



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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DOCUMENT IN WHOLE OR IN PART WITHOUT THE  
CONSENT OF THE SIGNATORY.



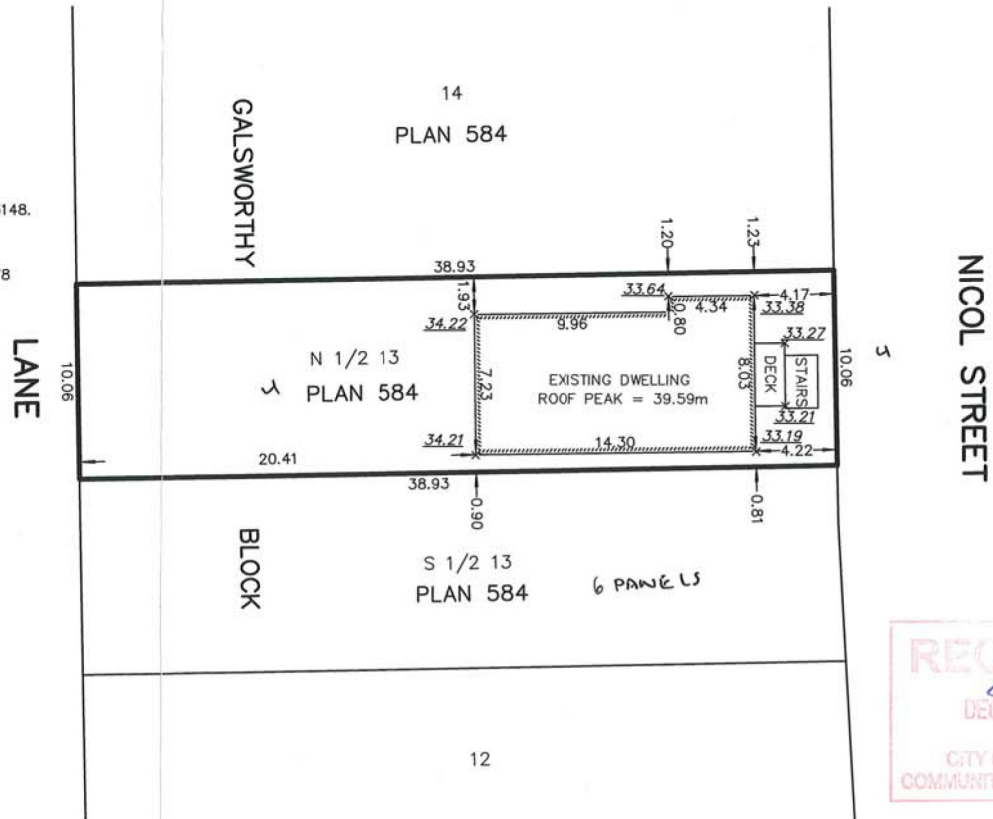
**McELHANNEY ASSOCIATES**  
**LAND SURVEYING LTD.**

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