance decision will apply to subsequent owners of the land. If you deem your property to be affected by this appeal, please feel free to attend this meeting. Anyone wishing to address this appeal will be afforded the opportunity to be heard at the Board of Variance meeting. This application may be reviewed with Staff at the Community Development offices, 411 Dunsmuir Street, Nanaimo, BC, or by calling 250-755-4429 (x4332), during normal business hours, Monday to Friday, excluding statutory holidays, from 2014-JUL-08 to 2014-JUL-17, inclusive.



BOARD OF VARIANCE APPLICATION BOV00646

LOCATION MAP

CIVIC: 714 BRUCE AVENUE

LEGAL: LOT 1, SECTION 1,
NANAIMO DISTRICT, PLAN 28690

SCALE 1:500
DISTANCES ARE IN METRES

CHASE RIVER
PLAN 63 RW



58.24

714

33.19

42.7


58.20

35.63 Pt Frac Sec 19
Rge 9
PLAN 630

A
PLAN 37087

T.G. Hoyt
B.C. Land Surveyor
2275 Godfrey Road
Nanaimo, B.C.
V9X 1E7
250-753-2921

FB 363/54

Certified Correct
This 24th day of June, 2014.


B. C. L. S.



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NOTIFICATION MAP

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