



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: **BOV00753**

Applicant: JOSEPH BASSANELLO

Civic Address: 5525 TURNER ROAD

Legal Description: LOT 2, DISTRICT LOT 20, WELLINGTON DISTRICT, PLAN 19006

Purpose: Zoning Bylaw No. 4500 requires a minimum front yard setback of 7.0m in the R1 zone where property abuts a major road. The applicant is requesting to reduce the front yard setback from 7.0m to 6.37m in order to allow a proposed garage addition. This represents a variance of 0.63m.

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

Section 7.5.1

A minimum front yard setback of 4.5m is required.

Section 7.5.4

Notwithstanding Subsection 7.5.1, where a property abuts a major road, an additional 2.5m front yard setback is required when the dedication to achieve the required right-of way width has not occurred to facilitate the widening of the major road.

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



Subject Property

BOARD OF VARIANCE NO. BOV00753

CIVIC: 5525 TURNER ROAD

LEGAL: LOT 2, DISTRICT LOT 20, WELLINGTON DISTRICT, PLAN 19006



J.E. ANDERSON
& ASSOCIATES
SURVEYORS - ENGINEERS

TEL: 250-758-4631 FAX: 250-758-4660
NANAIMO - VICTORIA - PARKSVILLE - CAMPBELL RIVER

SKETCH PLAN

File: 89876

Civic: 5525 Turner Road, Nanaimo, B.C.

Legal: Lot 2, District Lot 20, Wellington District, Plan 19006.

Dimensions are in metres and are derived from Plan 19006 and field survey.

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 25th day of November, 2020.

Douglas Holme VXC3QR Digitally signed by Douglas Holme VXC3QR
Date: 2020.11.25 14:44:39 -08'00'

B.C.L.S.

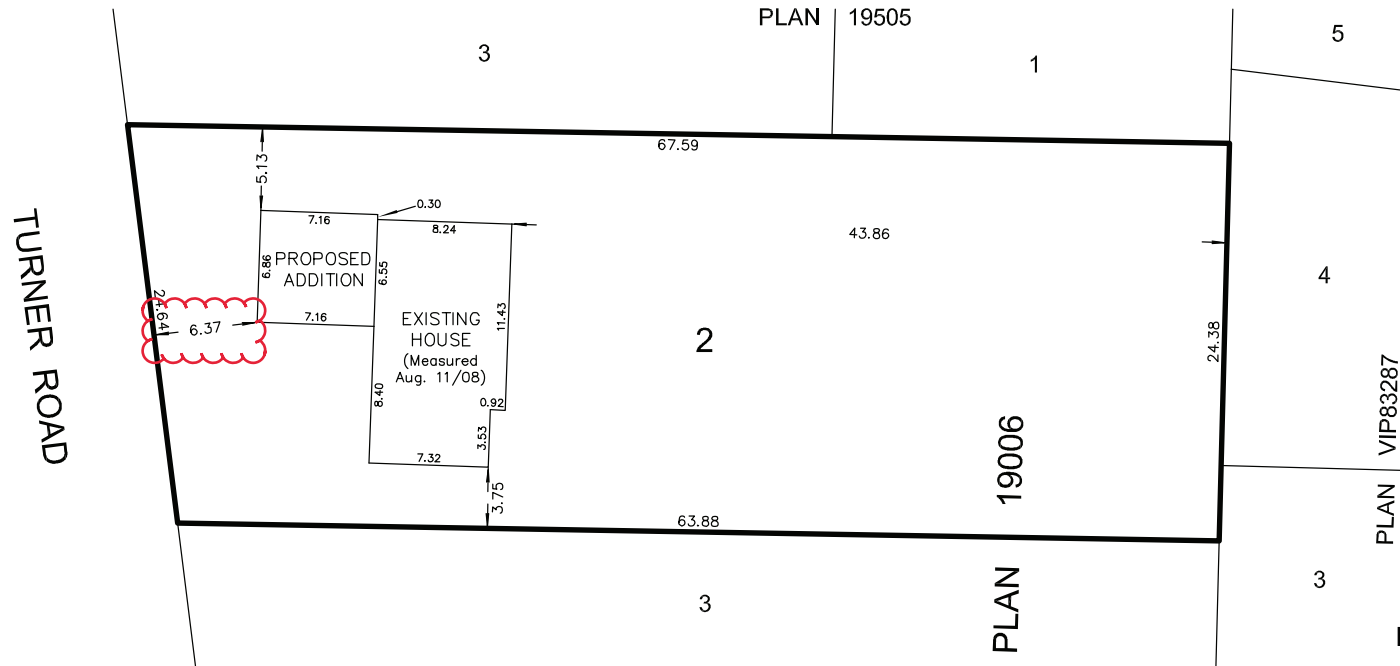
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Subject to charges, legal notations, and interests shown on: Title No. FA53710 (P.I.D. 000-881-457)

Scale 1:300



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2021-MAY-07
Current Planning