



BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, **June 18th, 2020, 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: **BOV00735**

Applicants: RAYMOND MATTHEWS

Civic Address: 2032 FOREST DRIVE

Legal Description: LOT 74, SECTION 16, RANGE 8, MOUNTAIN DISTRICT PLAN 13235

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

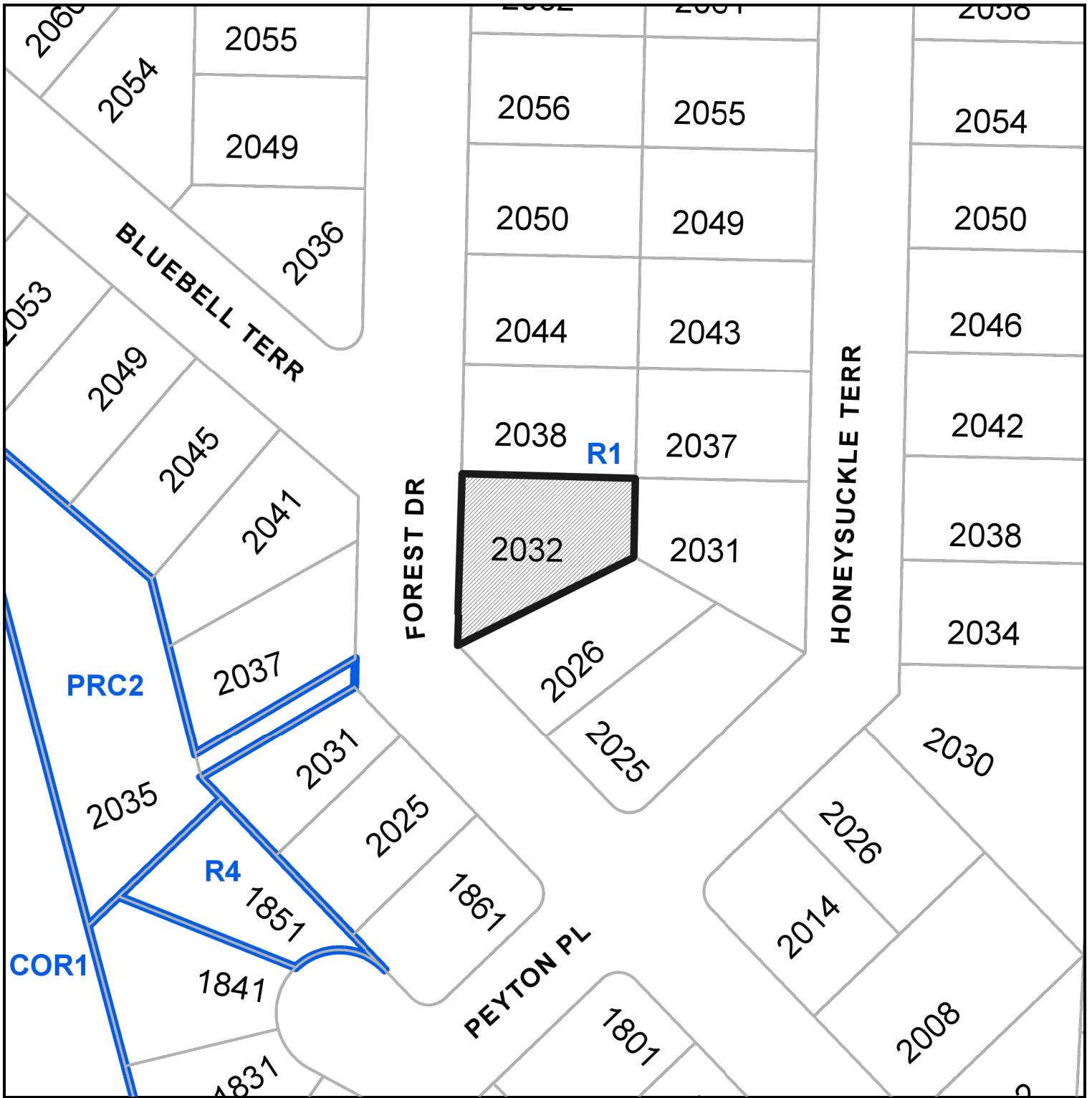
Zoning Regulations: Single Family Residential – R1. The applicant requests a variance to the “City of Nanaimo Zoning Bylaw No. 4500”:

Section 6.5.2 – Projections into Yards

Where the principal use of the property is a single residential dwelling or duplex, heat pumps and central air conditioning units shall not be located between the front face of a principal building and the nearest front lot line, and shall not be closer than 4.5m to side lot lines or closer than 3m to rear lot lines. Heat pumps and central air conditioning units shall be screened from view from streets.

You are being notified as an owner or tenant of land that is adjacent to land that is the subject of this application. If you deem your property is affected by the proposed variance, you will be given opportunity to be heard by the Board of Variance. In light of COVID-19, members of the public may submit comments in writing or pre-register to call-in to speak to the Board directly. Members of the public will not be allowed to attend in person. **If you wish to provide written response or call-in to speak to this application, please contact the Planning Department no later than 4:00 p.m., June 18th, 2020 by emailing planning@nanaimo.ca or calling 250-755-4429 (x4220).** The Board of Variance decision will apply to subsequent owners of the land.

LOCATION PLAN



BOARD OF VARIANCE APPLICATION NO. BOV00735

CIVIC: 2032 FOREST DRIVE

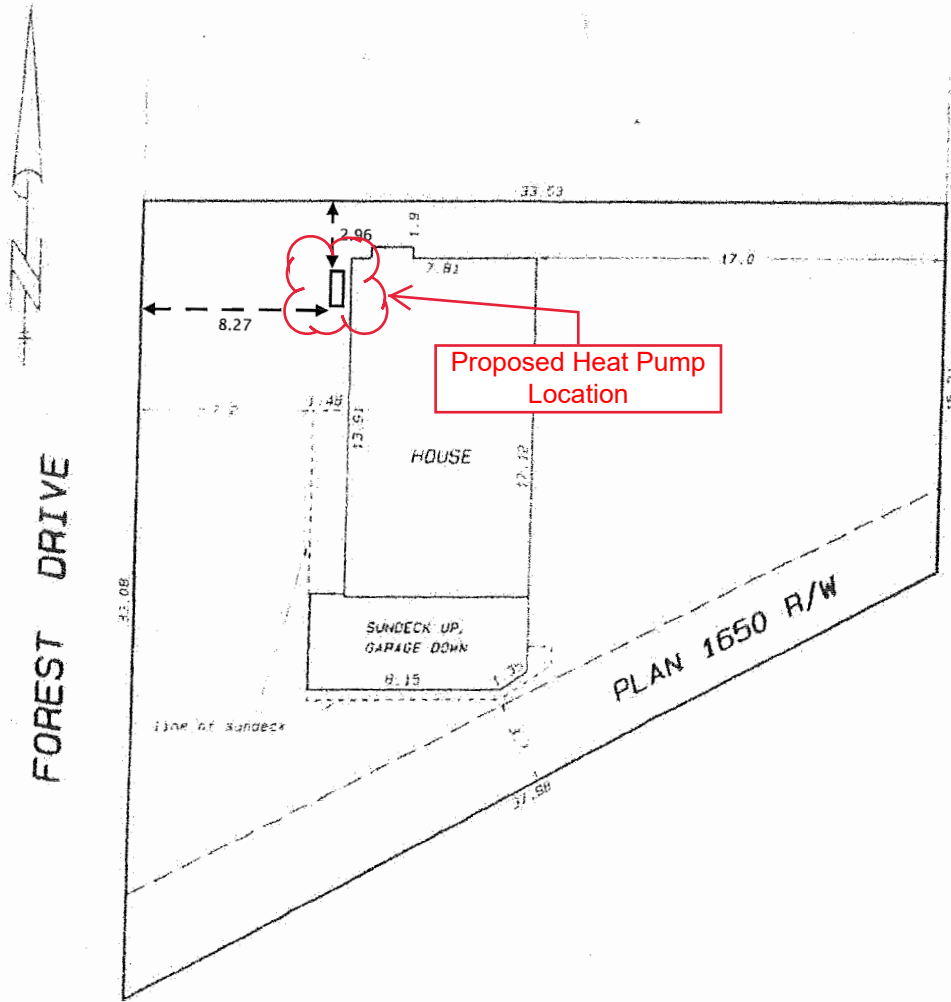
 **Subject Property**

LEGAL: LOT 74, SECTION 16, RANGE 8, MOUNTAIN DISTRICT PLAN 13235

OF HOUSE ON LOT 74, PLAN 13235,
SECTION 16, RANGE 8, MOUNTAIN DISTRICT.

SCALE = 1:250

All distances are in metres.



Charles O. Smythies & Associates ©

Chartered Land Surveyors & Planners
Nanaimo, B.C.

Date: July 12th, 1995

File: S-MT-16-CEN

Certified Correct

[Signature] B.C.L.S.

This Document is not valid unless
originally signed and sealed.

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BOV735
2020-MAR-09
Current Planning