



COMMUNITY DEVELOPMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, 2019-JUL-18, at 5:30 p.m. in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

APPEAL NO: **BOV00722**

Applicants: Rick Horsland

Civic Address: 126 Lindquist Road

Legal Description: STRATA LOT B, DISTRICT LOT 32, WELLINGTON DISTRICT, STRATA PLAN EPS5785, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Purpose: Zoning Bylaw No. 4500 requires that a heat pump or central air conditioning unit be located to the rear of a principal building. The applicant is requesting a variance to locate a heat pump to the side of the principal building.

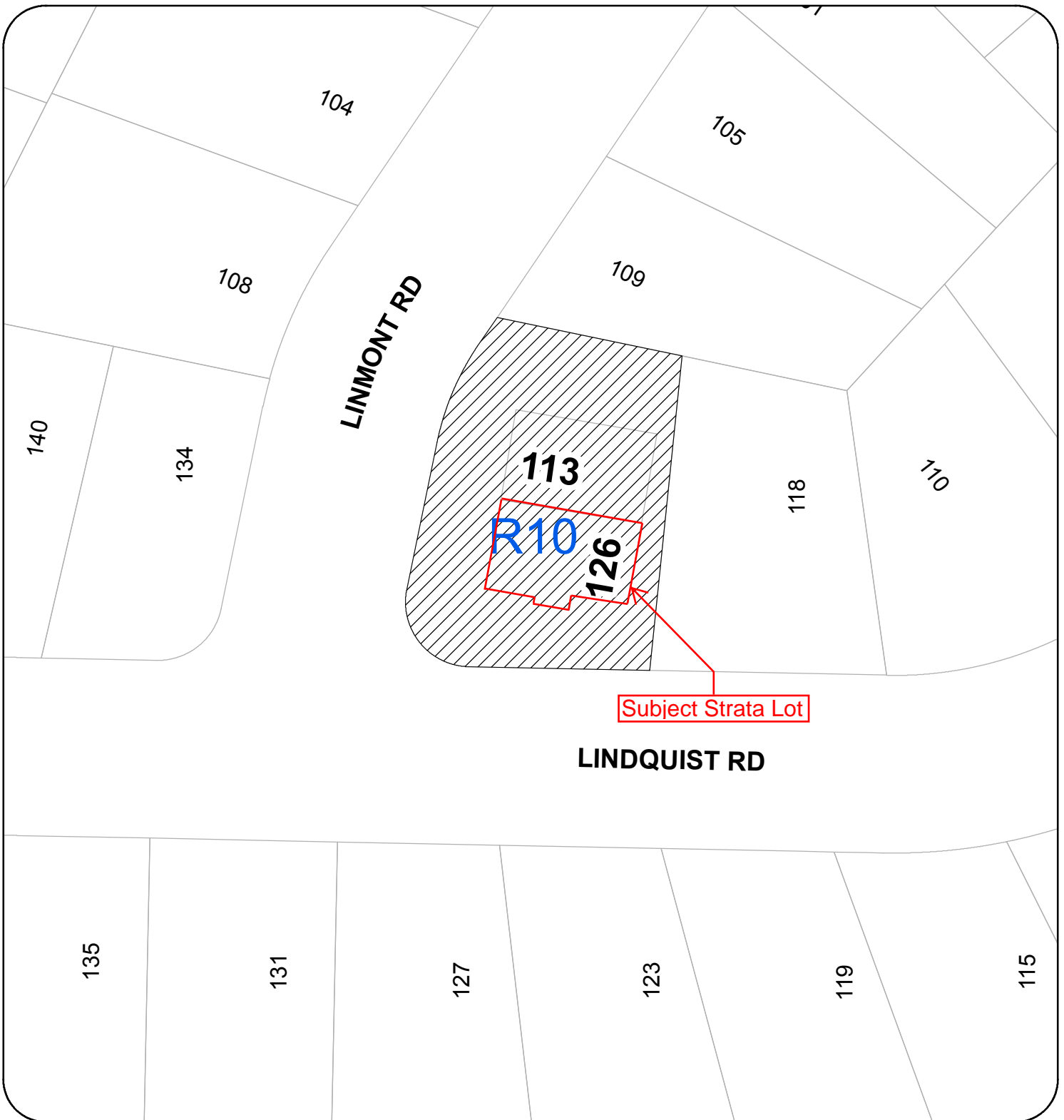
Zoning Regulations: Single Family Residential – R10. The applicant requests a variance to the City of Nanaimo "ZONING BYLAW 2011 NO. 4500":

Section 7.5.1 – Siting of Buildings

Where the principal use of the property is a single residential dwelling or duplex, heat pumps and central conditioning units must be located to the rear of a principal building and shall not be located closer than 4.5m from the side lot lines or closer than 3m from the rear property lines.

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-JUL-08 to 2019-JUL-18 inclusive. Questions, comments, or written submissions can also be sent by email to: planning@nanaimo.ca

LOCATION PLAN



BOARD OF VARIANCE NO. BOV00722

LOCATION PLAN

CIVIC: 126 LINDQUIST ROAD & 113 LINMONT ROAD

LEGAL: STRATA LT B & STRATA LT A, DL 32, LD 58, STRATA PLN EPS5785



SUBJECT PROPERTY

B.C. LAND SURVEYOR'S CERTIFICATE OF PROPOSED LOCATION ON:

LOT 5, PLAN EPP73181, DISTRICT LOT 32, WELLINGTON DISTRICT.

SCALE 1:200

0 2 4 6 8 10 metres

DISTANCES AND ELEVATIONS ARE IN METRES.

NOTES:

CIVIC ADDRESS: 126 LINDQUIST ROAD

LOT DIMENSIONS ARE DERIVED FROM REGISTERED PLANS.

ELEVATION DATUM IS DERIVED FROM INTEGRATED SURVEY CONTROL MONUMENTS.

HOUSE DESIGN FROM FINN & ASSOC. DESIGN DRAWINGS RECEIVED JULY 16/2018.

THE UNDERSIGNED CONFIRMS THAT HE HAS BEEN RETAINED BY RICK HORSLAND TO PROVIDE FOUNDATION LAYOUT IN ACCORDANCE WITH THE FOUNDATION LOCATION SHOWN ON THIS PLAN.

164.80 DENOTES PROPOSED GARAGE SLAB.

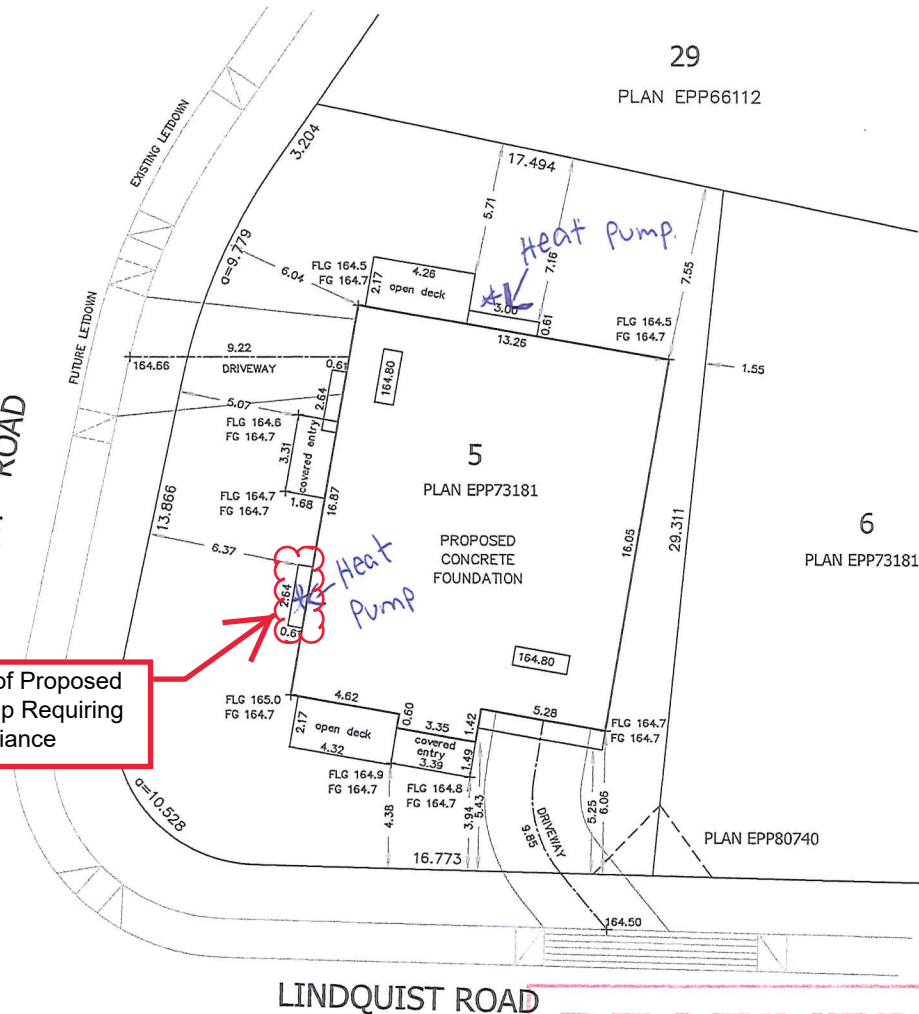
FLG 164.8 DENOTES TYPICAL SPOT ELEVATION OF FINAL LOT GRADE (FLG) DERIVED FROM THE FINAL LOT GRADING PLAN.

FG 164.5 DENOTES TYPICAL SPOT ELEVATION OF PROPOSED FINISHED GRADE (FG).

THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND/OR PROPOSED IMPROVEMENT(S) SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S). THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENT(S) RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S). THIS PLAN IS NOT TO BE USED TO RE-ESTABLISH BOUNDARY LINES.

WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS © 2018
3088 BARONS ROAD NANAIMO B.C. V9T 4B5
PHONE: 250-756-7723 FAX: 250-756-7724
EMAIL: WAPS@TELUS.NET
FILE: 18027-1 HEIGHT SURVEY (BASE PLAN 10102)

Location of Proposed
Heat Pump Requiring
Variance



29
PLAN EPP66112

6
PLAN EPP73181

**MAXIMUM HOUSE HEIGHT
CALCULATION BY GRADES**

MEAN FG	=	164.70
MEAN FLG	=	164.71
MAXIMUM HEIGHT	+	9.00
CON MAXIMUM ROOF PEAK	=	173.71
PROPOSED MAIN FLOOR	=	164.95
APPROX. HEIGHT TO UPPER	+	3.08
PROPOSED UPPER FLOOR	=	168.03
APPROX. HEIGHT TO PEAK	+	5.45
PROPOSED ROOF PEAK	=	173.48
MINIMUM BASEMENT FLOOR ELEVATION	=	162.52

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.

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES & PERMITS:

- PERMIT CA4139021, CA5430192, FB369975, FB417364;
- COVENANTS CA6417314;
- STATUTORY RIGHT OF WAYS CA641264, CA6417265;

THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS DATE OF: AUGUST 20, 2018
Brian Henning
QNXB8H

Brian S. Henning B.C.L.S.
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

RECEIVED
Bov722
JUN 28 2019
CITY OF NANAIMO
COMMUNITY DEVELOPMENT