



COMMUNITY DEVELOPMENT

## BOARD OF VARIANCE

### NOTICE OF MEETING

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A meeting of the Board of Variance will be held on Thursday, 2021-MAR-04, at 4:00 p.m. in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

**APPEAL NO:** **BOV00747**

**Applicant:** BRITTANY MARTIN AND RYAN HILL

**Civic Address:** 21 ROBARTS STREET

**Legal Description:** THE EASTERLY 45 FEET OF LOT 16, BLOCK 16, SECTION 1, NANAIMO DISTRICT, PLAN 584

**Purpose:** Zoning Bylaw No. 4500 requires a minimum front yard setback of 3m in the DT8 zone. A front porch is permitted to project up to 2m into the front yard setback on a single residential dwelling. The applicant is requesting to reduce the front yard setback from 3m to 2.5m in order to reconstruct a previously existing, non-conforming front porch. This represents a variance of 0.5m. The porch would then project 2m into the front yard setback as permitted by the Zoning Bylaw.

**Zoning Regulations:** Old City Mixed Use – DT8 Zone. The applicant requests a variance to the “City of Nanaimo Zoning Bylaw No. 4500”:

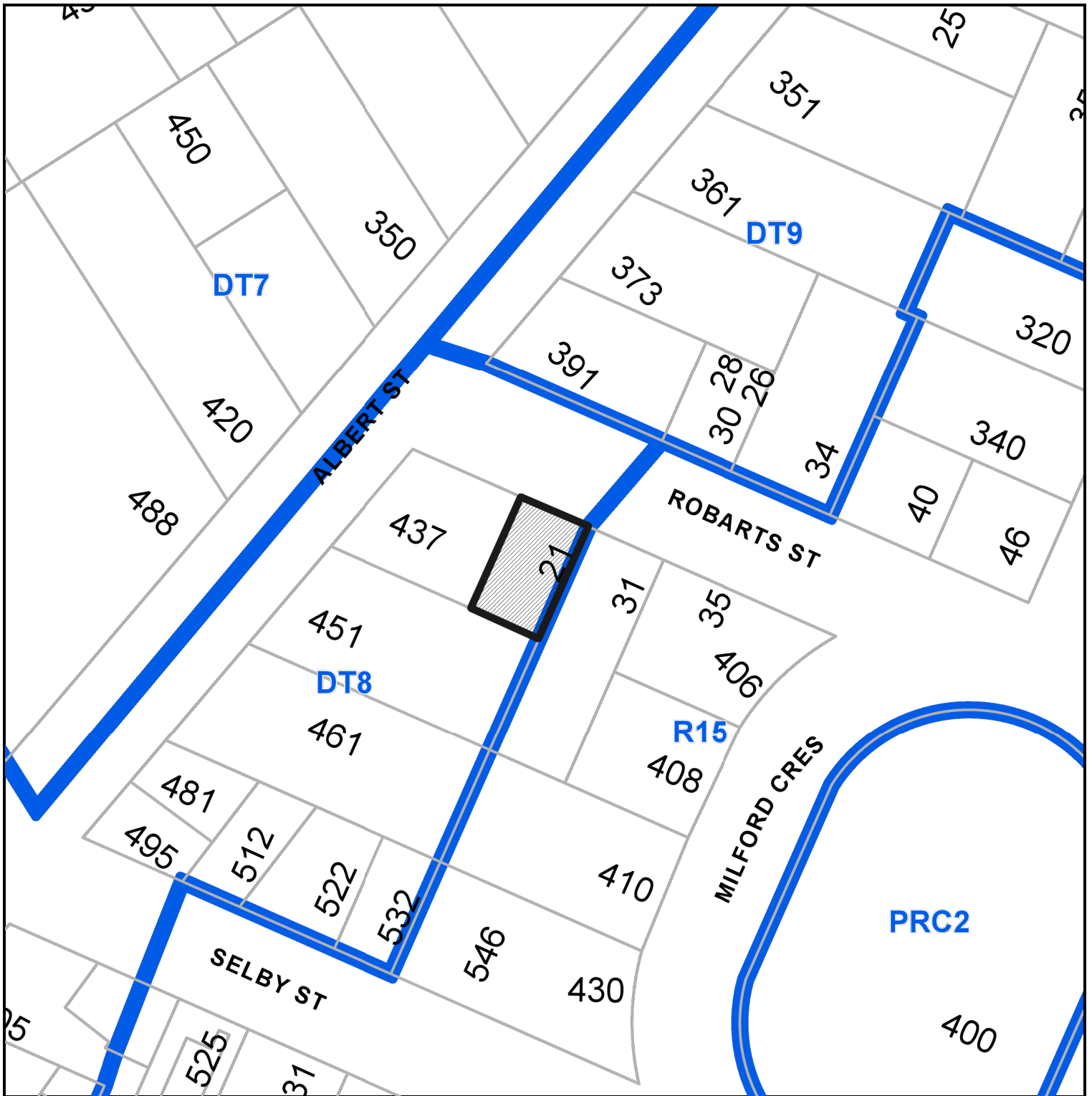
*Section 11.5.1 – Siting of Buildings  
A minimum front yard setback of 3m is required.*

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 via Zoom. In-person attendance will not be permitted at this time.

**WRITTEN SUBMISSION:** To submit comments in writing you must contact the Current Planning Section no later than 2:30 p.m., March 4<sup>th</sup>, 2021 by emailing [planning@nanaimo.ca](mailto:planning@nanaimo.ca) or calling 250-755-4429 (x4222).

**ATTEND VIA ZOOM:** To attend electronically as a delegation, you must register no later than 11:00 a.m., March 1<sup>st</sup>, 2021 by emailing [planning@nanaimo.ca](mailto:planning@nanaimo.ca) or calling 250-755-4429 (x4222).

# LOCATION PLAN



## BOARD OF VARIANCE NO. BOV00747



**Subject Property**

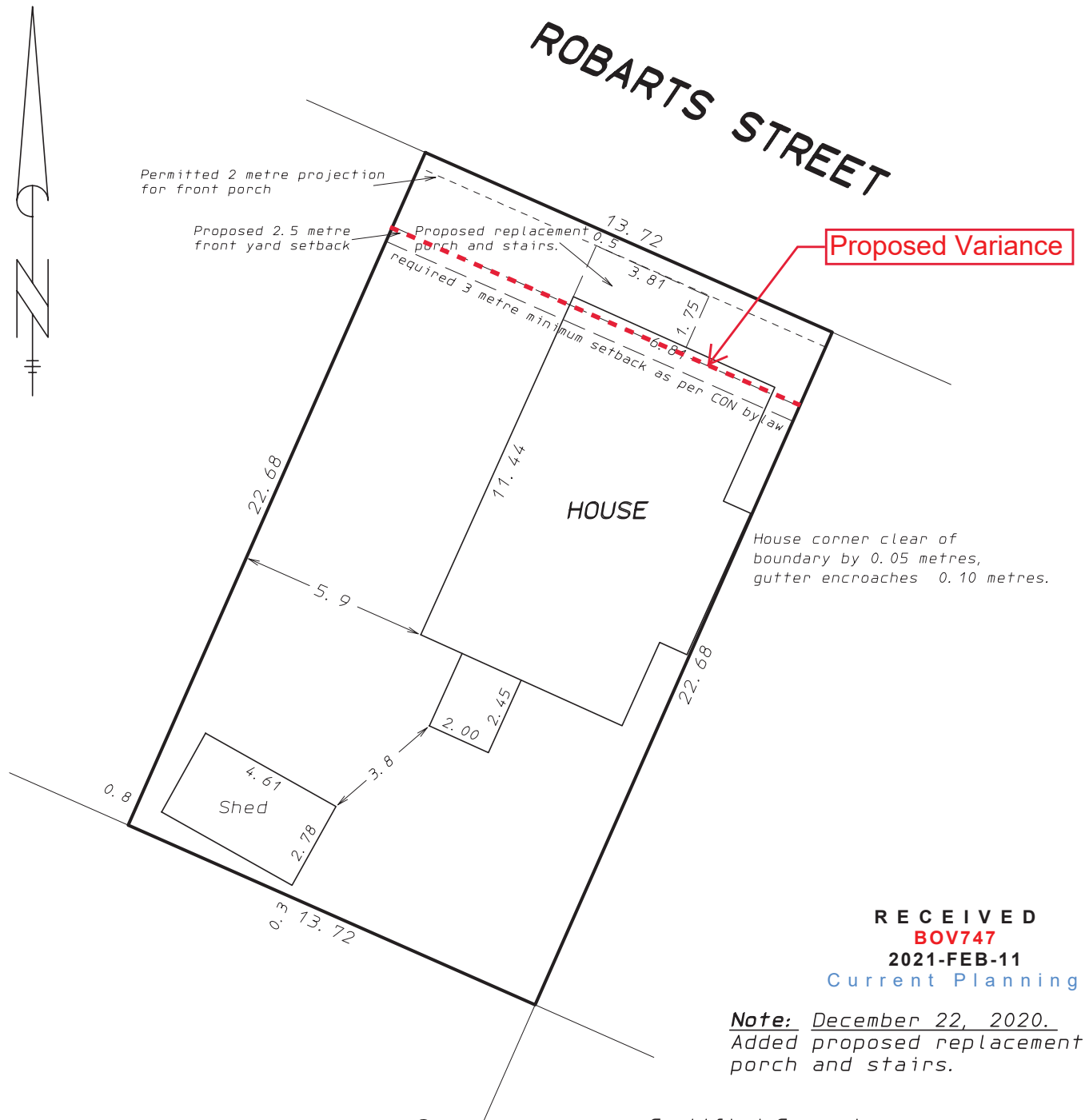
CIVIC: 21 ROBERTS STREET

LEGAL: THE EASTERLY 45 FEET OF LOT 16, BLOCK 16, SECTION 1, NANAIMO DISTRICT, PLAN 584

**B. C. LAND SURVEYOR'S CERTIFICATE OF LOCATION**  
**OF BUILDINGS ON THE EASTERLY 45' OF LOT 16,**  
**BLOCK 16, PLAN 584, SECTION 1,**  
**NANAIMO DISTRICT.**

SCALE = 1: 200

All distances are in metres.



Proposed Variance

RECEIVED  
BOV747  
2021-FEB-11  
Current Planning

**Note:** December 22, 2020.  
Added proposed replacement porch and stairs.

Charles O. Smythies & Associates ©

B. C. Land Surveyors & Planners  
Nanaimo, B. C.

Date: November 4, 2020.

File: 7-NM-1-9 (4498.001)

Certified Correct

George Smythies  
BH9W74

Digitally signed by George Smythies BH9W74  
DN: c=CA, cn=George Smythies BH9W74, o=BC Land  
Surveyor, ou=Verify ID at www.juricert.com/  
LKUP.cfm?id=BH9W74  
Date: 2021.02.11 14:14:12 -0800

B. C. L. S.

This document is not valid unless  
originally signed and sealed.