



DEVELOPMENT SERVICES DEPARTMENT

BOARD OF VARIANCE

NOTICE OF MEETING

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: BOV00754

Applicant: SEWARD DEVELOPMENTS INC. (TOBY SEWARD)

Civic Address: 33 MAKI ROAD

Legal Description: LOT 1, SECTION 2, NANAIMO DISTRICT, PLAN 16950

Purpose: The applicant is requesting an exemption under Section 531 of the *Local Government Act* to allow the expansion of existing accessory office floor area from 182.74 m² to 369.38 m² within an existing non-conforming industrial building. The property was previously zoned for industrial use but is currently zoned R1 Single Dwelling Residential.

Applicable Regulations: Sections 528 to 532 of the *Local Government Act* stipulate when a non-conforming use is permitted and does not allow the expansion of a non-conforming use or any increase in the degree of activity attributable to the non-conforming use except where an alteration or addition is permitted by the Board of Variance, in accordance with Sections 531 and 542 of the *Local Government Act*, based on a demonstrated hardship.

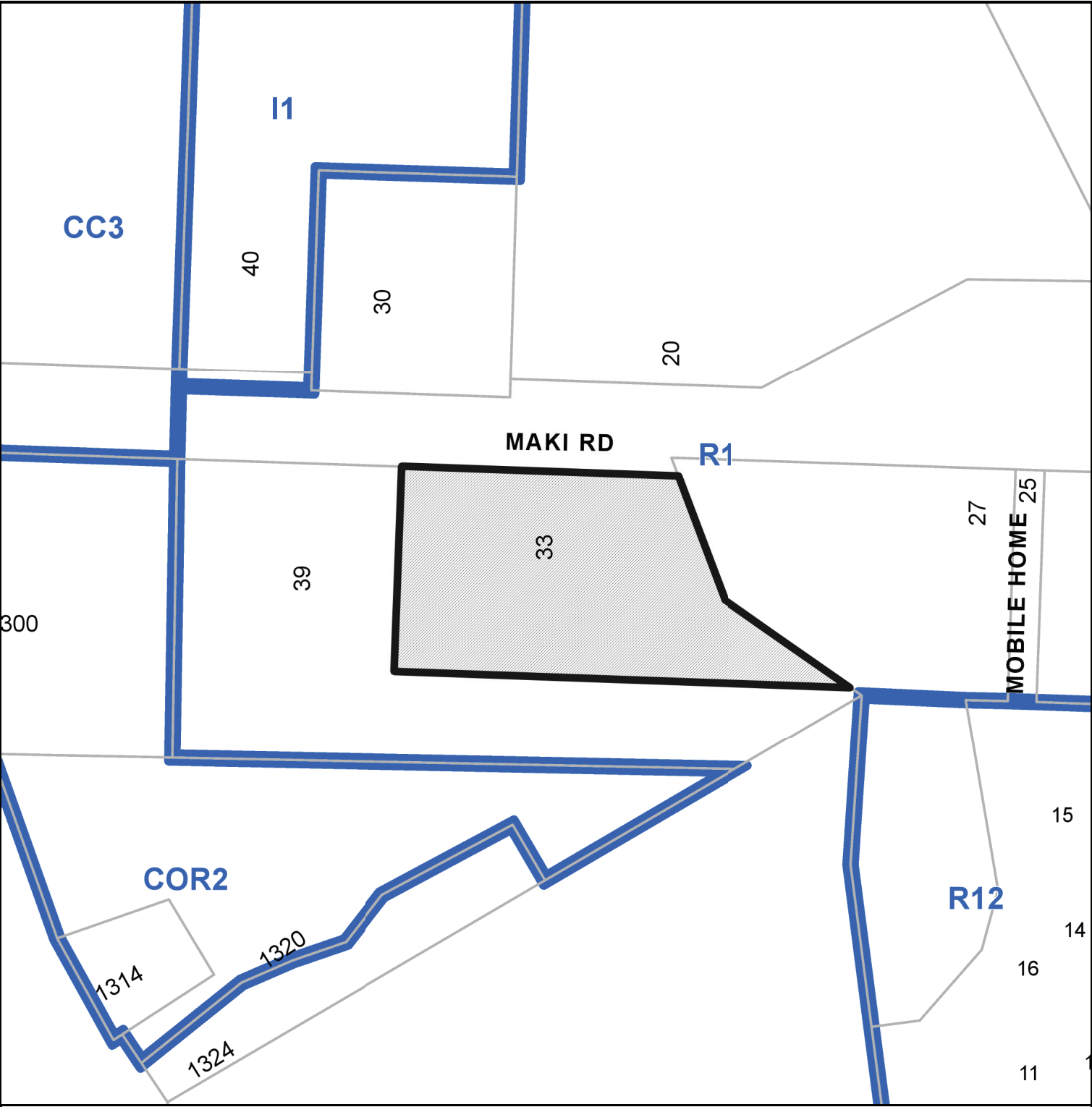
You are being notified as an owner or tenant of land that is adjacent to land that is the subject of this application. The Board of Variance decision will apply to subsequent owners of the land.

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 30th, 2021 by emailing 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 28th, 2021 by emailing planning@nanaimo.ca or contacting Sadie Robinson at 250-755-4429 (x4302).

LOCATION PLAN



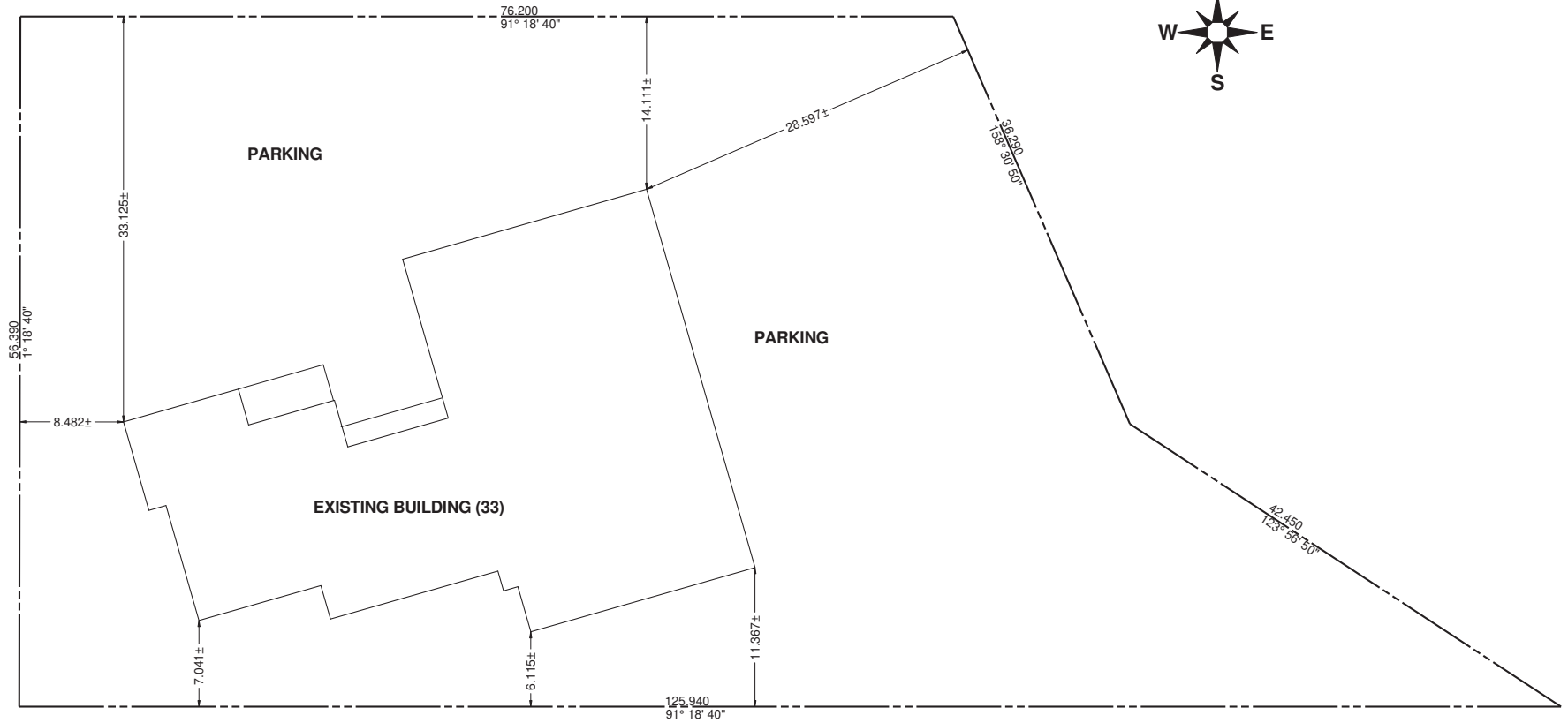
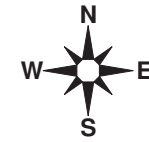
BOARD OF VARIANCE APPLICATION NO. BOV00754



Subject Property

CIVIC: 33 MAKI ROAD
LEGAL: LOT 1, SECTION 2, NANAIMO DISTRICT, PLAN 16950

MAKI ROAD



PLOT PLAN
SCALE 1:200

RECEIVED
80V754
2021-JUN-11
Current Planning

DRAWN FOM	JUNE 11-2021	33 MAKI ROAD NANAIMO, B.C.
CHECKED		
ENGINEER		PAPER SIZE DWG NUMBER
APPROVED		30x18
SCALE 1:200	REV -	SHEET 1 OF 1

