



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

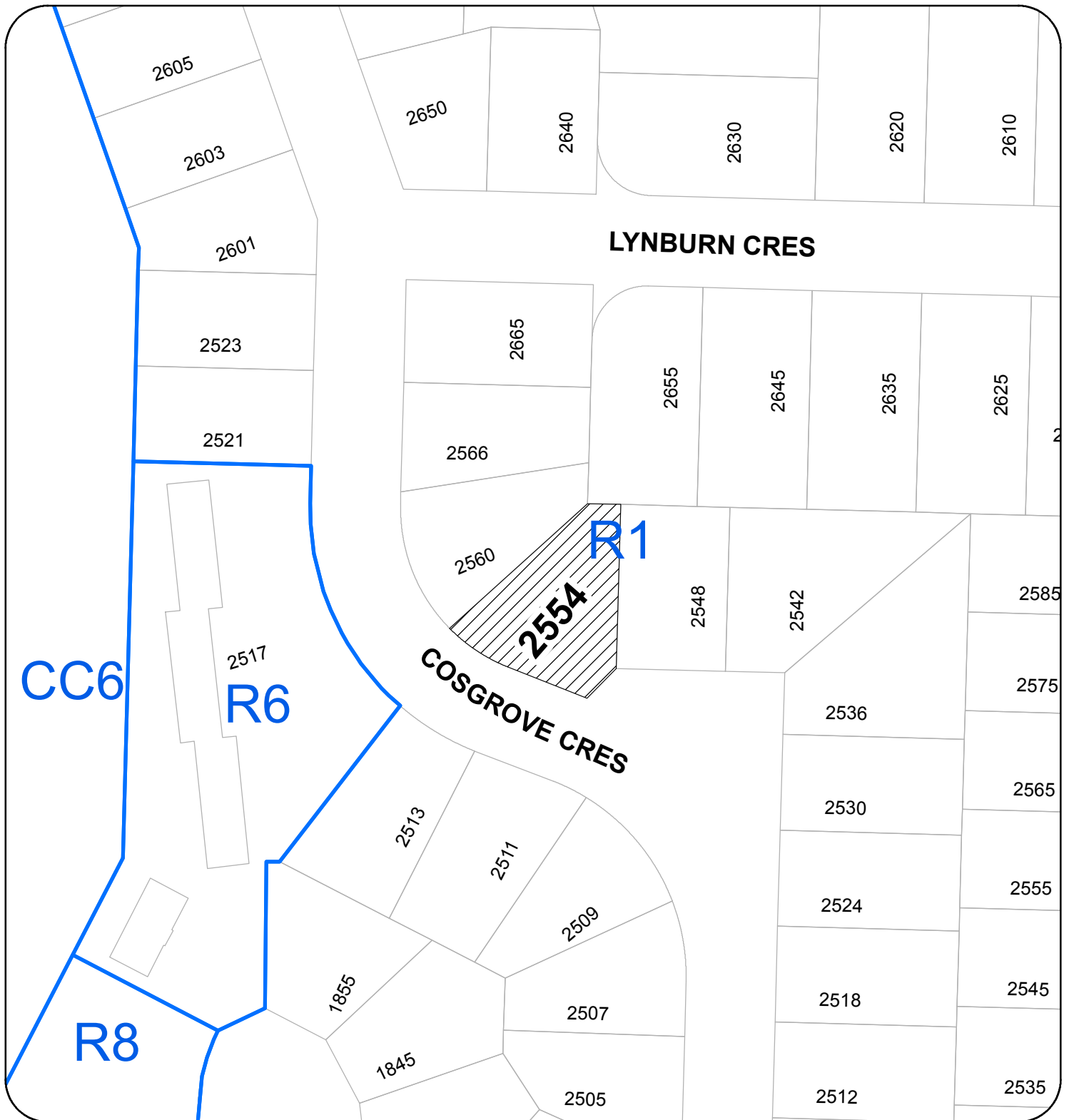
**Purpose:** Zoning Bylaw No. 4500 requires a minimum side yard setback of 1.5m in the R1 zone. The applicant is requesting a side yard setback of 0.35m in order to replace an existing non-conforming open deck. This represents a setback variance of 1.15m.

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

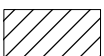
*Section 7.5.1 – Siting of Buildings  
A minimum side yard setback of 1.5m is required.*

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

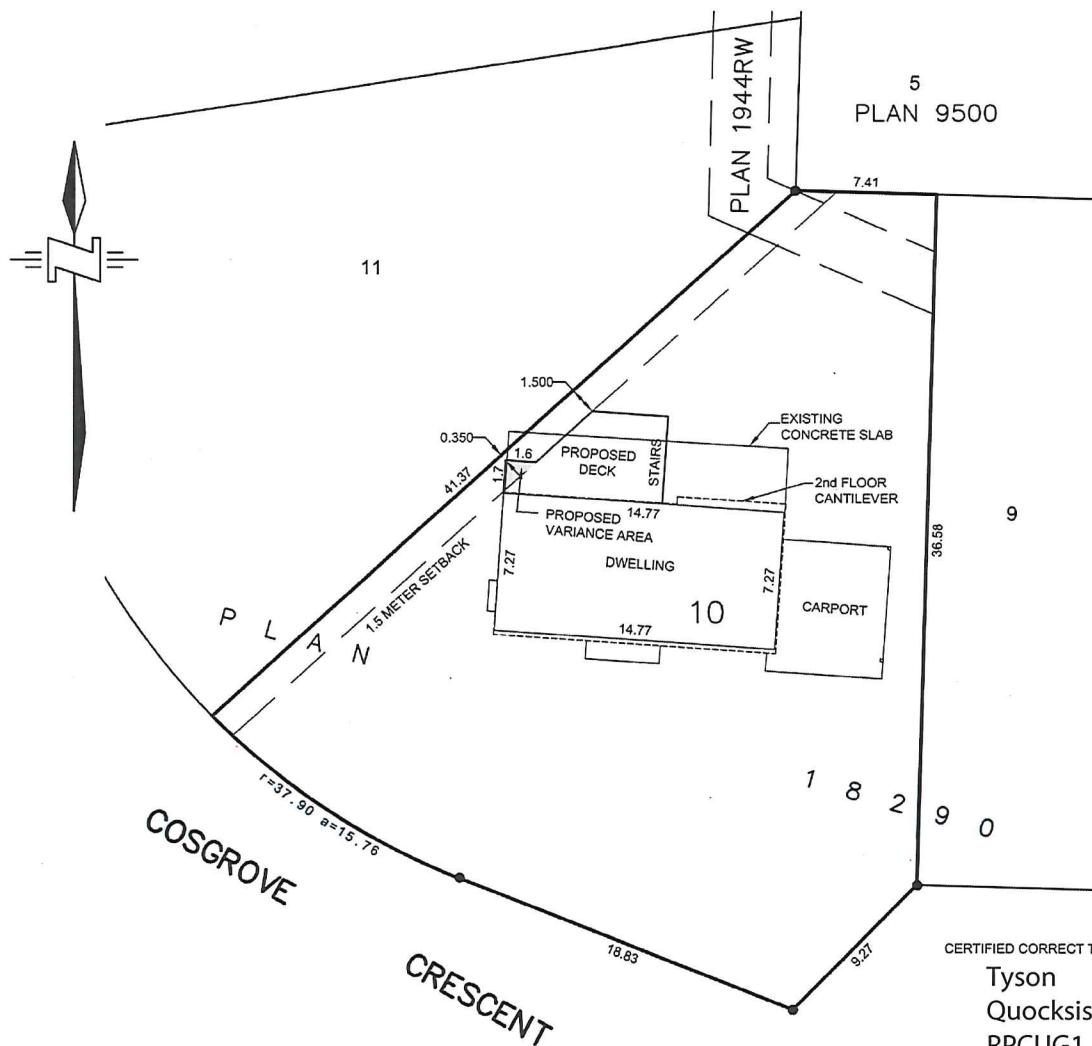


## BOARD OF VARIANCE NO. BOV00711 LOCATION PLAN



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



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

## 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.

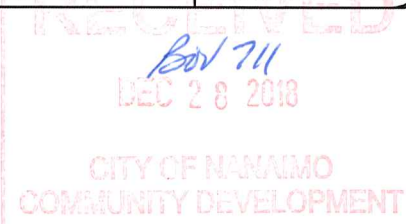
Tyson  
Quocksister  
RPCUG1

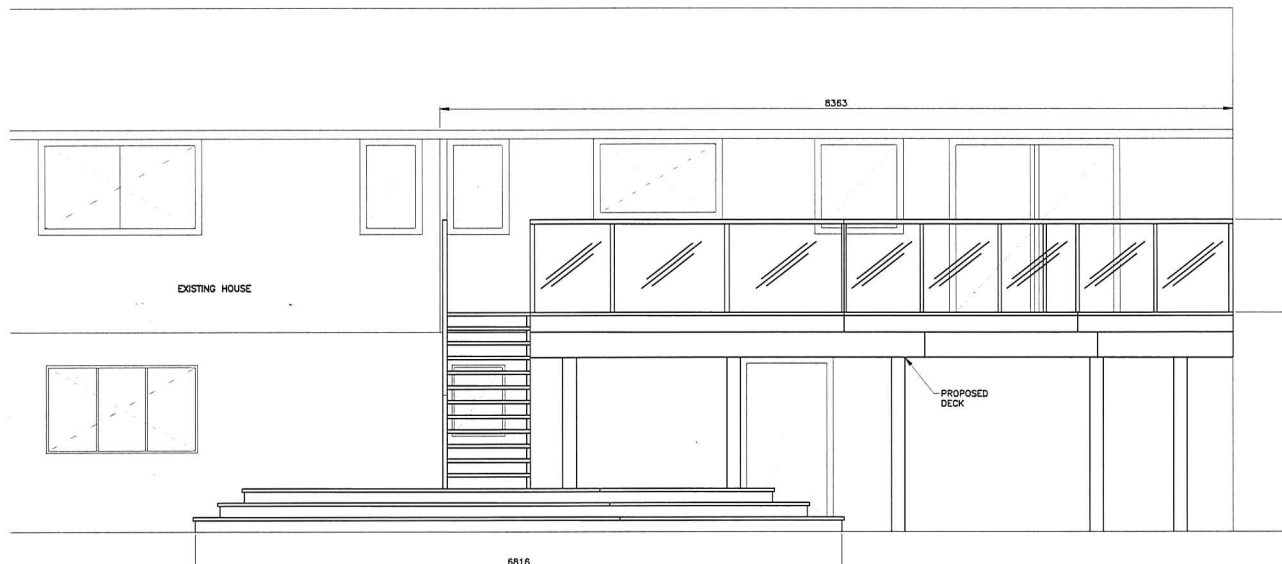
Digitally signed by Tyson  
Quocksister RPCUG1  
DN: cn=CA, cn=Tyson Quocksister  
RPCUG1, o=BC Land Surveyor,  
ou=Verify ID at www.juricert.com/  
LKUP.cfm?id=RPCUG1  
Date: 2018.12.26 20:15:24 -08'00'

TYSON QUOCKSISTER, BCLS

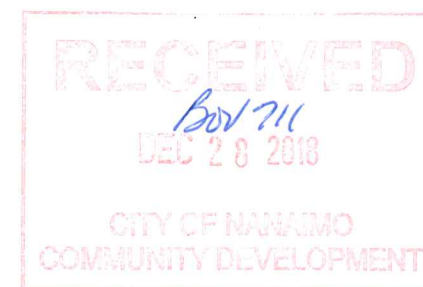
THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED

|  |                 |
|--|-----------------|
|  <b>McElhanney</b><br>McElhanney Associates Land<br>Surveying Ltd.<br>1-1351 ESTEVAN ROAD<br>NANAIMO, BC V9S 3Y3<br>PH (250) 718-3338 |                 |
| AMELIA MAHONY<br>Client  |                 |
| <b>SITE PLAN FOR VARIANCE</b><br>2554 COSGROVE CRESCENT, NANAIMO, BC<br>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 12/11/16 |          | DRAWN BY _____ KG _____ DATE 12/11/16         |           |
| CHECKED _____ CH _____ DATE 12/11/16  |          | REVIEWED _____ CH _____ DATE 12/11/16         |           |
| Rev                                   | Date     | Description                                   | Signature |
| 0                                     | 12/11/16 | ISSUED FOR INFORMATION                        | KG        |
| REVISIONS                             |          | SUPERVISOR'S PRINTS, SEALING, PREVIOUS NUMBER |           |

**Professional Seal**

**HG Engineering**

HG ENGINEERING  
DECK ADDITION  
2554 COSGROVE CRESCENT  
PROPOSED DECK LAYOUT

DRAWING No. SKETCH 10