



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-SEP-19, 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:** **BOV00725**

**Applicants:** Heather Cowley (Cole Developments Ltd. dba Seabreeze Mobile Home Park)

**Civic Address:** 115 – 25 Maki Road

**Legal Description:** Bay 115, MHR 49407, Highwood Mobile Home, Nanaimo District, Seabreeze Park

**Purpose:** Where an individual mobile home lot exists, Zoning Bylaw No. 4500 and Mobile Home Park Bylaw No. 2704 require a minimum front yard setback of 4.5m and a minimum side yard setback of 1.5m in the R12 zone. The applicant is requesting a front yard setback of 4m and a side yard setback of 0m in order to relocate an existing mobile home within the subject lot. This represents variances of 0.5m and 1.5m respectively.

**Bylaw Regulations:** Zoning – Mobile Home Park Residential – R12

The applicant requests variances to the following bylaws:

“City of Nanaimo Zoning Bylaw 2011 No. 4500”:

*Section 7.5 – Siting of Buildings*

*The principal building must be set back a minimum of 4.5m from the front lot line.*

*The principal building must be set back a minimum of 1.5 from the side lot line.*

“City of Nanaimo Mobile Home Parks Bylaw 1984 No. 2704”:

*Section 27(1) – Yard Requirements (Setbacks)*

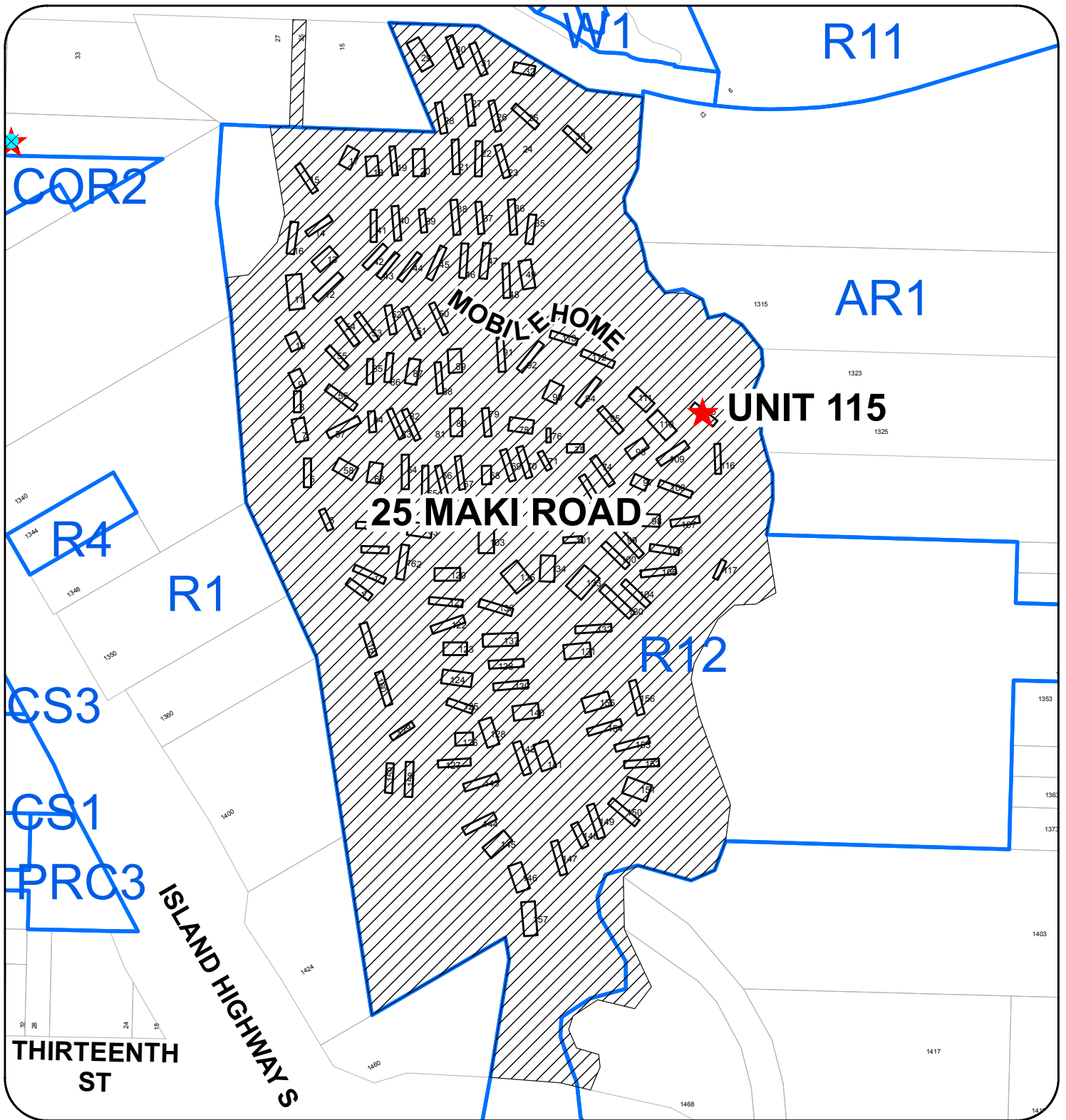
*A front yard shall be provided on each mobile home lot of not less than 4.5m in depth.*

*Section 27(2) – Yard Requirements (Setbacks)*

*Side yards shall be provided on each mobile home lot, with the minimum width of the side yard being 1.5m and a sum total for both side yards of 3m.*

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 Development Services 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-SEP-09 to 2019-SEP-19 inclusive. Questions, comments, or written submissions can also be sent by email to: [planning@nanaimo.ca](mailto:planning@nanaimo.ca)

# LOCATION PLAN



## BOARD OF VARIANCE NO. BOV00725

### LOCATION PLAN

CIVIC: 115-25 MAKI ROAD

LEGAL: BAY 115, MHR 49407, HIGHWOOD MOBILE HOME, NANAIMO DISTRICT  
SEABREEZE PARK (USER RATE BILLING FOLIO 16196.100)

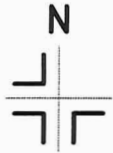
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UNIT 115



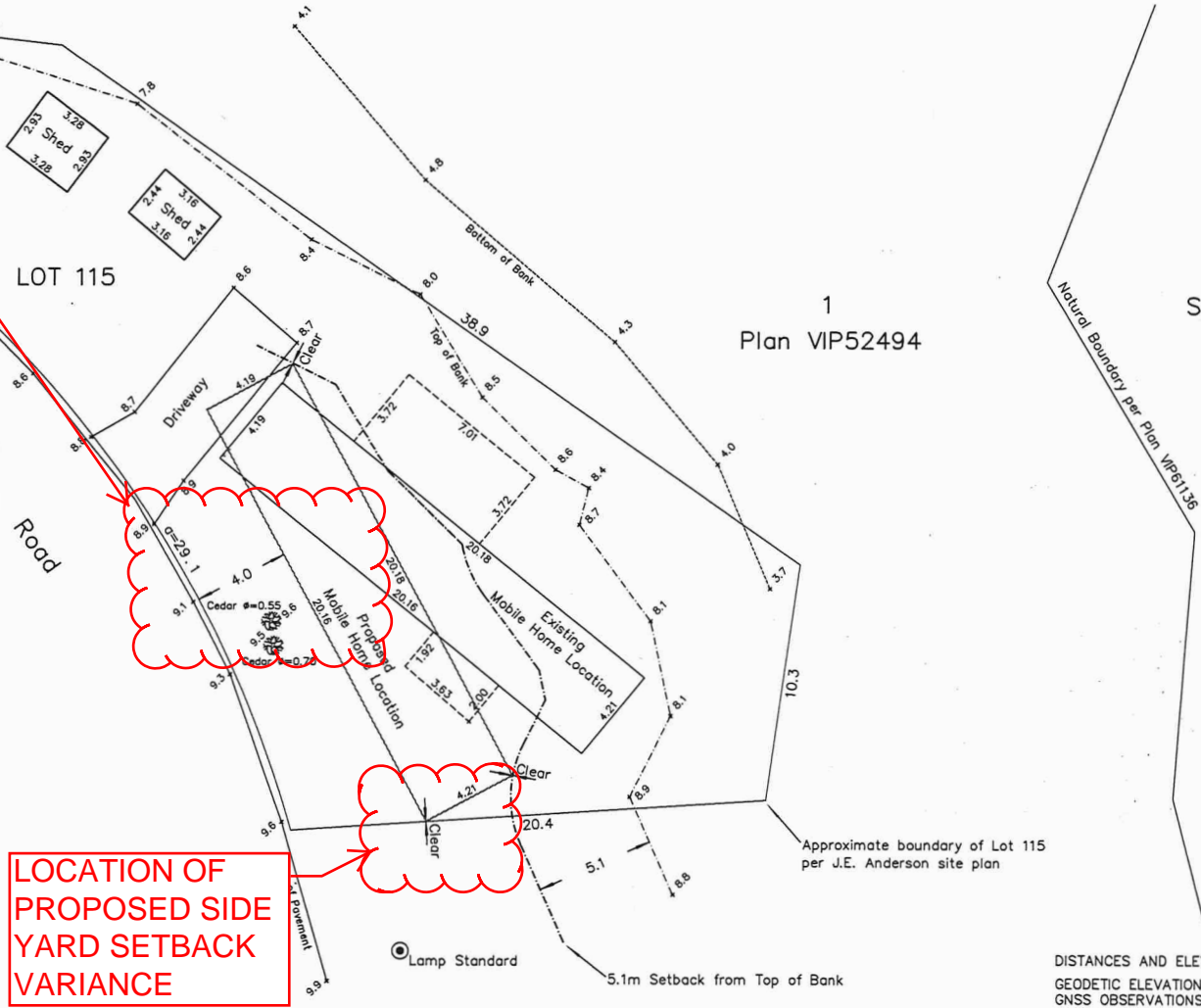
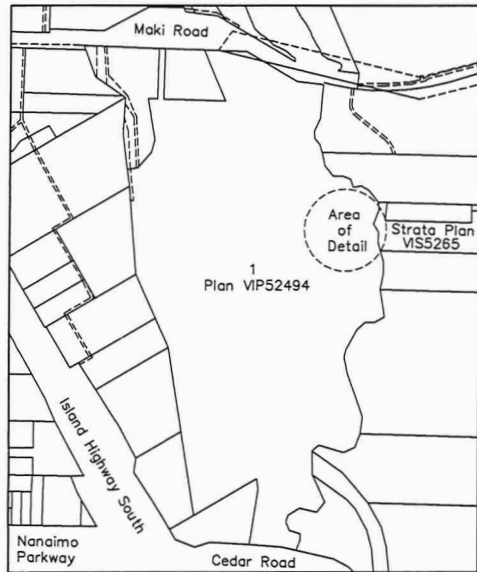
SUBJECT PROPERTY



**LOCATION OF PROPOSED FRONT YARD SETBACK VARIANCE**

**LOCATION OF PROPOSED SIDE YARD SETBACK VARIANCE**

**Subject Area**  
Scale 1:6000



1  
Plan VIP52494

Strata Plan  
VIS5265

Approximate boundary of Lot 115 per J.E. Anderson site plan

DISTANCES AND ELEVATIONS ARE IN METRES.  
GEODETIC ELEVATIONS ARE DERIVED FROM  
GNSS OBSERVATIONS (CVD28BC DATUM).

SITE PLAN SHOWING PROPOSED BUILDING LOCATION ON:  
LOT 1, SECTION 2, NANAIMO DISTRICT, PLAN VIP52494,  
EXCEPT PART IN PLAN VIP61136.

**NOTE:**  
THIS PROPERTY IS AFFECTED BY  
THE FOLLOWING REGISTERED DOCUMENTS:  
M76301, 190329G, 401900G, EB38679,  
EB38682, EB38684, FN106931, FX118138 &  
EB460704.

Certified correct this 25th day of July, 2019.  
**Matthew Schnurch KAHJN6**  
Digitally signed by Matthew Schnurch KAHJN6  
Date: 2019.07.26 08:29:02 -07'00'

**Turner & Associates**  
land surveying  
250.753.9778  
435 Terminal Avenue North  
Nanaimo, BC V9S 4J8  
www.turnersurveys.ca

Client: COLE DEVELOPMENTS	Civic Address: 25 MAKI ROAD, NANAIMO
File: 19-114	Scale: 1:200
Drawn by: DRW	Property Zoning: R12

**RECEIVED**  
BoV 785  
AUG 12 2019  
CITY OF NANAIMO  
COMMUNITY DEVELOPMENT