



DEVELOPMENT SERVICES DEPARTMENT

## BOARD OF VARIANCE

### NOTICE OF MEETING

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A meeting of the Board of Variance will be held on Wednesday, 2021-JUN-30, 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:** BOV00755

**Applicant:** RYAN PFEIFFER

**Civic Address:** 162 IRWIN STREET

**Legal Description:** LOT 12, BLOCK 7, SECTION 1, NANAIMO DISTRICT, PLAN 584 EXCEPT THE SOUTHERLY 4' THEREOF

**Purpose:** The applicant is requesting to reduce the required side yard setback from 1.5m to 1.01m, and the front yard setback from 4m to 3.72m to allow an addition to an existing, non-conforming single residential dwelling. This represents a side yard setback variance of 0.49m and a front yard setback variance of 0.28m.

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

*Section 7.5.1 – Siting of Buildings*

*A minimum side yard setback of 1.5m is required; and*

*A minimum front yard setback of 4m is required where a side yard setback of 3m or more is provided on at least one side yard.*

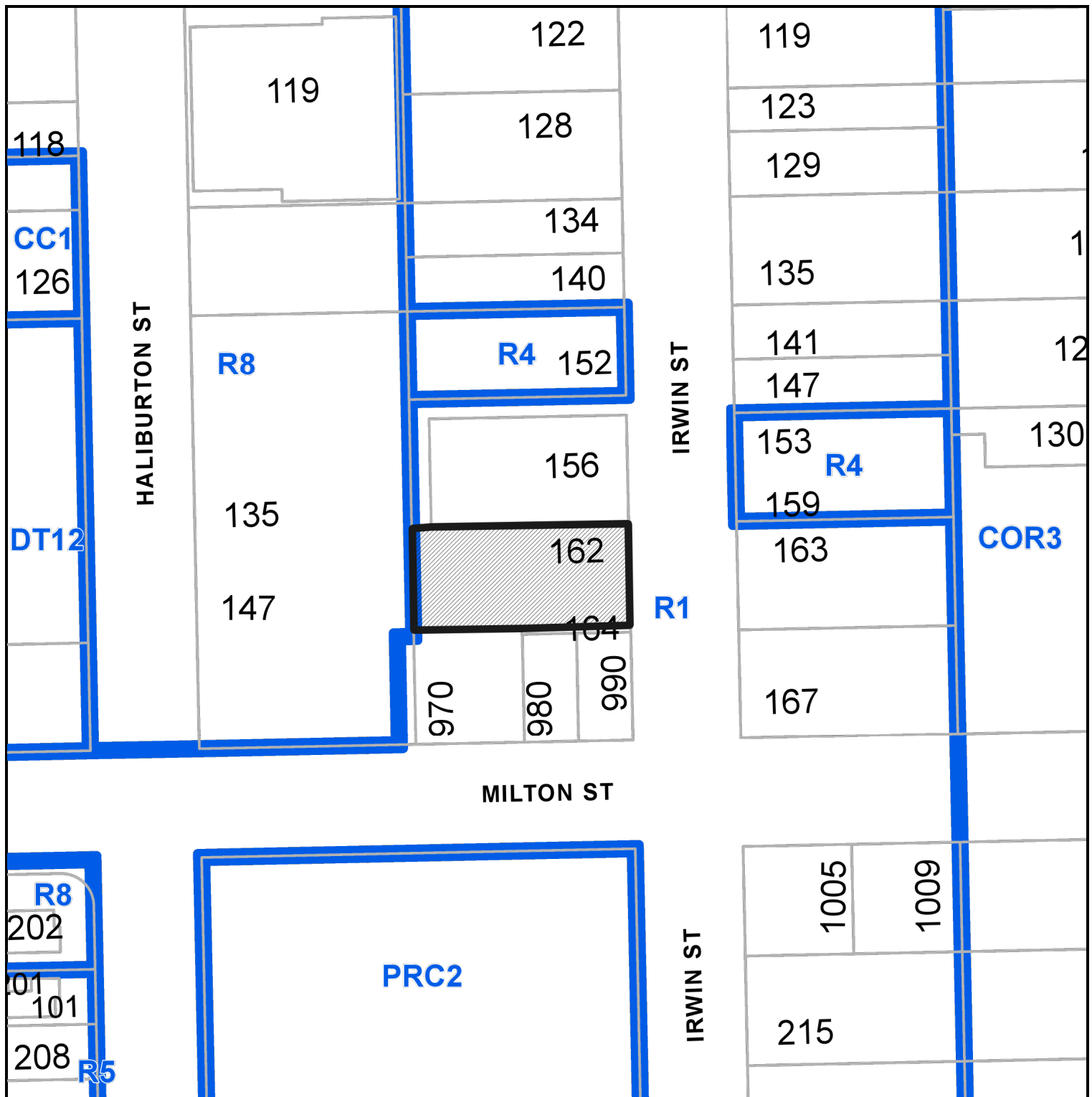
You are being notified as an owner or tenant of land that is adjacent to land that is the subject of this application. The Board of Variance decision will apply to subsequent owners of the land.

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 30<sup>th</sup>, 2021 by emailing [planning@nanaimo.ca](mailto:planning@nanaimo.ca) or calling 250-755-4429 (x4302).

**ATTEND IN-PERSON:** To attend electronically as a delegation, you must register no later than 11:00 a.m., June 28<sup>th</sup>, 2021 by emailing [planning@nanaimo.ca](mailto:planning@nanaimo.ca) or contacting Sadie Robinson at 250-755-4429 (x4302).

## LOCATION PLAN



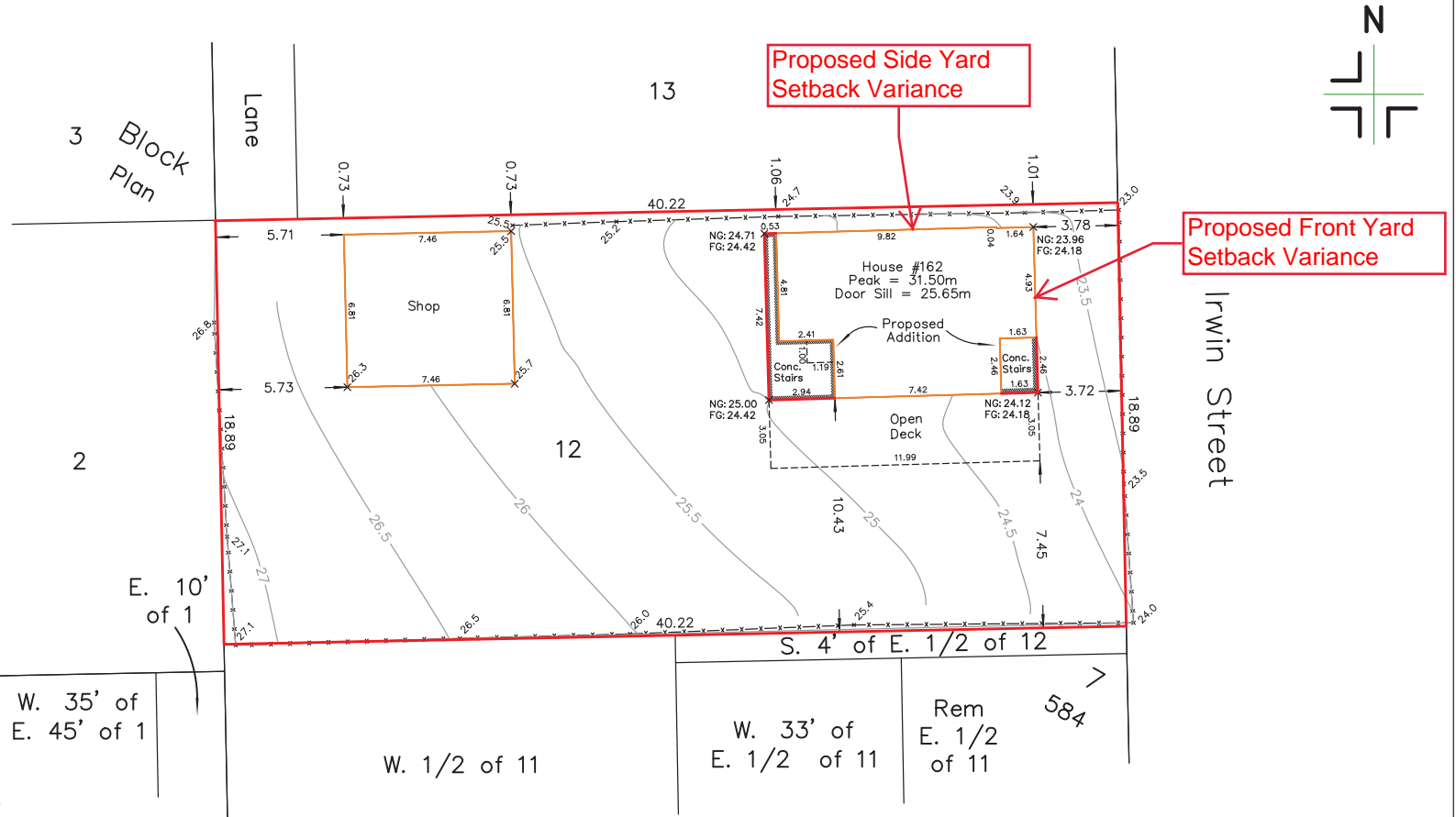
## BOARD OF VARIANCE APPLICATION NO. BOV00755

CIVIC: 162 IRWIN STREET

LEGAL: LOT 12, BLOCK 7, SECTION 1, NANAIMO DISTRICT, PLAN 584 EXCEPT  
THE SOUTHERLY 4' THEREOF

 **Subject Property**

PROPOSED BUILDING HEIGHT CALCULATION	
Average of grading plan elevations	24.45
Average finished grade	24.30
Maximum building height (R1 Zone)	9.00
Maximum building elevation	33.30
Proposed roof peak elevation	33.25



SITE PLAN SHOWING:  
LOT 12, BLOCK 7, SECTION 1, NANAIMO DISTRICT,  
PLAN 584, EXCEPT THE SOUTHERLY 4' THEREOF

Client: RYAN PFEIFFER  
Civic Address: 162 IRWIN STREET, NANAIMO  
File: 16-076-12  
Scale: 1:200  
Drawn by: BEP  
Property Zoning: R1

Certified correct this 24th day of March, 2021.

Brody Phillips  
954A28

Digitally signed by Brody Phillips  
954A28  
Date: 2021.06.04 14:33:18 -07'00'

B.C.L.S.

(This document is not valid unless originally signed and sealed.)

RECEIVED  
BOV755  
2021-JUN-04  
Current Planning

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