



COMMUNITY DEVELOPMENT

## BOARD OF VARIANCE

### NOTICE OF MEETING

---

A meeting of the Board of Variance will be held on Thursday, 2020-AUG-20, 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:** **BOV00739**

**Applicants:** COLLEEN PRICE

**Civic Address:** 93 ASHLAR AVENUE

**Legal Description:** LOT 14, BLOCK 2, SECTION 1, NANAIMO DISTRICT, PLAN 1465

**Purpose:** Zoning Bylaw No. 4500 requires a minimum side yard setback of 1.5m in the R1 zone. The applicant is requesting a side yard setback of 1.2m along the northern property line in order to permit the addition of a second storey on an existing non-conforming single family dwelling. This represents a side yard setback variance of 0.3m.

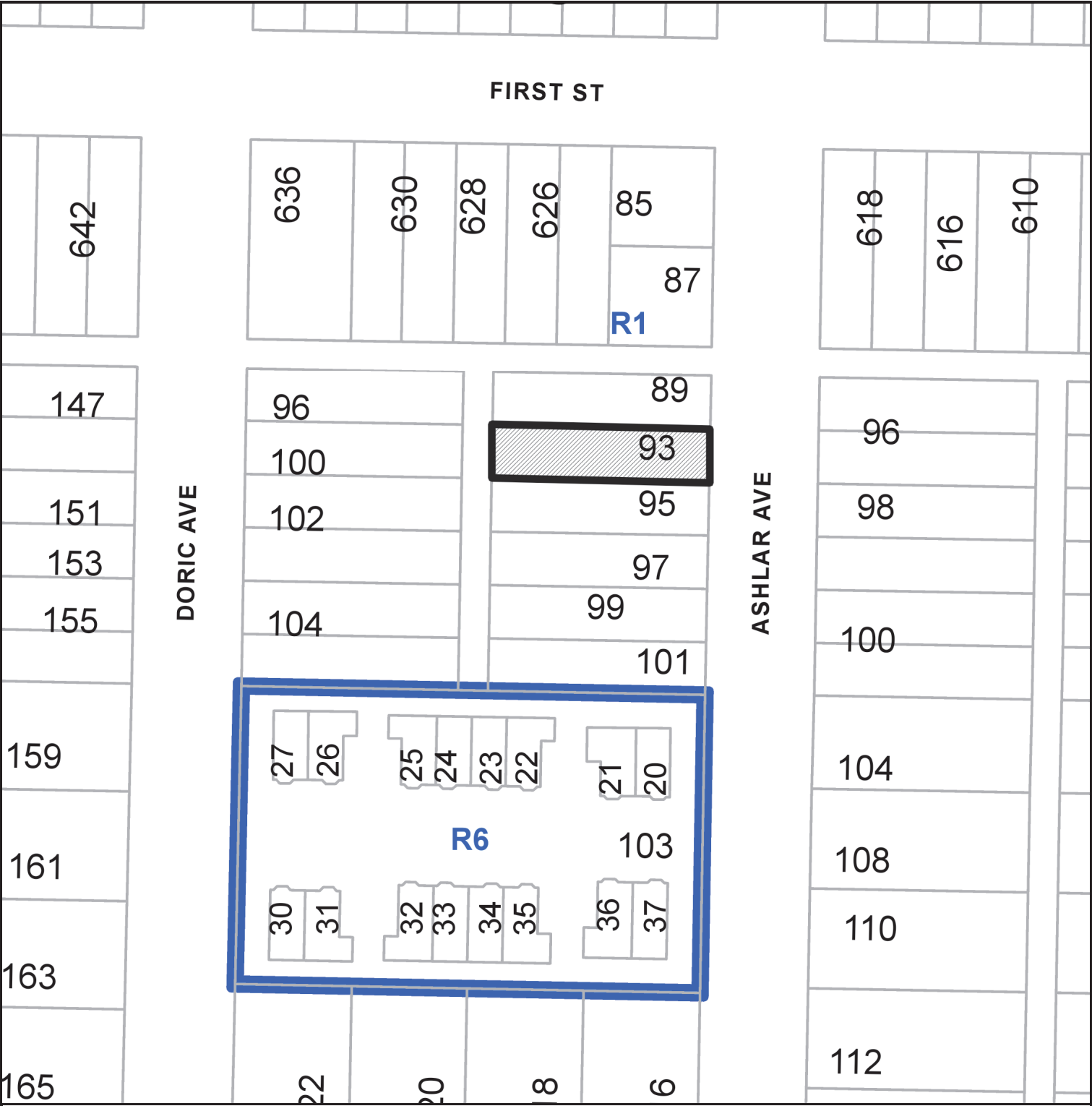
**Zoning Regulations:** Single Family Residential – R1. The applicant requests a variance to the “City of Nanaimo Zoning Bylaw 2011 No. 4500”:

*Section 7.5.1*

*A minimum side yard setback of 1.5m 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, pre-register to attend in-person, or call-in to speak to the Board directly. **If you wish to provide 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., August 20<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



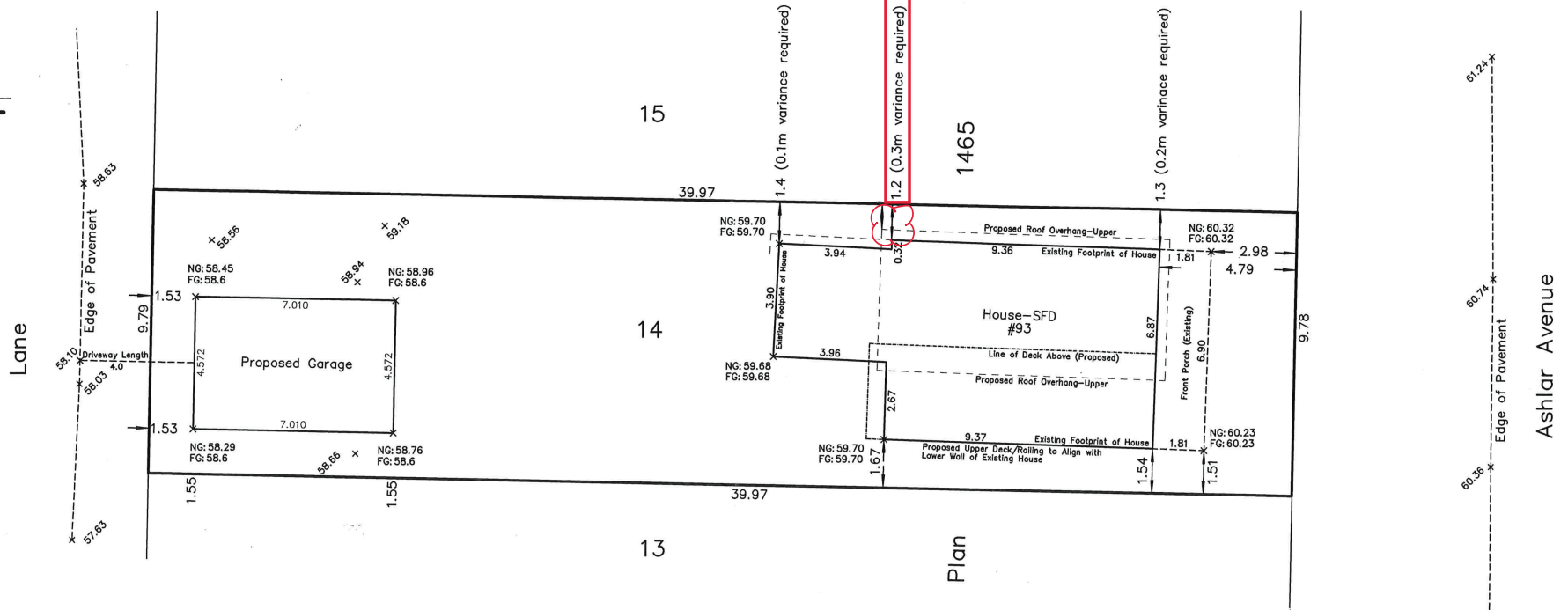
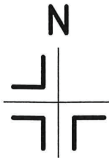
BOARD OF VARIANCE NO. BOV00739



Subject Property

CIVIC: 93 ASHLAR AVENUE

LEGAL: LOT 14, BLOCK 2, SECTION 1, NANAIMO DISTRICT, PLAN 1465



PROPOSED BUILDING HEIGHT CALCULATION-ACCESSORY	
Average natural grade	58.61
Average finished grade	58.60
Maximum accessory building height (R1 Zone)	4.50
Maximum building elevation	63.10
Proposed roof peak elevation	62.16
Proposed slab elevation	58.40

PROPOSED BUILDING HEIGHT CALCULATION-HOUSE	
Average natural grade	59.93
Average finished grade	59.93
Maximum building height (R1 Zone)	7.00
Maximum building elevation	66.93
Proposed roof peak elevation	66.80
Existing main floor elevation	60.74

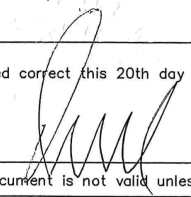
PROPOSED GARAGE SLAB ELEVATION	
Elevation at edge of pavement	58.10
Maximum garage slab	58.42
Proposed garage slab	58.40

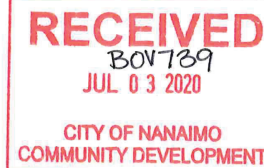
B.C.L.S. HAS BEEN RETAINED TO PIN  
FOUNDATION LOCATION

SITE PLAN SHOWING PROPOSED GARAGE & ADDITION TO  
THE EXISTING HOUSE SITUATED ON:  
LOT 14, BLOCK 2, SECTION 1,  
NANAIMO DISTRICT, PLAN 1465.

Client: DOUGLAS RYAN & COLLEEN PRICE  
Civic Address: 93 ASHLAR AVENUE, NANAIMO  
File: 14-098 Scale: 1:150 Drawn by: DRW Property Zoning: R1

Certified correct this 20th day of December, 2019.

  
B.C.L.S.  
(This document is not valid unless originally signed and sealed.)



DISTANCES AND ELEVATIONS ARE IN METRES.  
GEODETIC ELEVATIONS ARE DERIVED FROM  
CONTROL MONUMENT 77H5257 (CVD28BC DATUM).

NOTE:  
THIS PROPERTY IS AFFECTED BY  
THE FOLLOWING REGISTERED DOCUMENT:  
M76301.

**Turner & Associates**  
land surveying™  
250.753.9778  
605 Comox Road  
Nanaimo, BC V9R 3J4  
www.turnersurveys.ca