



## **AGENDA BOARD OF VARIANCE MEETING**

January 17, 2019, 5:30 PM  
Board Room, Service and Resource Centre,  
411 Dunsmuir Street, Nanaimo, BC

Pages

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

- a. **Minutes**

3 - 4

Minutes of the Open Board of Variance Meeting held in the Training Room, City Hall, 455 Wallace Street, Nanaimo, BC, on Thursday, 2018-OCT-18, at 5:30 p.m.

4. **PRESENTATIONS:**

- a. **Introductions**

Introduction of new Board of Variance members.

- b. **Board of Variance Application No. BOV710 - 610 Nicol Street**

5 - 12

Legal Description: The Northerly 1/2 of Lot 13, Block Galsworthy, Section 1, Nanaimo District, Plan 584, except part in Plan VIP53148 for road purposes

The applicant is requesting to vary the provisions of Zoning Bylaw No. 4500 to reduce the front yard setback from 4.5m to 4.17m, the north side yard setback from 1.5m to 1.2m, and the south side yard setback from 1.5m to 0.81m in order to raise an existing non-conforming house.

Zoning Bylaw No. 4500 (7.5.1) requires a minimum front yard setback of 4.5m and a minimum side yard setback of 1.5m in the R1 zone.

**c. Board of Variance Application No. BOV711 - 2554 Cosgrove Crescent**

13 - 23

Legal Description: Lot 10, Section 20, Range 8, Mountain Plan 18290

The applicant is requesting to vary the provisions of Zoning Bylaw No. 4500 to reduce the side yard setback from 1.5m to 1.15m in order to replace an existing non-conforming open deck.

Zoning Bylaw No. 4500 (7.5.1) requires a minimum side yard setback of 1.5m in the R1 zone.

**d. Board of Variance Application No. BOV712 - 2 View Street**

24 - 31

Legal Description: Lot 6, Block 3, Section 1, Nanaimo District, Plan 1662

The applicant is requesting to vary the provisions of Zoning Bylaw No. 4500 to reduce the flanking side yard setback from 4m to 1.15m and the side yard setback from 1.5m to 0.8m in order to raise an existing non-conforming house.

Zoning Bylaw No. 4500 (7.5.1) requires a minimum flanking side yard setback of 4m and a minimum side yard setback of 1.5m in the R1 zone.

**5. ADJOURNMENT:**

**MINUTES**  
BOARD OF VARIANCE MEETING  
TRAINING ROOM, 455 WALLACE STREET, NANAIMO, BC  
THURSDAY, 2018-OCT-18 AT 5:30 P.M.

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PRESENT:   Members:   Bob Irwin, Chair  
                              Jessica Kaman  
                              Ron Nadeau

                  Staff:           Caleb Horn, Planning Assistant (Recording Secretary)

1.    CALL THE BOARD OF VARIANCE COMMITTEE MEETING TO ORDER:

The Open Board of Variance Meeting was called to order at 5:30 p.m.

2.    ADOPTION OF AGENDA:

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

3.    ADOPTION OF MINUTES:

          It was moved and seconded that the minutes of the Board of Variance Meeting held 2018-SEP-20 Service and Resource Centre Building, Room 105, Nanaimo, BC be adopted as circulated. The motion carried unanimously.

4.    PRESENTATIONS:

a.    Board of Variance Application No. BOV707 – 154 Royal Pacific Way

- Mr. Bob Irwin read the application requesting to vary the provisions of Zoning Bylaw No. 4500 to reduce the side yard setback from 1.5m to 0.55m in order to legalize exterior stairs on the east side of an existing single residential dwelling.
- Mr. Glenn Schmitke, the applicant, spoke to the rationale for the application. The exterior stairs provide access to a secondary suite on a lower level of the house.
- The Board discussed the requested variance and demonstration of undue hardship.

          It was moved and seconded that application BOV00707 for 154 Royal Pacific Way to vary the provisions of the City of Nanaimo “ZONING BYLAW NO. 4500” in order to reduce the side yard setback from 1.5m to 0.55m be approved. The motion carried. Opposed: *Jessica Kaman.*

b. Board of Variance Application No. BOV708 – 420 Woodhaven Drive

- Mr. Bob Irwin read the application requesting to vary the provisions of Zoning Bylaw No. 4500 to reduce the setback for garage door from 6m to 1.98m in order to construct a new single residential dwelling with attached garage.
- Mr. Troy Keen, the applicant, spoke to the rationale for the application. The lots on the south side of Woodhaven Drive are adjacent to Long Lake and too steep to accommodate a functional driveway.
- The Board discussed the requested variance and the demonstration of undue hardship.

It was moved and seconded that application BOV00708 for 420 Woodhaven Drive to vary the provisions of the City of Nanaimo “ZONING BYLAW NO. 4500” in order to reduce the front yard setback for a garage from 6m to 1.98m be approved. The motion carried unanimously.

c. Board of Variance Application No. BOV709 – 5364 Vincent Place

- Mr. Bob Irwin read the application requesting to vary the provisions of Zoning Bylaw No. 4500 to reduce the side yard setback from 1.5m to 0.46m in order to legalize exterior stairs on the east side of an existing single residential dwelling.
- Ms. Haemi Kim, the applicant, spoke to the rationale for the application. The exterior stairs provide access to a secondary suite on a lower level of the house.
- The Board discussed the requested variance and the demonstration of undue hardship.

It was moved and seconded that application BOV00709 for 5364 Vincent Place to vary the provisions of the City of Nanaimo “ZONING BYLAW NO. 4500” in order to reduce the side yard setback from 1.5m to 0.46m be approved. The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:00 p.m. that the meeting terminate. The motion carried unanimously.

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CHAIR

CERTIFIED CORRECT:

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CORPORATE OFFICER





COMMUNITY DEVELOPMENT

## BOARD OF VARIANCE

### NOTICE OF MEETING

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A meeting of the Board of Variance will be held on Thursday, 2019-JAN-17, at 5:30pm in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

**APPEAL NO:** BOV00710

**Applicant:** Nigel Fee

**Civic Address:** 610 NICOL STREET

**Legal Description:** THE NORTHERLY 1/2 OF LOT 13, BLOCK GALSWORTHY, SECTION 1, NANAIMO DISTRICT, PLAN 584, EXCEPT PART IN PLAN VIP53148 FOR ROAD PURPOSES

**Purpose:** Zoning Bylaw No. 4500 requires a minimum front yard setback of 4.5m and a minimum side yard setback of 1.5m in the R1 zone. The applicant is requesting a front yard setback of 4.17m, a north side yard setback of 1.2m, and a south side yard setback of 0.81m in order to replace the foundation of an existing non-conforming house and raise it by approximately 0.6m. This represents setback variances of 0.33m, 0.3m, and 0.69m respectively.

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

*Section 7.5.1 – Siting of Buildings*

*A minimum front yard setback of 4.5m is required.*

*A minimum side yard setback of 1.5m is required.*

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 Department, 411 Dunsmuir Street, Nanaimo, BC, or by calling 250-755-4460 (x4344), during normal business hours, Monday to Friday, excluding statutory holidays, from 2019-JAN-07 to 2019-JAN-17 inclusive. Questions or comments can also be sent by email to: [planning@nanaimo.ca](mailto:planning@nanaimo.ca)

# LOCATION PLAN



## BOARD OF VARIANCE NO. BOV00710 LOCATION PLAN



Subject\_Property

CIVIC: 610 NICOL STREET  
 LEGAL DESCRIPTION: THE NORTHERLY 1/2 OF LOT 13  
 BLOCK GALSWORTHY SECTION 1 NANAIMO DISTRICT  
 PLAN 584 EXCEPT PART IN PLAN VIP53148

**B.C. LAND SURVEYOR'S CERTIFICATE OF HEIGHT AND LOCATION OF BUILDING(S)  
ON THAT PART OF THE NORTHERLY 1/2 OF LOT 13, BLOCK GALSWORTHY,  
SECTION 1, NANAIMO DISTRICT, PLAN 584 INCLUDED WITHIN PLAN VIP53148**

P.I.D. 008-818-185



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN  
WIDTH BY 280 mm IN HEIGHT (B-SIZE) WHEN PLOTTED AT  
A SCALE OF 1:250

CIVIC ADDRESS:  
610 NICOL STREET  
NANAIMO, B.C.

CLIENT: CLASSIC HOME IMPROVEMENTS

**NOTE:**

PARCEL DIMENSIONS ARE DERIVED FROM EXISTING LAND TITLE OFFICE RECORDS, BEING PLAN 584 AND VIP53148.

OFFSETS TO PROPERTY LINE FROM BUILDING ARE FROM EXISTING FOUNDATION.

GEODETIC ELEVATIONS ARE IN METRES, BASED ON OBSERVATIONS TO GEODETIC CONTROL MONUMENT 90H9778

DATE OF FIELD SURVEY: MARCH 9, 2018

NOTE: TITLE SUBJECT TO: NONE

**LEGEND:**

x 34.21 DENOTES FINISHED GRADE AT BUILDING CORNER

THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE BETWEEN  
McELHANNEY ASSOCIATES AND OUR CLIENT.

THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES  
AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED  
ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR  
PROPERTY CORNERS.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES  
THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS  
MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

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LTD. ALL RIGHTS RESERVED. NO PERSON MAY  
COPY, REPRODUCE, TRANSMIT OR ALTER THIS  
DOCUMENT IN WHOLE OR IN PART WITHOUT THE  
CONSENT OF THE SIGNATORY.

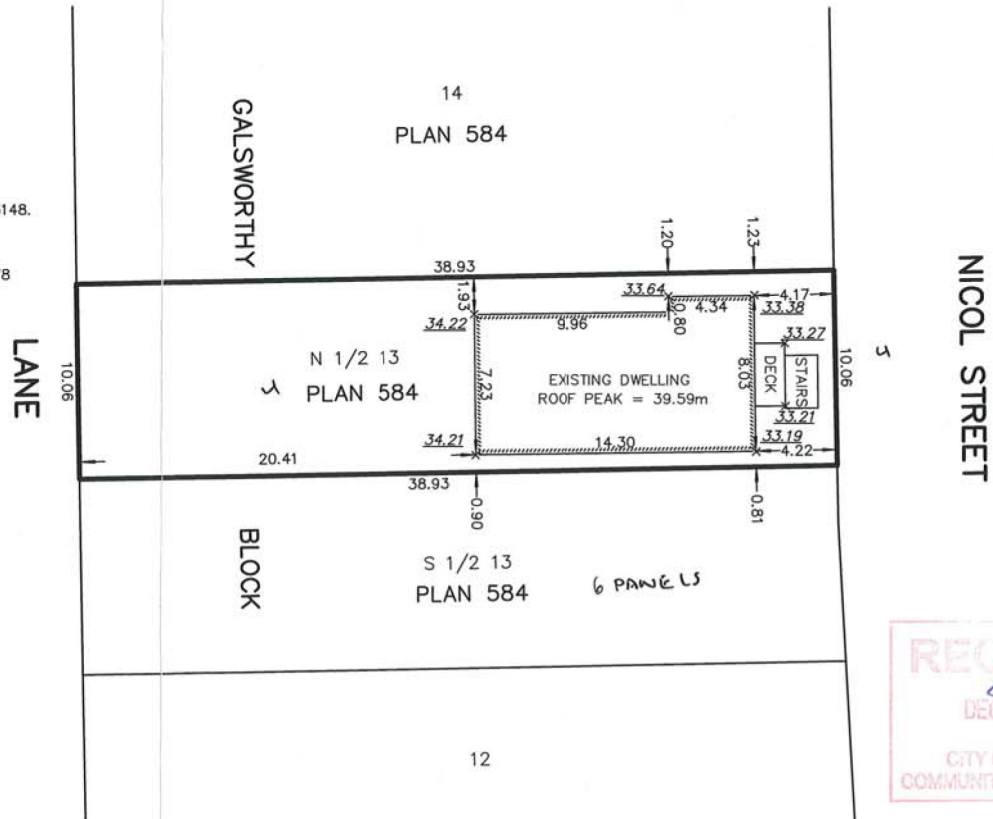


**McELHANNEY ASSOCIATES**  
LAND SURVEYING LTD.

Suite 1  
1351 Estevan Road  
Nanaimo BC  
Canada V9S 3Y3  
Tel 250 716 3336

OUR FILE NO.: 2232-00355-19  
DWG NO.: 00355-19-V-1 BLC.dwg

AVERAGE DETERMINED FINISHED GRADE = 33.59
MAXIMUM BUILDING HEIGHT BY BYLAW = 9.00
MAX. ALLOWABLE ROOF ELEVATION = 42.59
SURVEYED ROOF PEAK ELEVATION = 39.59



CERTIFIED CORRECT THIS 12th DAY OF MARCH, 2018

**Tyson Quocksister**  
RPCUG1

Digitally signed by Tyson Quocksister  
RPCUG1  
DN: c=CA, cn=Tyson Quocksister RPCUG1,  
o=BC Land Surveyor, ou=Verify ID at  
www.juricert.com/LKUP.cfm?id=RPCUG1  
Date: 2018.03.12 16:05:09 -0700

TYSON QUOCKSISTER, BCLS

THIS LOCATION CERTIFICATE IS BASED ON LAND  
TITLE AND SURVEY AUTHORITY RECORDS AND  
FIELD SURVEY. UNREGISTERED INTERESTS HAVE  
NOT BEEN INCLUDED OR CONSIDERED.

THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED



# AERIAL PHOTO



**BOARD OF VARIANCE APPLICATION NO. BOV00710**



December 18, 2018

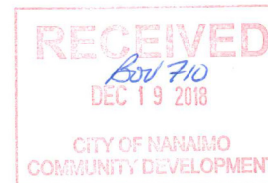
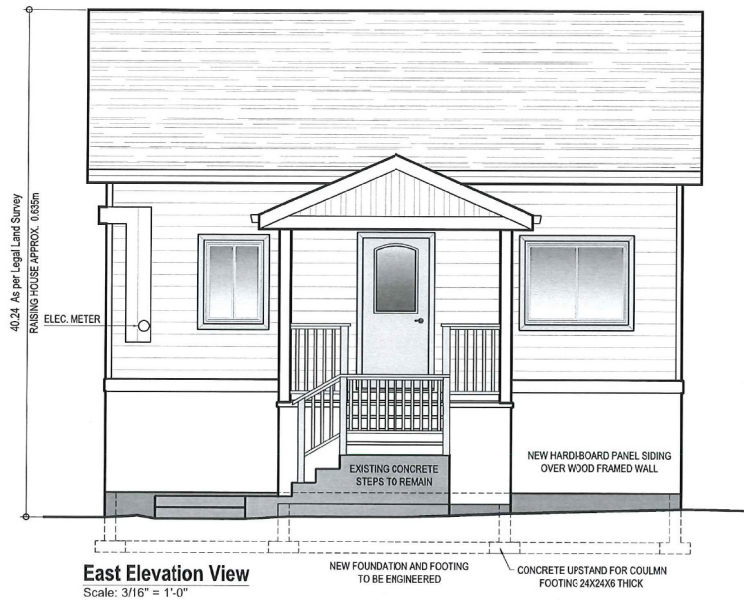
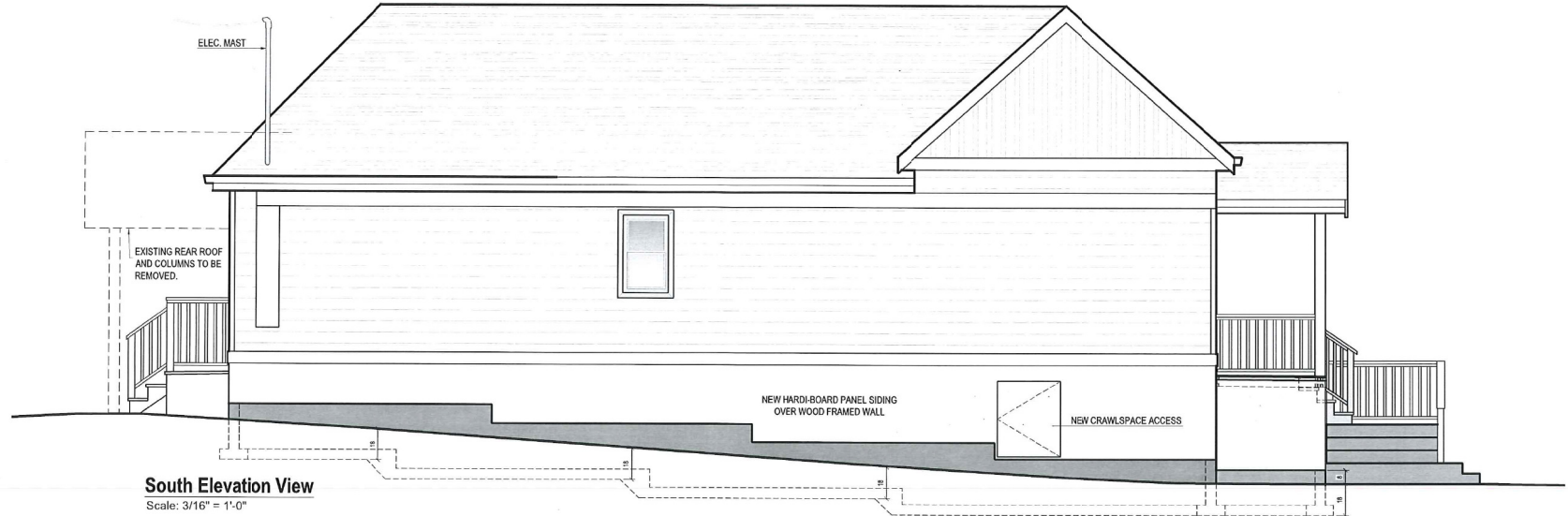
**610 Nicol St, Variance Rationale Letter**

The property at 610 Nicol St was on a partial concrete foundation, the remainder of the house was on a wood foundation. Upon inspection by a Contractor and Engineer it was determined that the existing concrete foundation was in disrepair.

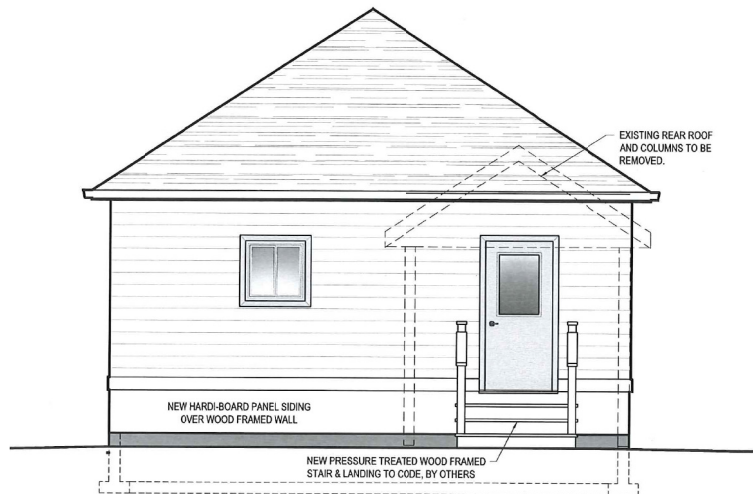
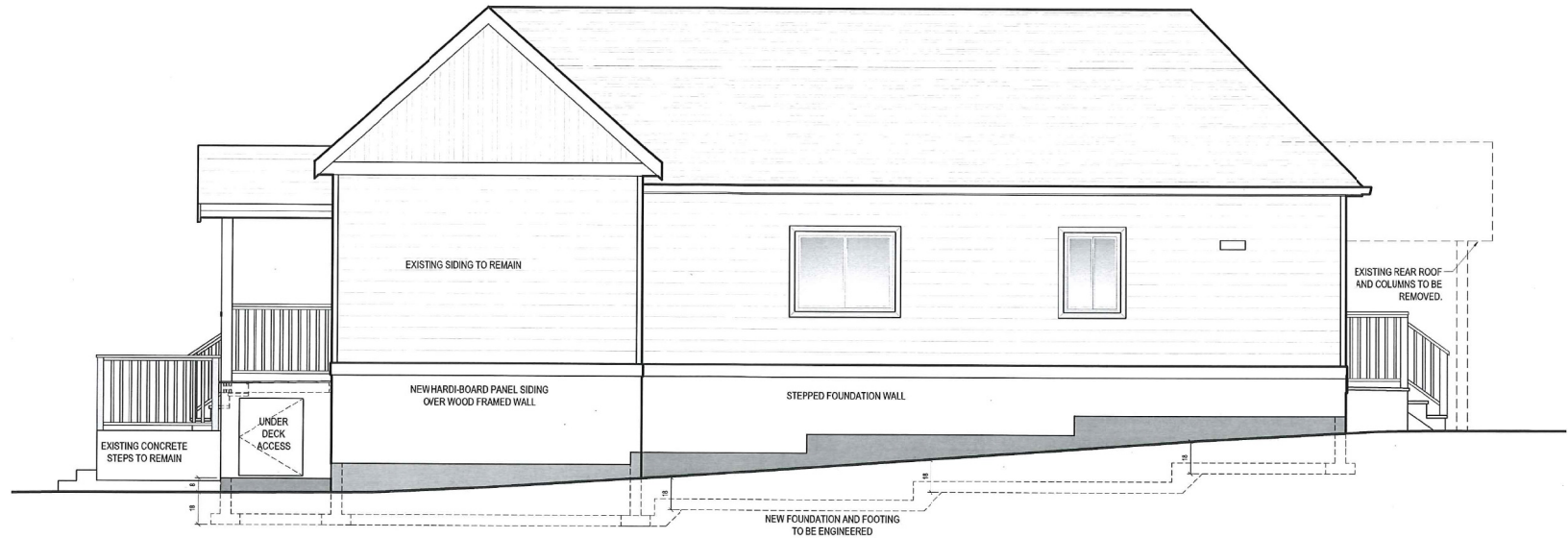
A decision was made to enter into a contract to raise the house and replace the concrete foundation. The project went through a Building Permit application and was approved. The house was raised and the existing concrete foundation was removed. During this process it was discovered that much of the existing wood foundation, framing and existing floor joists were rotting and not structurally sound. This was due in part to a slope and drainage issue at the rear of the home. Upon consultation with the Contractor and Engineer it was determined the only course of action would be to raise the existing foot print of the home. This would allow for proper clearance from the top of the new concrete foundation to the existing ground level along with the installation of a proper perimeter drain system.

The rationale for this variance application is that it has been determined by the Contractor and Engineers that there is no other course of action in order to complete this project in a manner that would allow for the home to be returned to a new foundation which meets current building code standards.

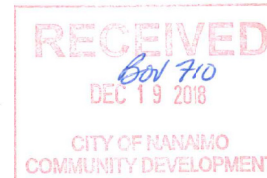





		<b>CLASSIC HOME IMPROVEMENTS</b>		6997 Comox Road Nanaimo, BC V9R 3J3 Ph. 250-665-6787 www.classichomeimprovements.ca	
PROJECT:		Fee Residence			
SITE ADDRESS:		610 Nicol Street			
DRAWING TITLE:		Elevation Views			
DESIGNER:	DATE:	DWG. #:	IFC		
Xmas	Dec. 4 2018	CHI-2			



**West Elevation View**  
Scale: 3/16" = 1'-0"



		<b>CLASSIC HOME IMPROVEMENTS</b>		6500 Comox Road Nanaimo, BC, V9R 3J3 Ph. 250-565-8787 www.classichomeimprovements.ca	
PROJECT:		Fee Residence			
SITE ADDRESS:		610 Nicol Street			
DRAWING TITLE:		Elevation Views			
DESIGNER:	Xmas	DATE:	Dec. 4 2018	DWG. #:	CHI-3
					IFC







COMMUNITY DEVELOPMENT

## BOARD OF VARIANCE

### NOTICE OF MEETING

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A meeting of the Board of Variance will be held on Thursday, 2019-JAN-17, at 5:30pm in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

**APPEAL NO:** **BOV00711**

**Applicant:** Amelia Mahony and Daniel Mahony

**Civic Address:** 2554 COSGROVE CRESCENT

**Legal Description:** LOT 10, SECTION 20, RANGE 8, MOUNTAIN PLAN 18290

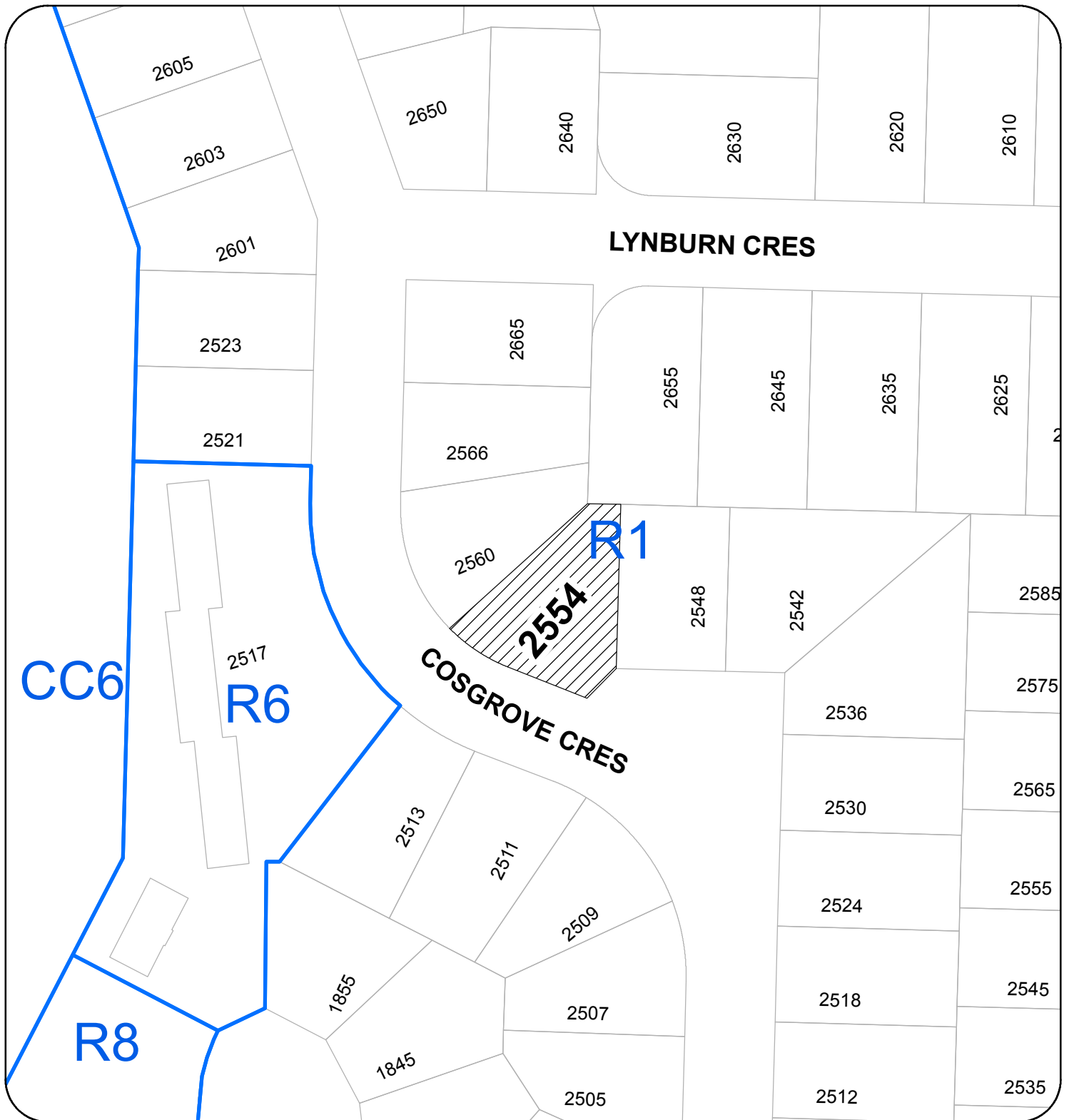
**Purpose:** Zoning Bylaw No. 4500 requires a minimum side yard setback of 1.5m in the R1 zone. The applicant is requesting a side yard setback of 0.35m in order to replace an existing non-conforming open deck. This represents a setback variance of 1.15m.

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

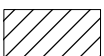
*Section 7.5.1 – Siting of Buildings  
A minimum side yard setback of 1.5m is required.*

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 Department, 411 Dunsmuir Street, Nanaimo, BC, or by calling 250-755-4460 (x4344), during normal business hours, Monday to Friday, excluding statutory holidays, from 2019-JAN-07 to 2019-JAN-17 inclusive. Questions or comments can also be sent by email to: [planning@nanaimo.ca](mailto:planning@nanaimo.ca)

# LOCATION PLAN

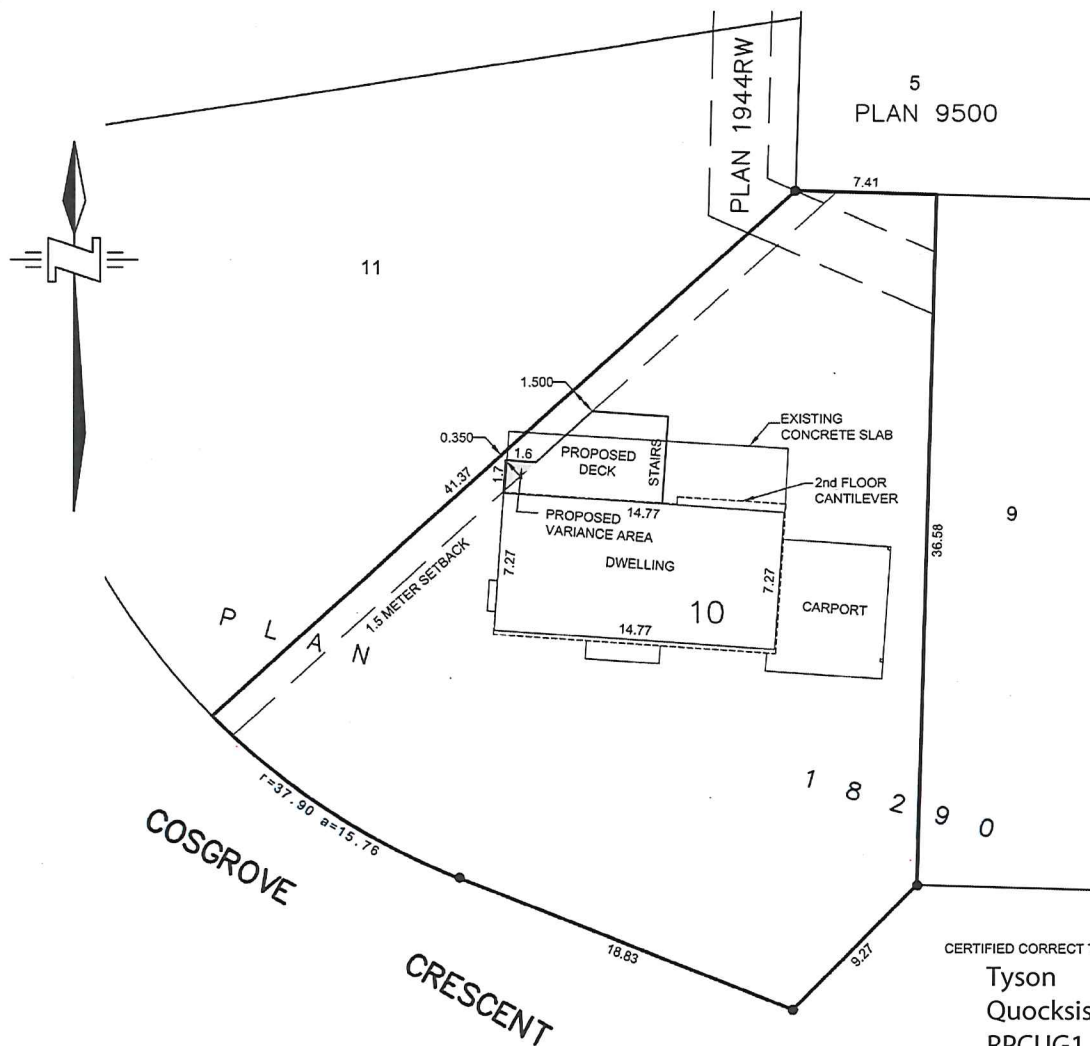


## BOARD OF VARIANCE NO. BOV00711 LOCATION PLAN

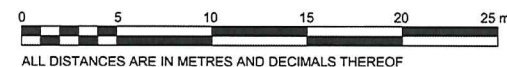


Subject\_Property

CIVIC: 2554 COSGROVE CRESCENT  
LEGAL DESCRIPTION: LOT 10, SECTION 20, RANGE 8  
MOUNTAIN, PLAN 18290



# SKETCH PLAN OF LOT 10, SECTION 20, RANGE 8, MOUNTAIN DISTRICT, PLAN 18290 P.I.D. 003-888-070



THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B-SIZE) WHEN PLOTTED AT A SCALE OF 1:250

## NOTES:

PARCEL DIMENSIONS ARE DERIVED FROM FIELD SURVEY AND EXISTING LAND TITLE OFFICE RECORDS, BEING PLAN 18290

DATE OF FIELD SURVEY: JUNE 14, 2018

THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE BETWEEN McELHANNEY ASSOCIATES AND OUR CLIENT.

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

## LEGEND:

- DENOTES STANDARD IRON POST FOUND


CERTIFIED CORRECT THIS 26th DAY OF DECEMBER, 2018.

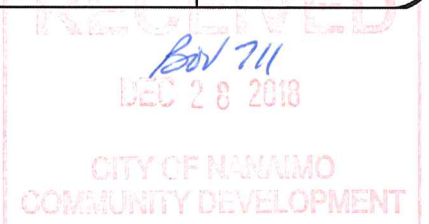
Tyson  
Quocksister  
RPCUG1

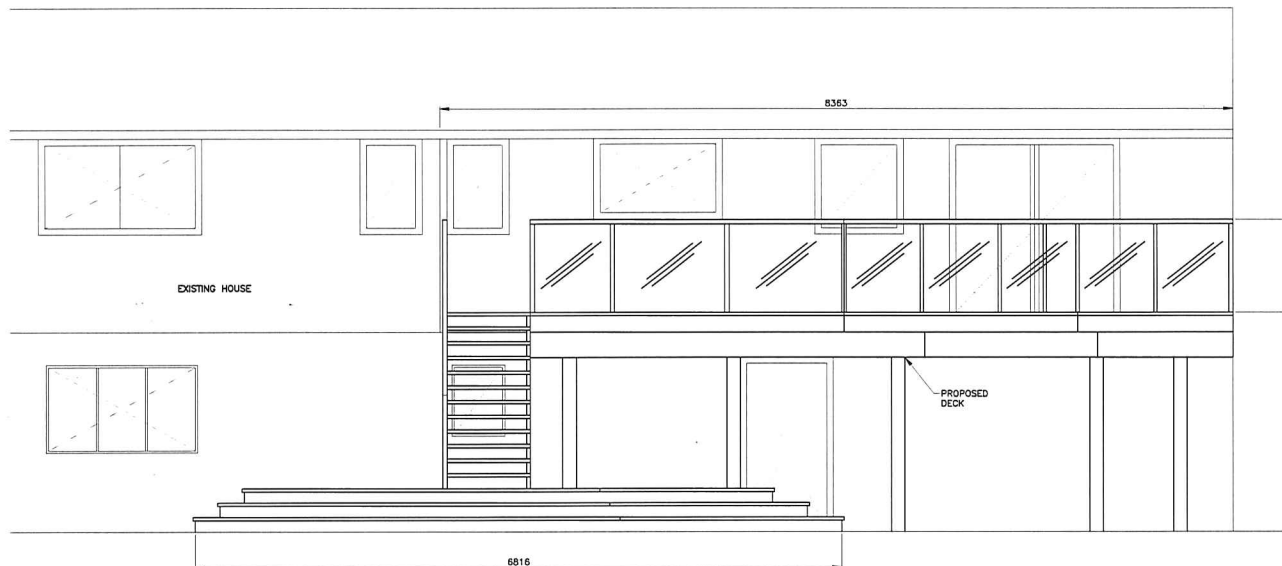
Digitally signed by Tyson  
Quocksister RPCUG1  
DN: cn=CA, cn=Tyson Quocksister  
RPCUG1, o=BC Land Surveyor,  
ou=Verify ID at www.juricert.com/  
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Date: 2018.12.26 20:15:24 -08'00'

TYSON QUOCKSISTER, BCLS

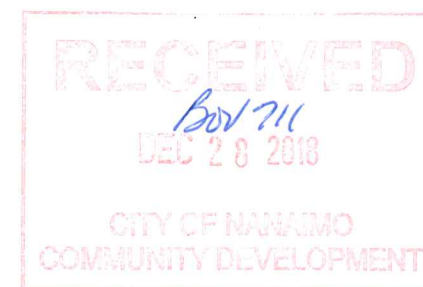
THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED

 <b>McElhanney</b> McElhanney Associates Land Surveying Ltd. 1-1351 ESTEVAN ROAD NANAIMO, BC V9S 3Y3 PH (250) 718-3338	
AMELIA MAHONY Client	
<b>SITE PLAN FOR VARIANCE</b> 2554 COSGROVE CRESCENT, NANAIMO, BC Title	
Date:	DEC 26, 2018
Scale:	AS SHOWN
Drawn:	VS
Checked:	TQ
MCSL Project No.	2232-00355-28
Drawing No.	00355-28-V-2 SK





ELEVATION VIEW — PROPOSED DECK  
SCALE 1:25



DESIGNED _____ KG _____ DATE 12/11/18		DRAWN BY _____ KG _____ DATE 12/11/18	
CHECKED _____ CH _____ DATE 12/11/18		REVIEWED _____ CH _____ DATE 12/11/18	

Rev	Date	Description	Signature
0	12/11/18	ISSUED FOR INFORMATION	KG

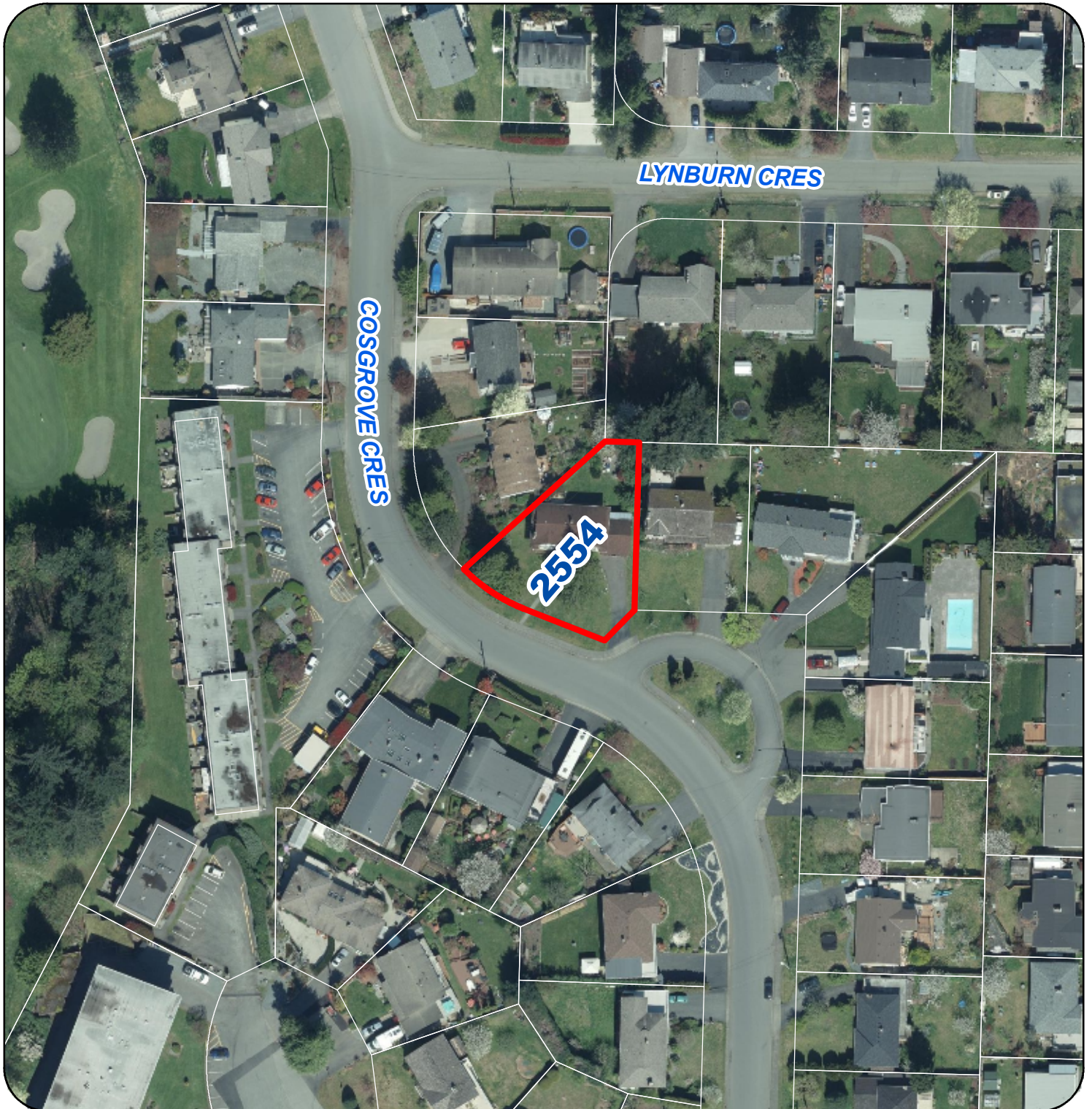
Professional Seal	
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<b>HG Engineering</b> HG ENGINEERING DECK ADDITION 2554 COSGROVE CRESCENT PROPOSED DECK LAYOUT DRAWING No. _____ SKETCH 10	
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# AERIAL PHOTO



BOARD OF VARIANCE APPLICATION NO. BOV00711





December 5, 2018

2554 Cosgrove cres.  
Nanaimo, B.C.  
V9S 3P3

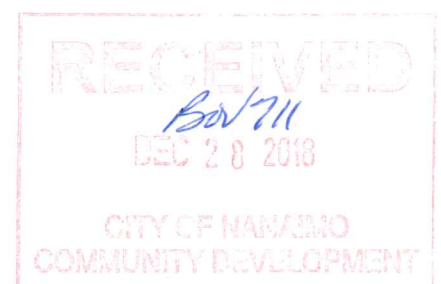
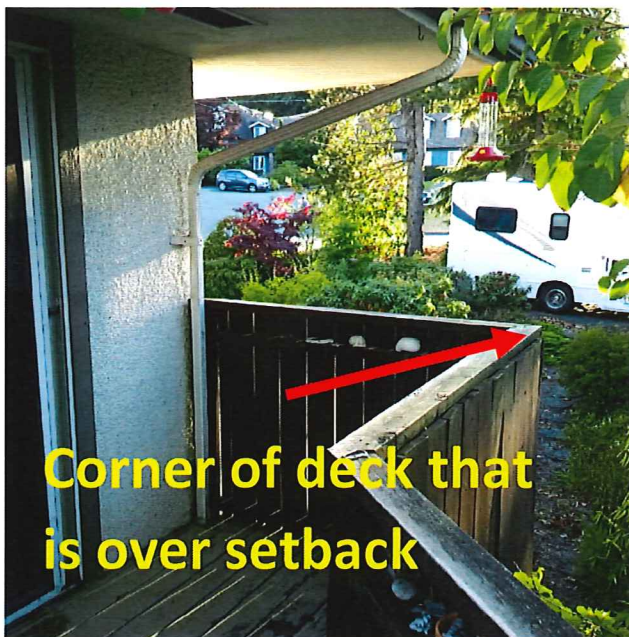
To Nanaimo City Council,

Re: rationale for a development variance.

We live at 2554 Cosgrove Crescent. The purpose of this letter is to describe the current situation of our existing deck as well as our interests in building a new one. Our neighbours are at 2518 Cosgrove Cres. Ours, and the neighbour's house were built very close together such that the corner of our house rests on the setback line.

Currently, we have a backyard deck that extends from our house into our allotted setback. The previous owner of our house originally built this deck without a permit (pictures 1-4).

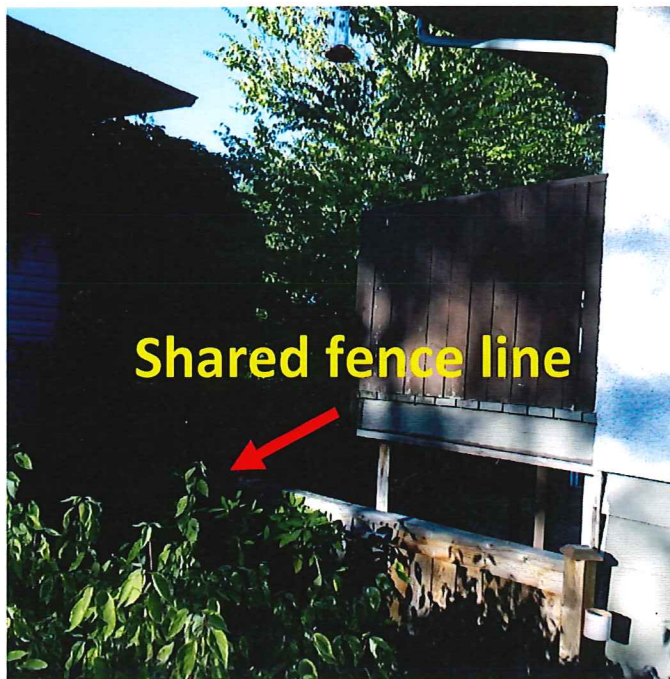
Picture 1. The part of the deck that is over the setback facing our neighbour's house.



Picture 2. Top down view of the corner of the deck that is over the setback.



Picture 3. Street view of the deck.

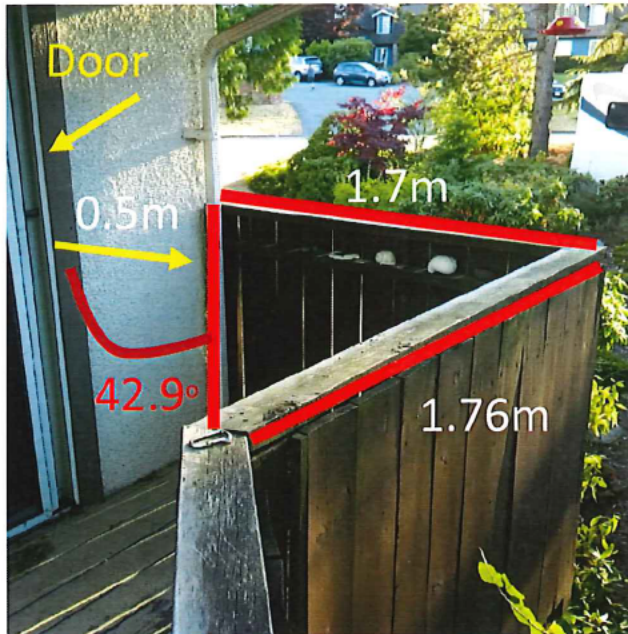


For our new plans, we investigated removing the part of the deck that extends over the setback; however, we found that this leads to a very large impracticality for the doors leading out from our house. We currently have a sliding glass door but, would like to add French doors

soon. Movement of our doors is a hardship, as the cost would be insurmountable and lead us to require a full kitchen remodel.

Picture 4 demonstrates what would be the predictable result if this part of the deck was not present.

Picture 4: extrapolated railing line for our deck if constructed in line with the setback.



As shown in picture 4, the angle that would result from the setback is 42.9 degrees. This results in a distance of 0.5 m between the hinge of the door which is very impractical and unsafe for the addition of doors that open to the outside.

We have our neighbour's support as is outlined in the text from their email dated November 18<sup>th</sup>, 2018:

"You have our permission to go ahead with the revised deck plans on your property." Warmest regards,

[Redacted signature]

Thank you for considering our request for a developmental variance.





Amelia & Daniel Mahony



## Mahony, Amelia

---

**From:** Mahony, Amelia  
**Sent:** November-19-18 9:21 AM  
**To:** Mahony, Amelia  
**Subject:** FW: deck plans

---

**From:** [REDACTED]  
**Sent:** Wednesday, November 14, 2018 1:22 PM  
**To:** Daniel & Amelia Mahony <[REDACTED]>  
**Subject:** Re: deck plans

Daniel & Amelia,

First Of all we are so sorry for the delay in getting back to you. You have our permission to go ahead with the revised deck plans on your property.

Warmest regards,  
Darlene & Andres Dominguez

Sent from my iPhone

On Nov 12, 2018, at 3:01 PM, Daniel & Amelia Mahony <[REDACTED]> wrote:

Hi [REDACTED],

I hope we can hear from you soon. We have some deadlines that we'd really like to meet for building permits etc.

Hope you are having a nice long weekend,

Amelia & Daniel.

---

**From:** Daniel & Amelia Mahony <[REDACTED]>  
**Sent:** Tuesday, October 30, 2018 5:35 PM  
**To:** [REDACTED]  
**Subject:** FW: deck plans

Hi [REDACTED],

I just realized that I may have better luck at this email address. Please see below and attached photos.  
Hope you are well.

Amelia

---

**From:** Daniel & Amelia Mahony <[REDACTED]>  
**Sent:** Sunday, October 14, 2018 9:30 PM



**From:** [REDACTED]  
**To:** [PLANNING](#)  
**Subject:** Appeal No. BOV00711 2554 Cosgrove Crescent  
**Date:** Sunday, January 06, 2019 6:01:04 PM

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Board of Variance

We support our neighbor's request for a zoning variance to permit the replacement of their non-conforming deck.

[REDACTED]  
2566 Cosgrove Crescent  
[REDACTED]

Sent from my iPad



COMMUNITY DEVELOPMENT

## BOARD OF VARIANCE

### NOTICE OF MEETING

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A meeting of the Board of Variance will be held on Thursday, 2019-JAN-17, at 5:30pm in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

**APPEAL NO:** BOV00712

**Applicant:** Holland Vieaux

**Civic Address:** 2 VIEW STREET

**Legal Description:** LOT 6, BLOCK 3, SECTION 1, NANAIMO DISTRICT, PLAN 1662

**Purpose:** Zoning Bylaw No. 4500 requires a minimum flanking side yard setback of 4m and a minimum side yard setback of 1.5m in the R1 zone. The applicant is requesting a flanking side yard setback of 1.15m and a side yard setback of 1.15m in order to raise an existing non-conforming house by approximately 0.8m. This represents setback variances of 2.85m and 0.35m respectively.

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

*Section 7.5.1 – Siting of Buildings*

*A minimum flanking side yard setback of 4m is required.*

*A minimum side yard setback of 1.5m is required.*

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 Department, 411 Dunsmuir Street, Nanaimo, BC, or by calling 250-755-4460 (x4344), during normal business hours, Monday to Friday, excluding statutory holidays, from 2019-JAN-07 to 2019-JAN-17 inclusive. Questions or comments can also be sent by email to: [planning@nanaimo.ca](mailto:planning@nanaimo.ca)

The map displays a residential neighborhood with the following features:

- Streets:** PINE ST, FIFTH ST, VIEW ST, and PRINCESS ST.
- Zoning Districts:** R14, CS1, CS3, I1, R1, and PRC2.
- Highlighted Lot:** A lot located between PINE ST and FIFTH ST, bounded by PRINCESS ST to the west and VIEW ST to the east. This lot is outlined in blue and filled with diagonal hatching. It is labeled with the number 2.
- Other Lots:** Numerous other lots are shown, each labeled with a number. For example, along PINE ST, lots are numbered 640, 650, 660, 668, 670, 676, 680, 684, 685, 688, 690, 695, 697, 699, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000.

N

CIVIC: 2 VIEW STREET  
LEGAL DESCRIPTION: LOT 6, BLOCK 3, SECTION 1  
NANAIMO DISTRICT, PLAN 1662

3  
PLAN 1662

BLOCK

LANE



**JEA** JE ANDERSON  
& ASSOCIATES

SURVEYORS AND ENGINEERS

# 203 - 177 WELD ST., PO BOX 247

PARKSVILLE, B.C. V9P 2G4

250-248-5755 parks@jeanderson.com

**BC LAND SURVEYOR'S  
BUILDING LOCATION CERTIFICATE**

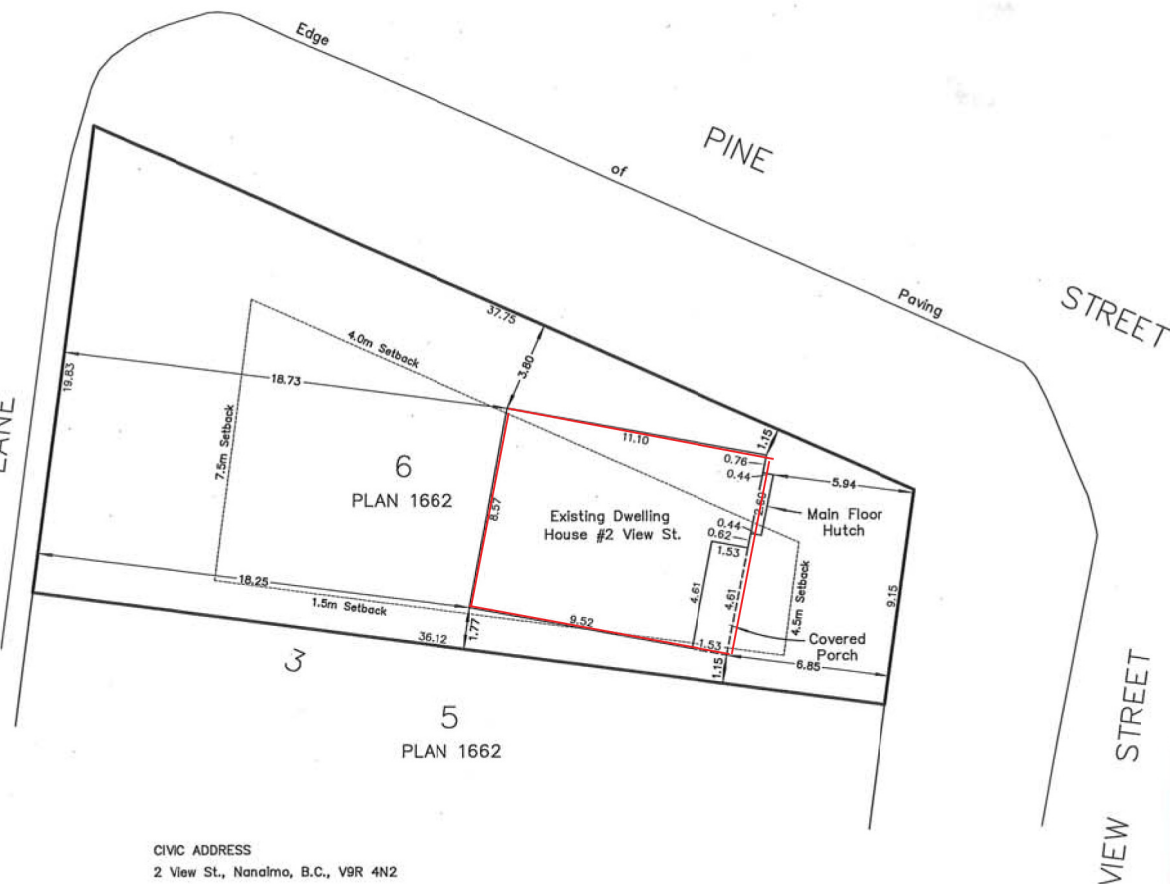
**LOT 6, BLOCK 3, SECTION 1,  
NANAIMO DISTRICT, PLAN 1662**

PID 007-109-300

PREPARED FOR  
**Holland Vieaux**

OUR FILE : 61505-1

REVISION :



CIVIC ADDRESS

2 View St., Nanaimo, B.C., V9R 4N2

This sketch has been prepared for building location purposes and does not constitute a redefinition of the legal boundaries hereon described.

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This Plan has been Prepared in Accordance with the Professional Reference Manual and is Certified Correct this 18th Day of December, 2018.

*Guy Fletcher*  
Guy Fletcher  
19FRSQ

Digitally signed by Guy Fletcher 19FRSQ  
Date: 2018.12.18 10:00:47 -0800

This document is not valid unless digitally signed.

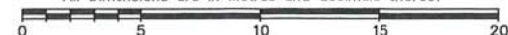
LEGAL NOTATIONS:

E & N Railway Exceptions and Reservations - M76301

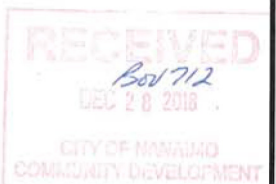
Building Dimensions are to Exterior of Main Walls

Property Line Dimensions are Derived from Plan 1662

All Dimensions are in Metres and decimals thereof



The Intended Scale of this Plan is 1:200  
when plotted on a 280 mm x 432 mm (11"x17") Sheet





# AERIAL PHOTO



BOARD OF VARIANCE APPLICATION NO. BOV00712





City of Nanaimo - Board of Variance

December 28, 2018

Re: 2 View Street, Nanaimo, B.C., V9R 4N2

PID : 007-109-300

Lot 6, Block 3, Section 1, Nanaimo District, Plan 1662

Dear Members of the Board,

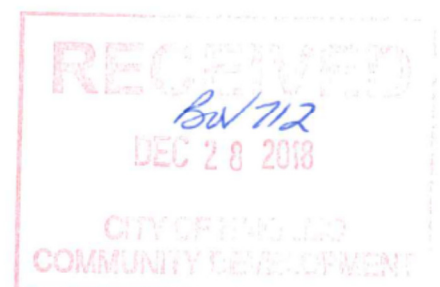
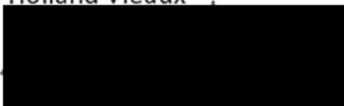
In June of 2018 I purchased this property with the intent of upgrading the existing home to today's code requirements while attempting to retain as much of the original character as possible. Through my conversations in the past six months, spending time cleaning up the property and getting to know many of the long term neighbours, I have learned much history of the home and the family who built and owned it until I acquired it this year. It's obvious this property was well taken care of for many decades since the time it was built in the 1920's, but in the last decade has been let go and become a bit of an eyesore for the neighbourhood. I have decided in the past few months that I want to raise the house in place, with the hopes of creating more habitable space in the basement, including a secondary suite.

When originally constructed, the home was placed approximately 1.2m(4') from both side lot lines at the front of the house, centering it on this wedge shaped property. As front, back, and sideyard setbacks were not a concern when constructed, it was not a problem to place the house where it currently sits. However, by today's standards the existing home is encroaching on both the sideyard and flanking sideyard setbacks. Therefore, undue hardship is created if the City of Nanaimo Zoning Bylaw No. 4500 Sec. 7.5.1. is strictly applied.

In order to move forward with the upgrades and beautification of this property I am applying to have the sideyard setback relaxed from 1.5m down to 1.15m (a variance of 0.35m) as well as the flanking sideyard setback relaxed from 4.0m to 1.15m (a variance of 2.85m).

Thank you for your time and consideration in this matter, please find attached all applicable documents.

Sincerely,  
Holland Vieaux







## North Elevation

**RECEIVED**  
**BOV712**  
**2019-JAN-04**  
Current Planning

Legal Description : LOT 6, BLOCK 3, SECTION 1, NANAIMO DISTRICT, PLAN 1662

PID : C07-109-300

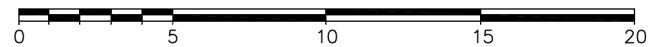
Scale 1/4" = 1'

Civic Address : 2 View St., Nanaimo, B.C., V9R 4N2

Date : January 3, 2019

Drawn By : H.Vieaux

On an 11' x 17" Sheet









RECEIVED  
**BOV712**  
2019-JAN-02  
Current Planning & Subdivision

