



COMMUNITY DEVELOPMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, 2020-NOV-19, 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: BOV00742

Applicant: GARY CARNIATO

Civic Address: 420 HOLLY AVENUE

Legal Description: LOT A PLAN 43455 & LOT 2 PLAN 18120, SUBURBAN LOT 34, NEWCASTLE RESERVE, SECTION 1, DISTRICT LOT 96G, NANAIMO DISTRICT

Purpose: Zoning Bylaw No. 4500 requires a minimum front yard setback of 8.5m where a property abuts a major road, a minimum flanking side yard setback of 4.0m, and a minimum rear yard setback of 10.5m in the R8 zone. The applicant is requesting a front yard setback of 7.15m, a flanking side yard setback of 3.5m and a rear yard setback of 6.93m in order to permit a façade upgrade and legalize the siting of two existing, non-conforming, multi-family buildings. This represents setback variances of 1.35m, 0.5m and 3.57m, respectively.

Zoning Regulations: Medium Density Residential – R8. The applicant requests variances to the “City of Nanaimo Zoning Bylaw 2011 No. 4500”:

Section 7.5.1

A minimum front yard setback of 6.0m is required.

A minimum flanking side yard setback of 4.0m is required.

A minimum rear yard setback of 10.5m is required.

Section 7.5.4

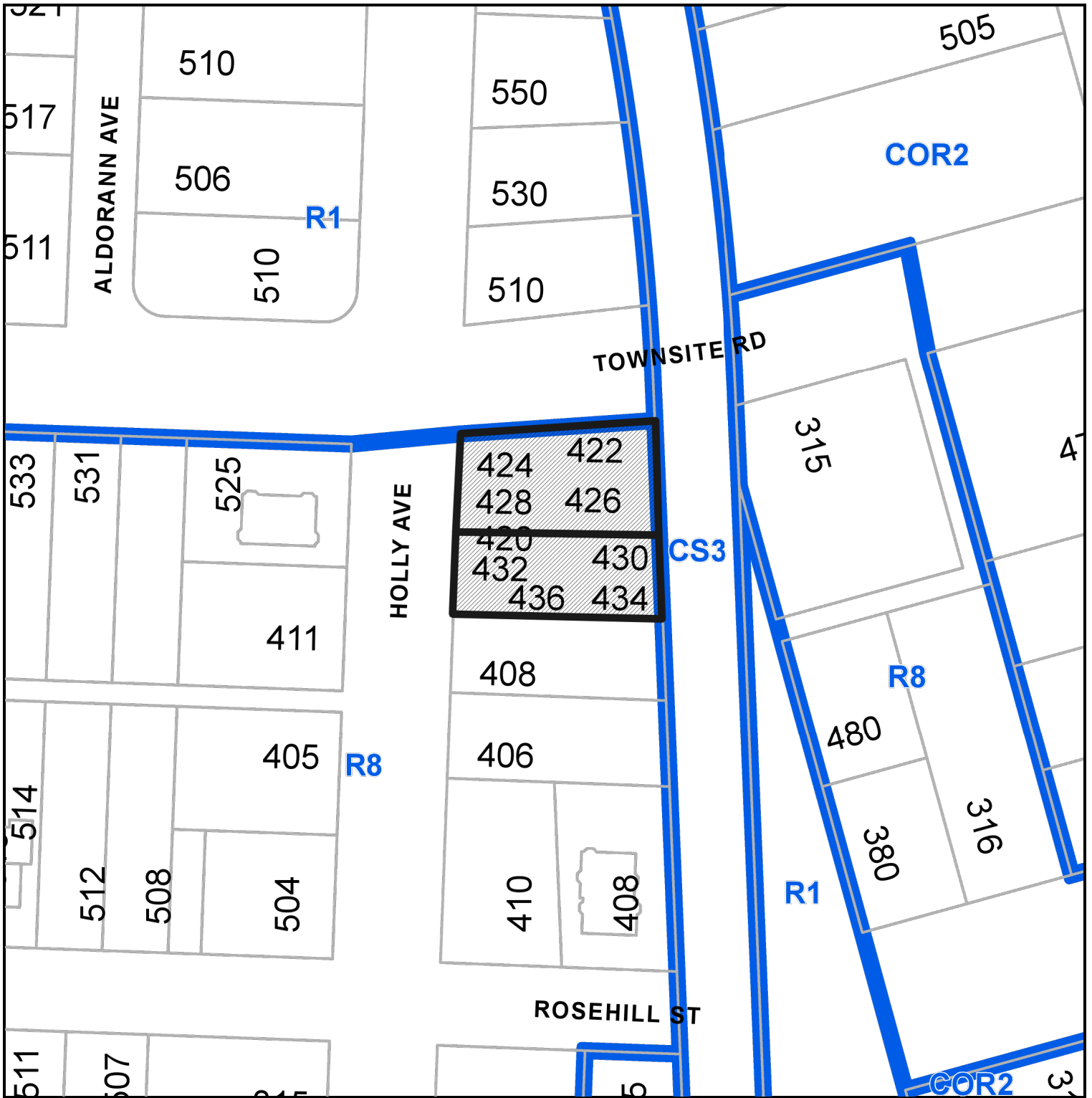
Where a property abuts a major road, an additional 2.5m front yard setback is required.

You are being notified as an owner or tenant of land that is adjacent to land that is the subject of this application. The Board of Variance decision will apply to subsequent owners of the land. 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 attend in-person as a delegation.

WRITTEN SUBMISSION: To submit comments in writing you must contact the Planning Department no later than 4:00 p.m., November 19th, 2020 by emailing planning@nanaimo.ca or calling 250-755-4429 (x4220).

ATTEND IN-PERSON: To attend in-person as a delegation, you must register no later than 11:00 a.m., November 16th, 2020 by visiting: <https://www.nanaimo.ca/your-government/city-council/council-meetings/appearing-as-a-delegation>.

LOCATION PLAN



BOARD OF VARIANCE NO. BOV00742



 **Subject Property**

CIVIC: 420 HOLLY AVENUE

LEGAL: LOT A PLAN 43455 & LOT 2 PLAN 18120, SUBURBAN LOT 34,
NEWCASTLE RESERVE, SECTION 1, DISTRICT LOT 96G, NANAIMO DISTRICT

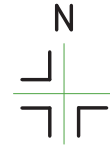
B.C. LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE ON:
 LOT 2, PLAN 18120, AND LOT A, PLAN 43455, SUBURBAN LOT 34,
 NEWCASTLE RESERVE, SECTION 1, (LYING WITHIN DISTRICT LOT 96G),
 NANAIMO DISTRICT

P.I.D. 003-565-866 & 003-988-856
 Civic Address: 420 HOLLY AVENUE

This document was prepared for municipal and mortgage purposes
 and is for the exclusive use of our client, MDC HOMES.
 This document shows the relative location of the surveyed structures
 and features with respect to the boundaries of the parcel described above.
 This document shall not be used to define property lines or property corners.
 Turner & Associates Land Surveying Inc. accepts no responsibility for and hereby
 disclaim all obligations and liabilities for damages arising out of or in connection
 with any direct or indirect use or reliance upon the plan beyond its intended use.
 Certified correct this 29th day of October, 2020.

Matthew Schnurch Digitally signed by Matthew
 Schnurch KAHJN6
 KAHJN6 Date: 2020.10.29 14:49:56 -07'00'

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



Townsite Road



Scale 1:125
 DISTANCES SHOWN ARE IN METRES.

Turner & Associates
 land surveying™
 435 Terminal Avenue North
 Nanaimo, B.C.
 V9S 4J8
 250-753-9778
 www.turnersurveys.ca
 File: 20-042

LOT A:
 NOTE:
 THIS PROPERTY IS AFFECTED BY
 THE FOLLOWING REGISTERED DOCUMENTS:
 M76300, 55555G, FM67522, CA6572403,
 CA6572404

LOT 2:
 NOTE:
 THIS PROPERTY IS AFFECTED BY
 THE FOLLOWING REGISTERED DOCUMENTS:
 M76300, 55555G, FM67522

RECEIVED
 BOV 7 4 2
 2020-OCT-30
 Current Planning

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 whole or in part without the consent of the signatory.