



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: **BOV00736**

Applicants: THOMAS AND BRENDA MCDERMITT

Civic Address: 6178 MCGIRR ROAD

Legal Description: STRATA LOT A, DISTRICT LOT 25G, WELLINGTON DISTRICT, STRATA PLAN EPS977 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

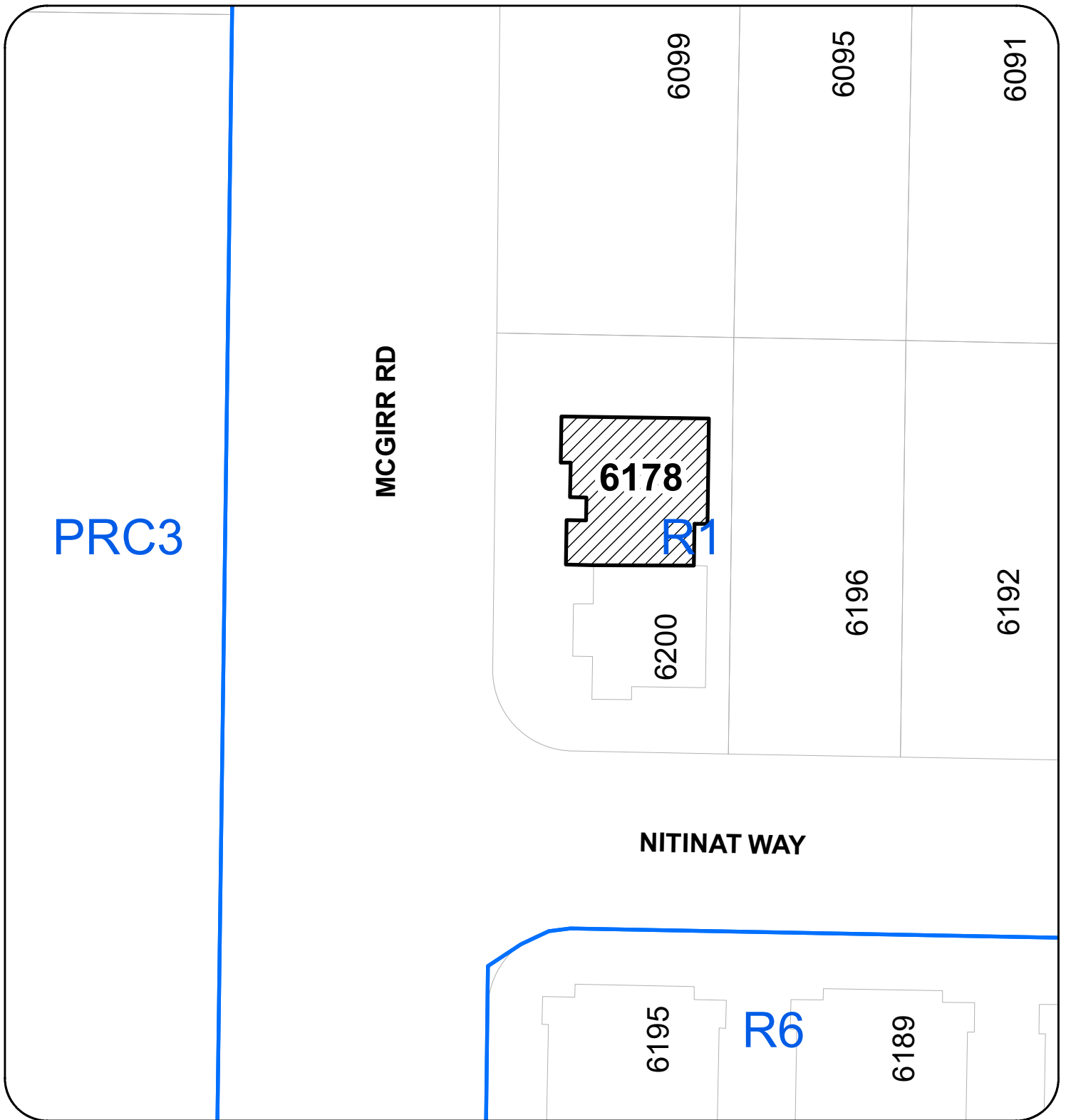
Purpose: Zoning Bylaw No. 4500 requires a minimum rear yard setback of 7.5m in the R1 zone. Steps and landings are permitted to project up to 2m into the rear yard setback. The applicant is requesting to reduce the rear yard setback from 7.5m to 6.34m in order to allow a staircase to project a further 2m into the rear yard setback. This represents a variance of 1.16m.

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

*Section 7.5.1 – Siting of Buildings
A minimum rear yard setback of 7.5m is required*

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 NO. BOV00736

LOCATION PLAN

CIVIC: 6178 MCGIRR ROAD
LEGAL: STRATA LOT A, DISTRICT LOT 25G, WELLINGTON DISTRICT, STRATA PLAN EPS977 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

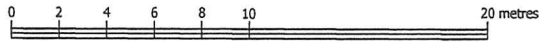


SUBJECT PROPERTY

B.C. LAND SURVEYOR'S SITE PLAN OF PROPOSED DECK STAIRS:

**STRATA LOT A, DISTRICT LOT 25G, WELLINGTON DISTRICT,
STRATA PLAN EPS977, TOGETHER WITH AN INTEREST IN THE
COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**

SCALE 1:200



NOTES:

CIVIC ADDRESS: 6178 MCGIRR ROAD.

LOT DIMENSIONS ARE DERIVED FROM FIELD SURVEY AND REGISTERED PLAN EPS977.

DECK STAIRS DESIGN FROM AUXBOX PLANS DATED JAN. 22, 2020.

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.

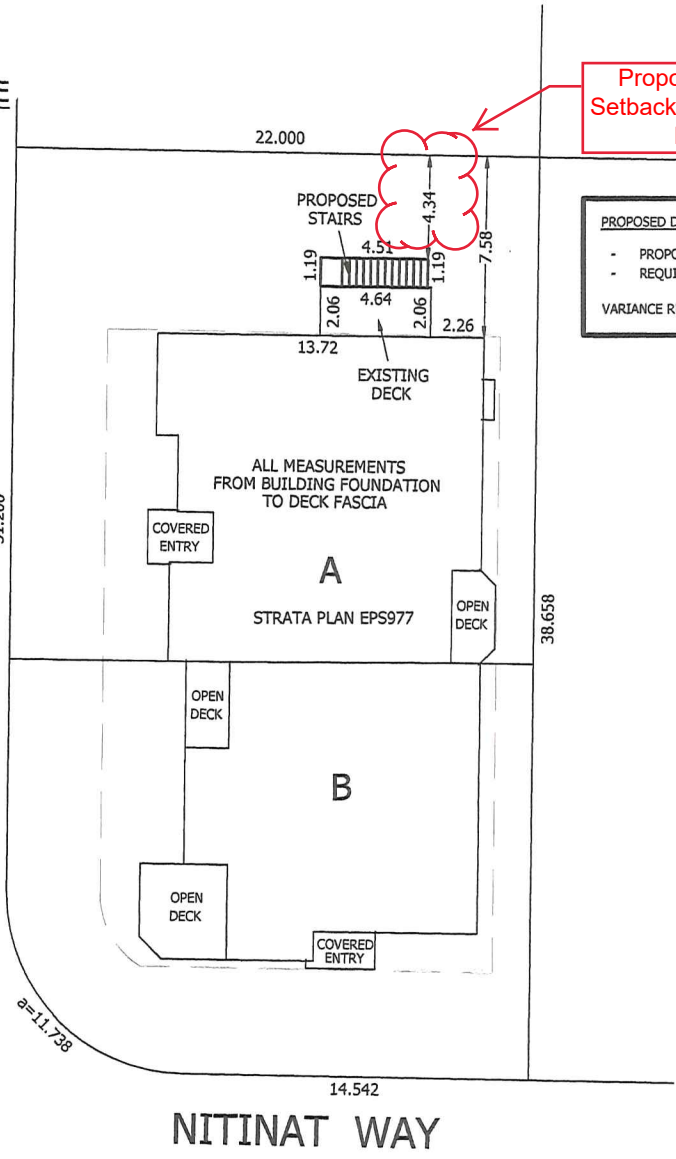
THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS © 2020
3088 BARONS ROAD NANAIMO B.C. V9T 4B5
PHONE: 250-756-7723 FAX: 250-756-7724
EMAIL: WAPS@VICLS.CA
FILE: 20024-1 SITE (BASE PLAN 20024)

MCGIRR ROAD

31.200

a=11.738



22.000

PROPOSED STAIRS

1.19 4.51 1.19 4.34

2.06 4.64 2.06 2.26

13.72

EXISTING DECK

ALL MEASUREMENTS FROM BUILDING FOUNDATION TO DECK FASCIA

A

STRATA PLAN EPS977

OPEN DECK

38.658

B

OPEN DECK

OPEN DECK

COVERED ENTRY

14.542

NITINAT WAY

Proposed Rear Yard Setback Variance and 2m Projection

PROPOSED DECK STAIRS	
- PROPOSED SETBACK	4.3 m
- REQUIRED SETBACK	5.5 m
VARIANCE REQUEST	1.2 m

2
PLAN VIP85834

3
PLAN VIP85834

THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE PROFESSIONAL REFERENCE MANUAL & IS CERTIFIED CORRECT THIS DATE OF: May 15, 2020.

Brian Henning
QNXB8H

Digitally signed by Brian Henning QNXB8H
DN: c=CA, cn=Brian Henning QNXB8H,
ou=BC Land Surveyor, ou=Verify ID at
www.juricert.com/LKUP.cfm?id=QNXB8H
Date: 2020.05.15 08:38:43 -0700

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

RECEIVED
BOV736
2020-MAY-20
Current Planning