



COMMUNITY DEVELOPMENT

## BOARD OF VARIANCE

### NOTICE OF MEETING

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A meeting of the Board of Variance will be held on Thursday, 2020-JUL-16, 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:** **BOV00738**

**Applicants:** JAMIE KUHN

**Civic Address:** 6462 THORNWOOD PLACE

**Legal Description:** LOT 7, DISTRICT LOT 53, WELLINGTON DISTRICT, PLAN VIP77640

**Purpose:** Zoning Bylaw No. 4500 permits an open deck to project 2m into the required rear yard setback. The applicant is requesting to increase the permitted projection for an open deck within the required rear yard setback from 2m to 3.8m. This represents a variance of 1.8m.

Note: The required rear yard setback is 7.5m in the R1 zone.

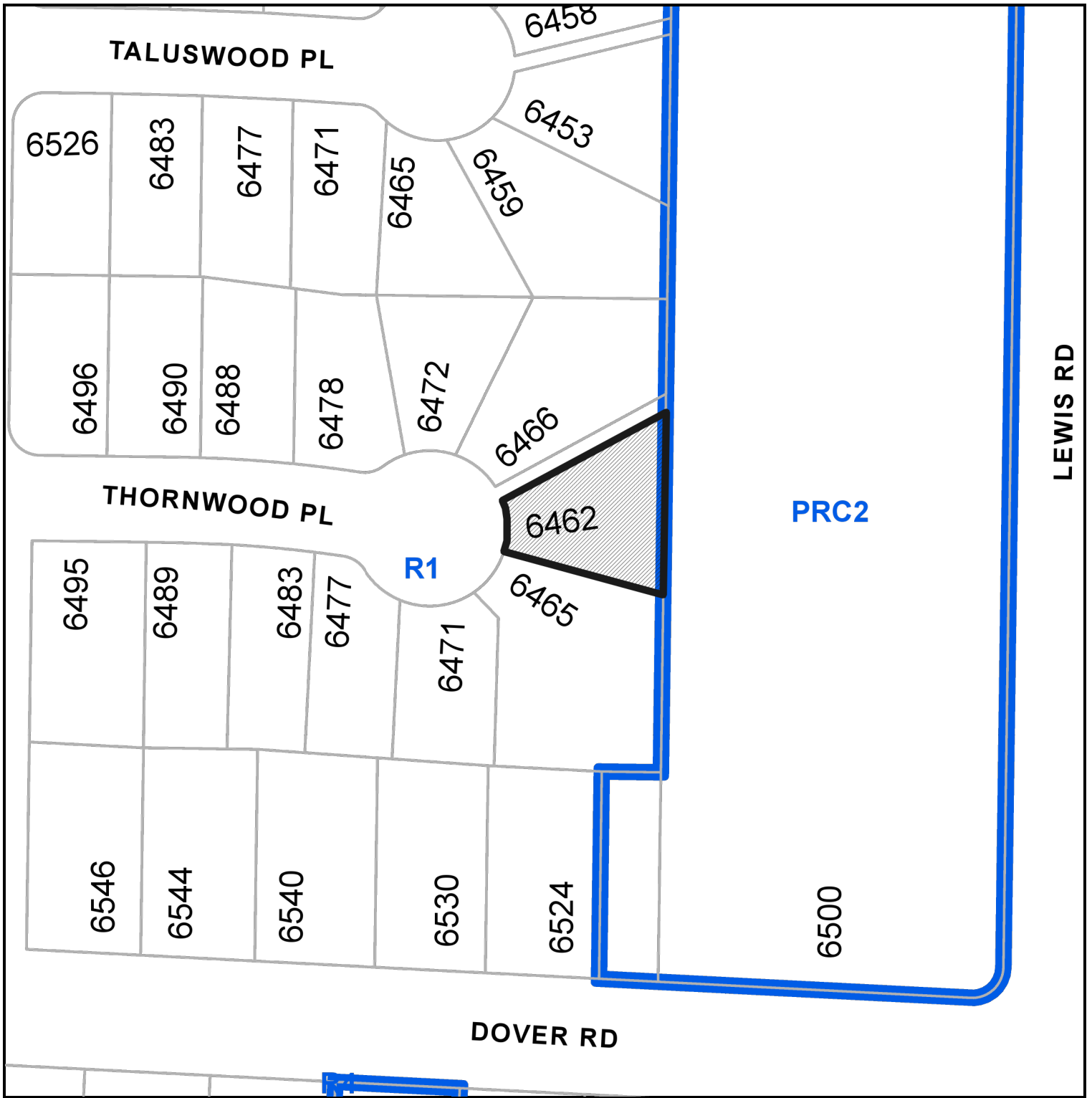
**Zoning Regulations:** Single Family Residential – R1. The applicant requests a variance to the “City of Nanaimo Zoning Bylaw No. 4500”:

*Section 6.5.1 – Projections into yards*

*An open deck is permitted to project up to 2m into the required rear yard setback*

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 the opportunity to be heard by the Board of Variance. In light of COVID-19, members of the public may submit comments in writing, pre-register to attend in-person, or call-in to speak to the Board directly. **If you wish to provide a written response, attend in-person, or call-in to speak to this application, you must contact the Planning Department no later than 4:00 p.m., July 16<sup>th</sup>, 2020 by emailing [planning@nanaimo.ca](mailto: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. BOV000738

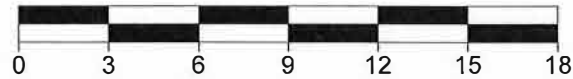
CIVIC: 6462 THORNWOOD PLACE

LEGAL: LOT 7, DISTRICT LOT 53, WELLINGTON DISTRICT, PLAN VIP77640



**Subject Property**

**B.C. LAND SURVEYOR'S CERTIFICATE OF PROPOSED DECK LOCATION ON:  
LOT 7, DISTRICT LOT 53, WELLINGTON DISTRICT, PLAN VIP77640.**



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

THE INTENDED PLOT SIZE OF THIS PLAN IS 356 mm IN WIDTH BY 216 mm IN HEIGHT (LEGAL SIZE) WHEN PLOTTED AT A SCALE OF 1:300.

LOT DIMENSIONS ARE DERIVED FROM LEGAL PLANS.

CIVIC ADDRESS: 6462 THORNWOOD PLACE, NANAIMO.

PID: 026-052-334 ZONING: R1.

**LEGEND:**

● DENOTES LEGAL POST FOUND.

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES, INTERESTS AND LEGAL NOTATIONS AS SHOWN ON TITLE NO: CA6331712.

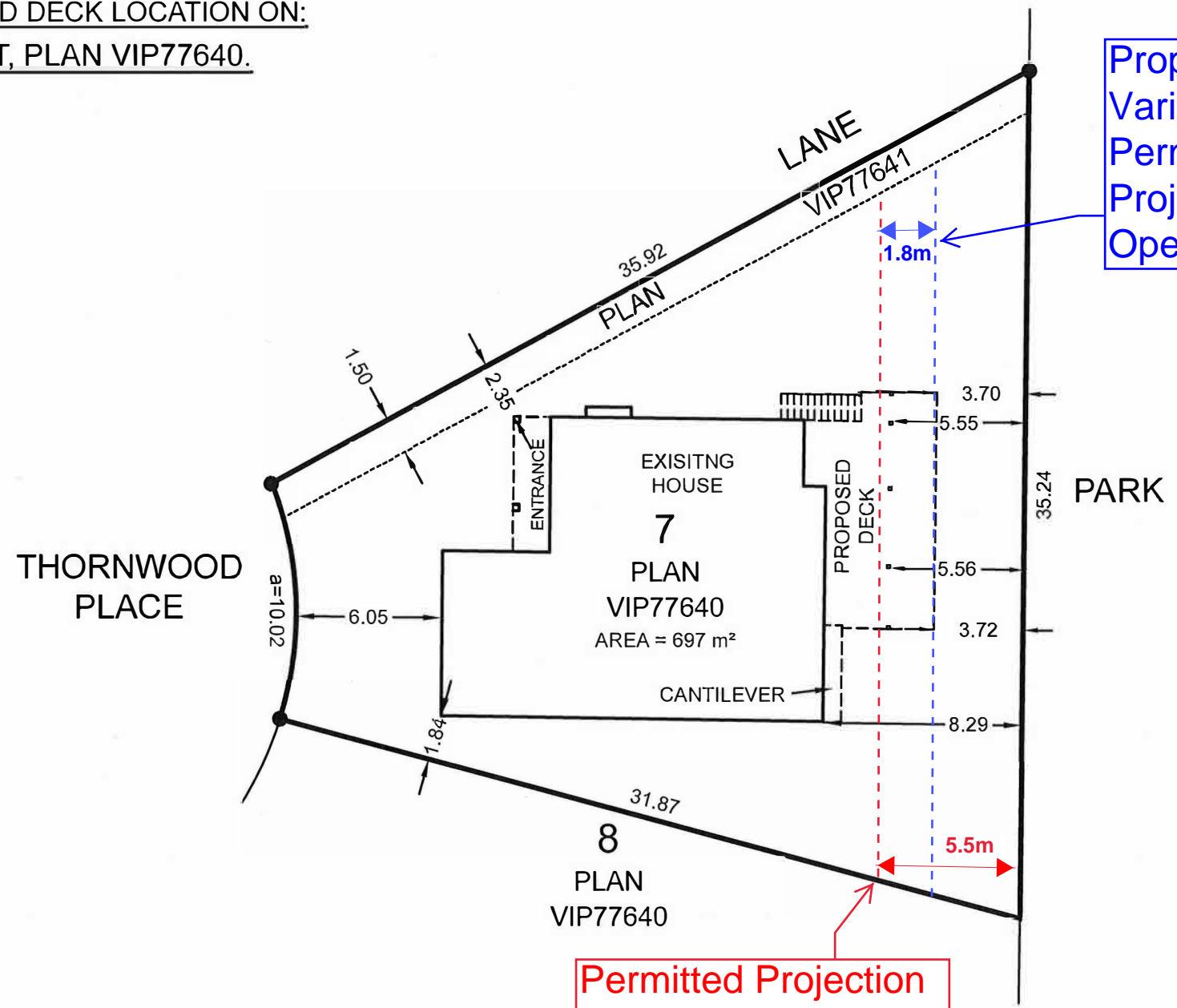
THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

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.

**Harbour City Land Surveying Ltd.**  
1825 LATIMER ROAD © 2020  
NANAIMO BC V9S 5H2  
PHONE: 250-758-4180

DRAWING: 20010-BP.DWG  
LAYOUT: 1

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.



Proposed Variance to Permitted Projection for an Open Deck

Permitted Projection into the Required Rear Yard Setback

**RECEIVED**  
**BOV738**  
**2020-JUL-05**  
Current Planning

THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS DATE OF : JULY 5, 2020.

Digitally signed by Andre McNicoll QHSJGW  
DN: OU=Verify ID at www.jrcart.com/LKUP.chs76-QHSJGW,  
CN=Andre McNicoll QHSJGW, C=CA  
Reason: Final Survey  
Date: 2020.07.05 14:41:50-0700'

ANDRÉ MCNICOLL B.C.L.S.  
THIS DOCUMENT IS INVALID UNLESS ELECTRONICALLY SIGNED.