



DEVELOPMENT SERVICES DEPARTMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, 2021-JUN-03, 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: BOV00752

Applicant: TED SORENSEN

Civic Address: 3410 ARROWSMITH ROAD

Legal Description: LOT 12, DISTRICT LOT 31, WELLINGTON DISTRICT, PLAN 34840

Purpose: Zoning Bylaw No. 4500 requires a minimum side yard setback of 3m in the AR2 zone. The applicant is requesting to reduce the required side yard setback from 3.0m to 2.0m in order to permit an exterior staircase on a single family dwelling currently under construction. This represents a side yard setback variance of 1.0m.

Zoning Regulations: Urban Reserve – AR2. The applicant requests a variance to the “City of Nanaimo Zoning Bylaw No. 4500”:

Section 8.5.

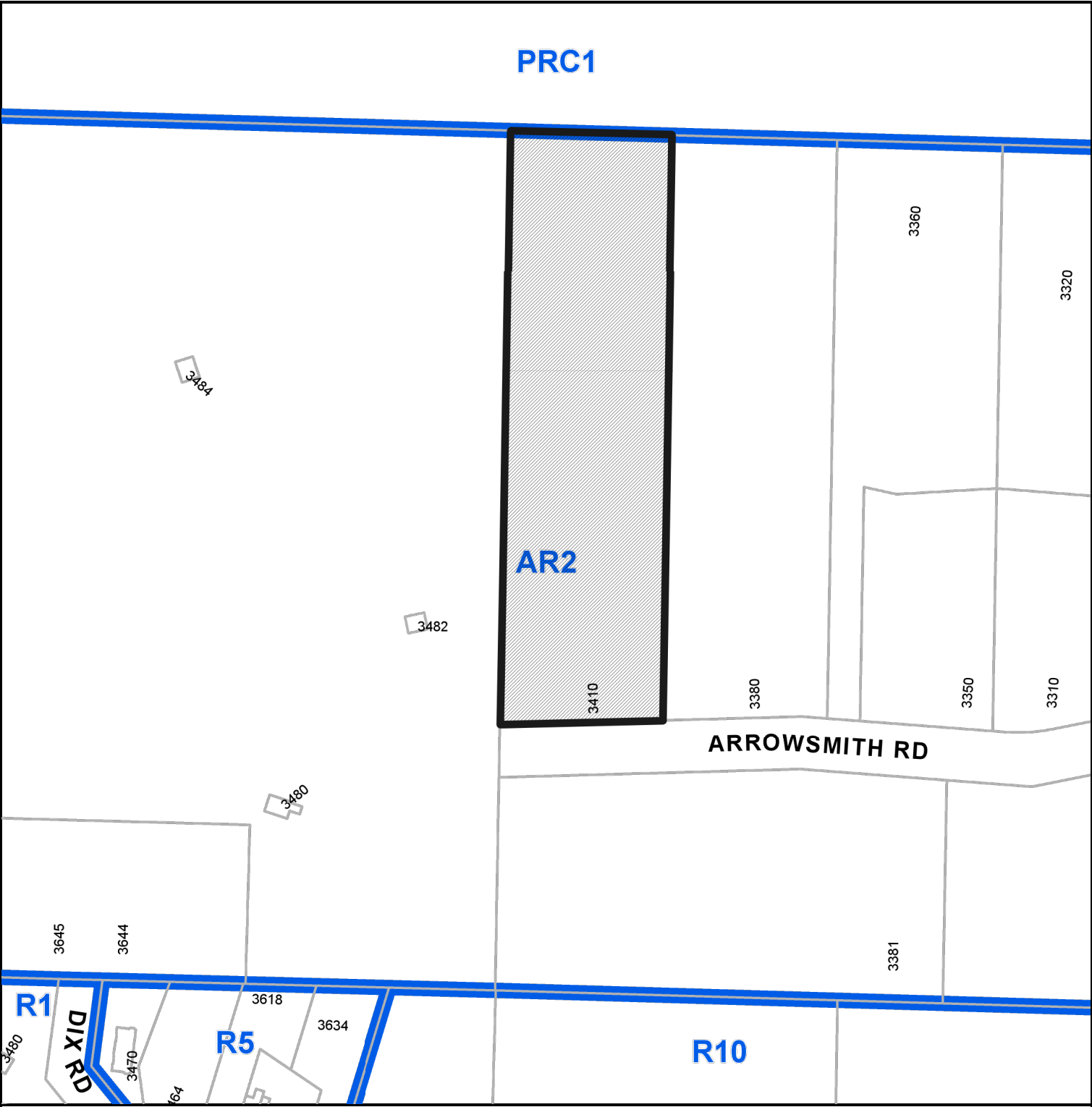
A minimum side yard setback of 3m is required.

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., June 3rd, 2021 by emailing planning@nanaimo.ca or calling 250-755-4429 (x4302).

ATTEND VIA ZOOM: To attend electronically as a delegation, you must register no later than 11:00 a.m., May 31st, 2021 by emailing planning@nanaimo.ca or contacting Sadie Robinson, Planning Assistant, at 250-755-4429 (x4302).

LOCATION PLAN



BOARD OF VARIANCE NO. BOV00752



Subject Property

CIVIC: 3410 ARROWSMITH ROAD
LEGAL: LOT 12, DISTRICT LOT 31, WELLINGTON DISTRICT, PLAN 34840

SKETCH PLAN TO ACCOMPANY VARIANCE APPLICATION

File: 89200

Civic: 3410 Arrowsmith Road, Nanaimo, B.C.

Legal: Lot 12, District Lot 31, Wellington District, Plan 34840.

Dimensions are in metres and are derived from Plan 34840.

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

This sketch plan has been prepared in accordance with the Professional Reference Manual and is certified correct this 3rd day of March, 2021.

Douglas Holme VXC3QR

Digitally signed by Douglas Holme VXC3QR
Date: 2021.03.03 14:05:36 -08'00'

This document is not valid unless
originally signed and sealed or
digitally signed by BCLS

B.C.L.S.

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The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.

Subject to charges, legal notations, and interests shown on: Title No. CA5306389 (P.I.D. 000-306-703)

Scale 1:1250



Datum for elevations, in metres, is geodetic



Proposed Variance To Reduce Setback From 3m to 2m

DETAIL A
Scale = 1:400

0.20 THICK CONCRETE
RETAINING WALL

DETAIL B

Scale = 1:200

0.20 THICK CONCRETE
RETAINING WALL

0.20 THICK
CONCRETE
WALL (TYP)

PROPERTY LINE

0.30x0.3
CONCRE
POST

EXTERIOR FACE
OF CONCRETE
WALL (TYP) -

EXTERIOR FACE OF—
CONCRETE WALL (TYP)

4.17
CONCRETE
FOUNDATION
(Meas. Aug. 21/20)
6.22

TOP OF
CONCRETE
W.=196.80

EXTERIOR FACE
OF CONCRETE
WALL (TYP)-

PROPERTY LINE

3.0m BUILDING
SETBACK LINE

STRATA
PLAN
5731

PLAN
VIP78450

PART OF DISTRICT LOT 43
WELLINGTON DISTRICT

74.62
PLAN VIP56624

PLAN
EPP98768

POTABLE
WATER WELL

CONCRETE
FOUNDATION
(See DETAIL A)

12

PLAN | 34840

ARROWSMITH ROAD

RECEIVED

BOV752

2021-MAY-06

Current Planning