



COMMUNITY DEVELOPMENT

## BOARD OF VARIANCE

### NOTICE OF MEETING

---

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:** BOV00748

**Applicant:** JOSH KNIGHT (SHINING KNIGHT CONSTRUCTION)

**Civic Address:** 1382 ROSE ANN DRIVE

**Legal Description:** LOT B, SECTION 2, WELLINGTON DISTRICT, PLAN EPP81989

**Purpose:** Zoning Bylaw No. 4500 requires a minimum setback of 6m for all garage doors and carport entrance ways facing a street on a single residential dwelling. The applicant is requesting to reduce the required setback for a garage door from 6m to 4.36m in order to permit a proposed addition to an existing single family dwelling. This represents a variance of 1.64m.

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

*Section 7.5.3*

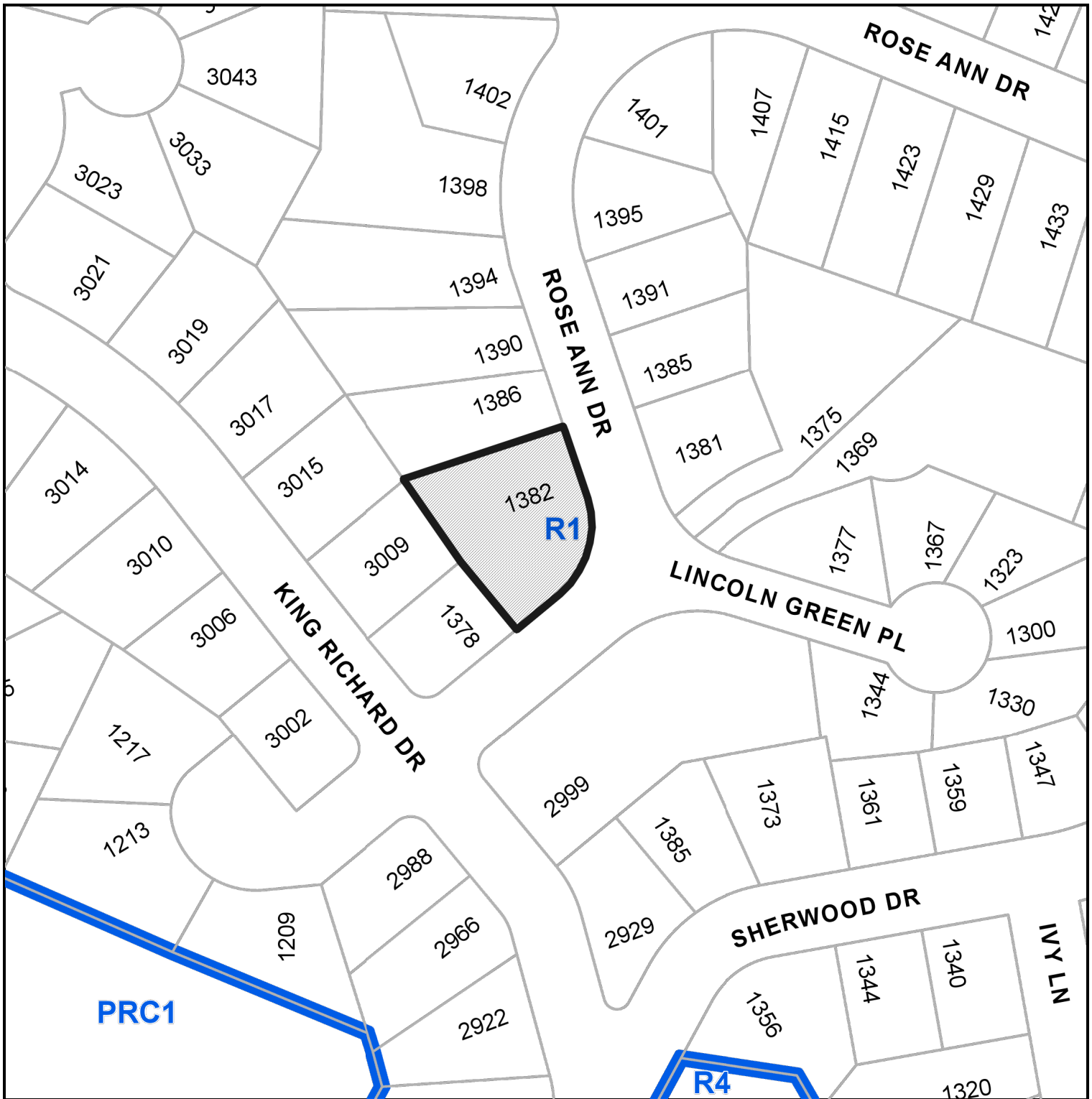
*All garage doors and carport entrance ways facing a street on a single residential dwelling or duplex must be setback at least 6m.*

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. BOV00748



**Subject Property**

CIVIC: 1382 ROSE ANN DRIVE

LEGAL: LOT B, SECTION 2, WELLINGTON DISTRICT, PLAN EPP81989

B.C. LAND SURVEYOR'S CERTIFICATE OF PROPOSED ADDITION TO HOUSE LOCATED ON:

**LOT B, SECTION 2, WELLINGTON DISTRICT, PLAN EPP81989.**

SCALE 1:250  
0 2 4 6 8 10 15 metres  
DISTANCES AND ELEVATIONS ARE IN METRES.

**NOTES:**

CIVIC ADDRESS: 1382 ROSE ANN DRIVE

LOT DIMENSIONS ARE DERIVED FROM REGISTERED PLANS.

ELEVATION DATUM IS DERIVED FROM INTEGRATED SURVEY CONTROL MONUMENTS.

HOUSE DESIGN FROM OPEN INTERIORS DESIGN DRAWINGS DATED DECEMBER 1, 2020. WHERE ADDITION MEETS EXISTING FOUNDATION DIMENSIONS ARE APPROXIMATE. BUILDER TO LOCATE NEW FOUNDATION INSIDE MIN. SETBACKS SHOWN.

THE UNDERSIGNED CONFIRMS THAT HE HAS BEEN RETAINED BY BARRY AND VALERIE FULFORD TO PROVIDE SETBACK LINE LAYOUT IN ACCORDANCE WITH THE MIN. SETBACK DISTANCES SHOWN ON THIS PLAN.

● STANDARD IRON POST FOUND.

▲ HUB/SPIKE/CONCRETE NAIL FOUND

44.39 DENOTES PROPOSED GARAGE SLAB.

NG 44.8 DENOTES TYPICAL SPOT ELEVATION OF NATURAL GRADE (NG) IN CONFORMANCE WITH THE CITY OF NANAIMO ZONING BYLAW.

FG 44.38 DENOTES TYPICAL SPOT ELEVATION OF EXISTING and PROPOSED FINISHED GRADE (FG).

**MAXIMUM HOUSE HEIGHT  
CALCULATION BY GRADES**

MEAN NG	=	43.97
MEAN FG	=	43.89
MAXIMUM HEIGHT	+	7.00
CON MAXIMUM ROOF PEAK	=	50.89
EXISTING MAIN FLOOR	=	44.47
APPROX. RISE TO PROPOSED ADDITION SLAB	+	0.06
PROPOSED ADDITION SLAB	=	44.53
APPROX. HEIGHT TO PROPOSED ROOF PEAK	+	5.09
PROPOSED ROOF PEAK	=	49.62



**WILLIAMSON & ASSOCIATES**  
PROFESSIONAL SURVEYORS © 2021  
3088 BARONS ROAD NANAIMO B.C. V9T 4B5  
PHONE: 250-756-7723 FAX: 250-756-7724  
EMAIL: WAPS@VICLS.CA  
FILE: 12035-5 REV 2 HEIGHT SURVEY (BASE PLAN 12035)

A  
PLAN EPP81989

B  
PLAN EPP81989

9  
PLAN 20603

5  
PLAN 15662

**Proposed Garage Door  
Setback Variance**

**VARIANCE REQUIRED  
GARAGE FRONT YARD SETBACK**  
REQUIRED SETBACK = 6.00 m  
PROPOSED SETBACK - 4.41 m  
CONTINGENCY + 0.05 m  
VARIANCE REQUIRED = 1.64 m

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.

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES & PERMITS:  
- STATUTORY BUILDING SCHEMES H14058 & B67122;  
THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS DATE OF: FEBRUARY 17, 2021.

**Brock Williamson**  
IXFVP6

Digitally signed by Brock Williamson IXFVP6  
DN: cn=CA, cn=Brock Williamson IXFVP6, o=BC  
Land Surveyor, ou=Verify ID at  
www.juricert.com/lookup.cfm?id=IXFVP6  
Date: 2021.02.17 20:12:36 -08'00'

Brock E.J. Williamson B.C.L.S.  
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED.

**RECEIVED**  
**BOV748**  
**2021-FEB-18**  
Current Planning