



COMMUNITY DEVELOPMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, 2019-OCT-17, 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: BOV00728

Applicants: Keene Anderson (Anderson Greenplan Ltd.)

Civic Address: 311 Woodhaven Drive

Legal Description: Strata Lot 157, Section 5, Wellington District, Strata Plan 830, Together With an Interest in The Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

Purpose: Zoning Bylaw No. 4500 requires a minimum side yard setback of 1.5m and minimum front yard setback of 4.5m in the R1 zone. Steps and landings are permitted to project up to 2m into the front yard setback. The applicant is requesting the following variances in order to legalize a non-conforming exterior staircase:

- To allow a side yard setback of 0.6m from the west property line. This represents a variance of 0.9m.
- To allow steps or landing to project 2.6m into the front yard setback. This represents a variance of 0.6m

Zoning Regulations: Single Family Residential – R1. The applicant requests two variances to the “City of Nanaimo ZONING BYLAW 2011 NO. 4500”:

Section 6.5.1 – Projections into Yards

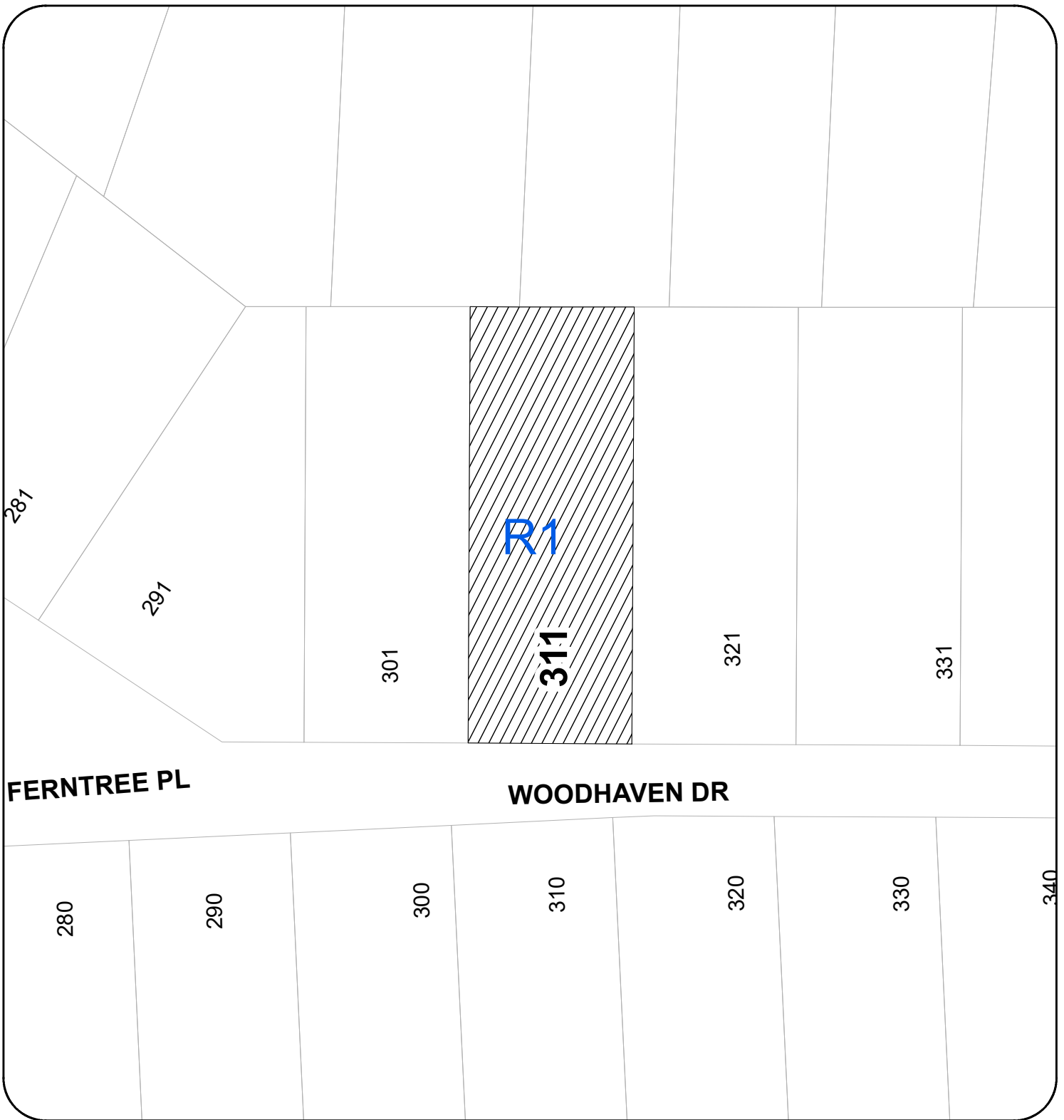
Steps and landings may project up to 2m into the front yard

Section 7.5.1 – Siting of Building

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 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-OCT-04 to 2019-OCT-17 inclusive. Questions, comments, or written submissions can also be sent by email to: planning@nanaimo.ca

LOCATION PLAN



BOARD OF VARIANCE NO. BOV00728

LOCATION PLAN

CIVIC: 311 WOODHAVEN DRIVE
LEGAL: STRATA LT 157, SEC 5, LD 58, STRATA PLN 830



SUBJECT PROPERTY

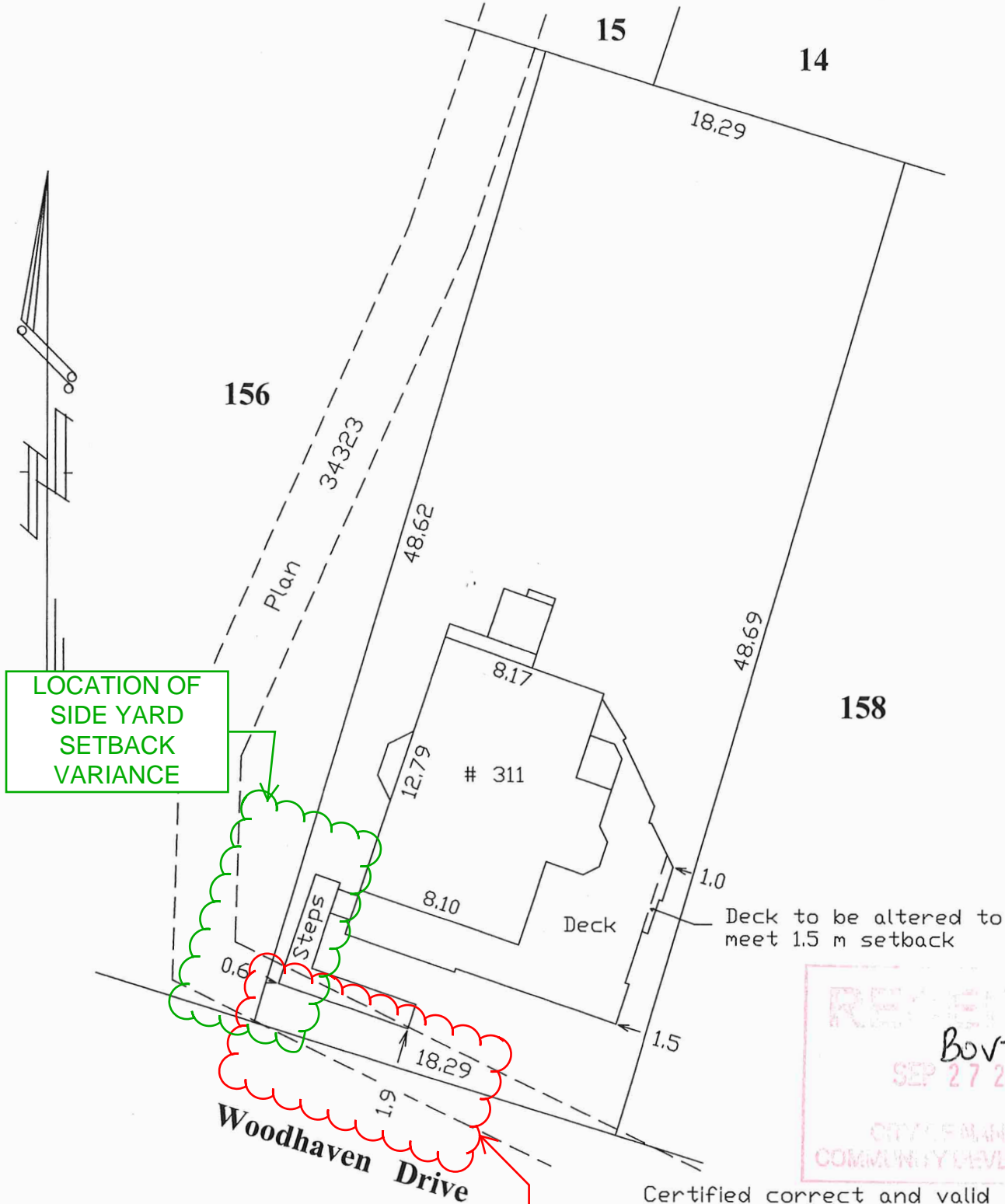
Surveyor's Certificate On:

Lot 157, Section 5,

Wellington District, Strata Plan 830

Scale 1:300

All distances in metres



T.G. Hoyt
 B.C. Land Surveyor
 2275 Godfrey Road
 Nanaimo, B.C.
 V9X 1E7
 250-753-2921

LOCATION OF FRONT YARD PROJECTION VARIANCE

Certified correct and valid only in respect to improvements as shown and located on the 12th day of September, 2019

[Signature]
 B.C.L.S.