



DEVELOPMENT SERVICES DEPARTMENT

## BOARD OF VARIANCE

### NOTICE OF MEETING

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A meeting of the Board of Variance will be held on Thursday, November 2<sup>nd</sup>, 2023, 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:** BOV00776

**Applicant:** BOB HOLLOWAY, PTARMIGAN PROJECTS

**Civic Address:** 251 WOODHAVEN DRIVE

**Legal Description:** STRATA LOT 151, SECTION 5, WELLINGTON DISTRICT, STRATA PLAN 830, (PHASE 3), TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

**Requested Variance:** Section 7.5.1 of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” requires a minimum 1.5m side yard setback in the Single Dwelling Residential (R1) zone.

The applicant requests to reduce the minimum side yard setback from 1.5m to 0.71m to authorize an existing deck and permit the construction of a new open deck/ walkway along the side of the existing house. This represents a variance of 0.79m.

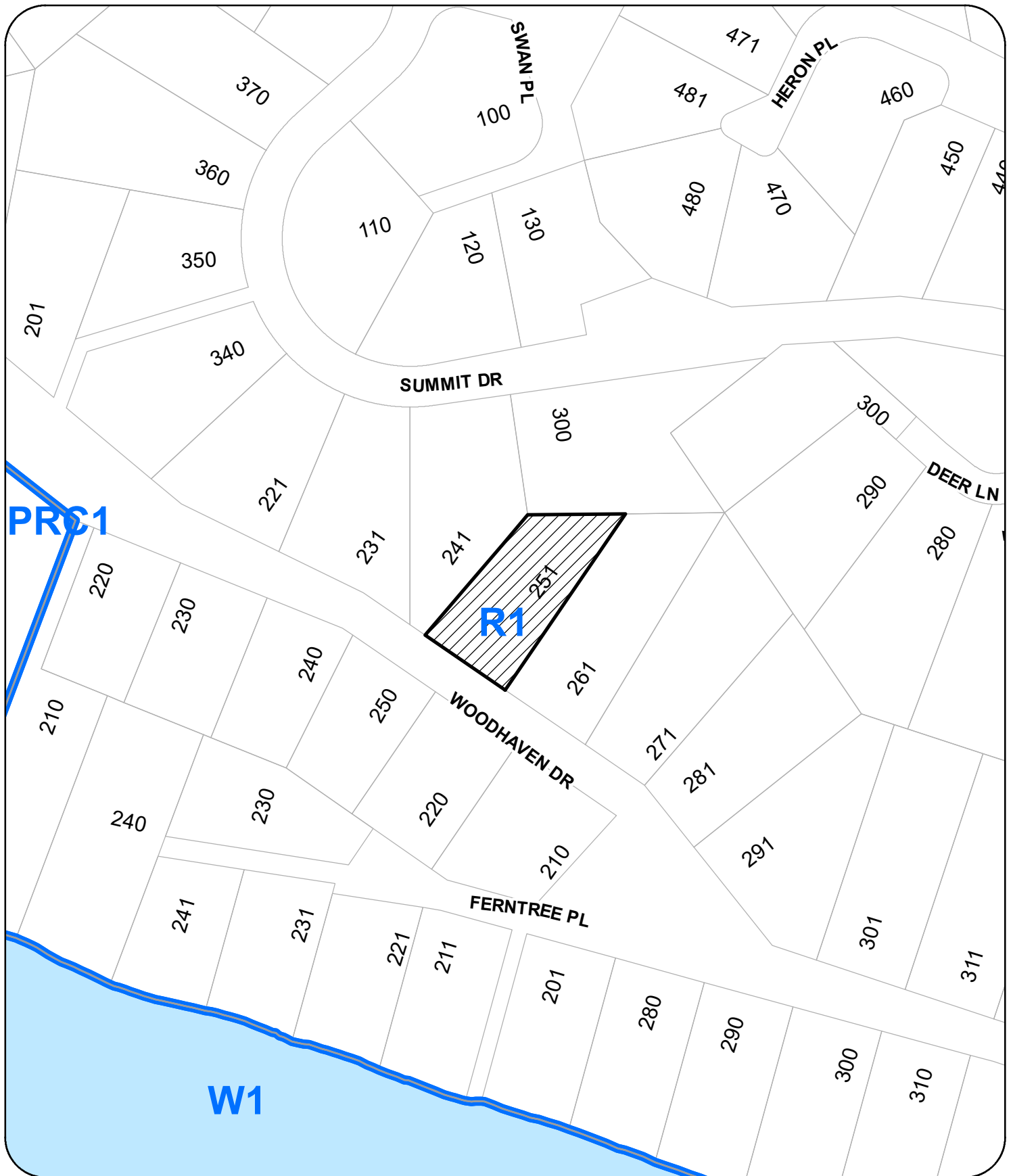
You are being notified as an owner or tenant of land that is adjacent to the property that is the subject of this application. The Board of Variance decision will apply to subsequent owners of the land.

If you deem your property is affected by the proposed variance, and wish to address this appeal, you will be given the opportunity to be heard at the Board of Variance meeting. Members of the public may submit comments in writing or attend the meeting in-person.

**WRITTEN SUBMISSION:** To submit comments in writing you must contact Current Planning no later than 2:30 p.m. November 2<sup>nd</sup>, 2023, by contacting Kirsten Dafoe, Planning Assistant, by email at [kirsten.dafoe@nanaimo.ca](mailto:kirsten.dafoe@nanaimo.ca), or by calling 250-755-4460 Ext. 4509.

**ATTEND IN-PERSON:** To address this appeal in person you may attend this meeting, in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC on Thursday, November 2<sup>nd</sup>, 2023, at 4:00 p.m.

# SUBJECT PROPERTY MAP



 251 WOODHAVEN DRIVE

**SKETCH PLAN**

File: 88655

Civic: 251 Woodhaven Drive, Nanaimo, B.C.

Legal: Strata Lot 151, Section 5, Wellington District, Strata Plan 830 (Phase 3), together with an interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on form 1

Dimensions are in metres and are derived from Strata Plan 830.

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 18th day of October, 2023.

Douglas Holme HKUDSF Digitally signed by Douglas Holme HKUDSF  
Date: 2023.10.18 15:34:31 -07'00'

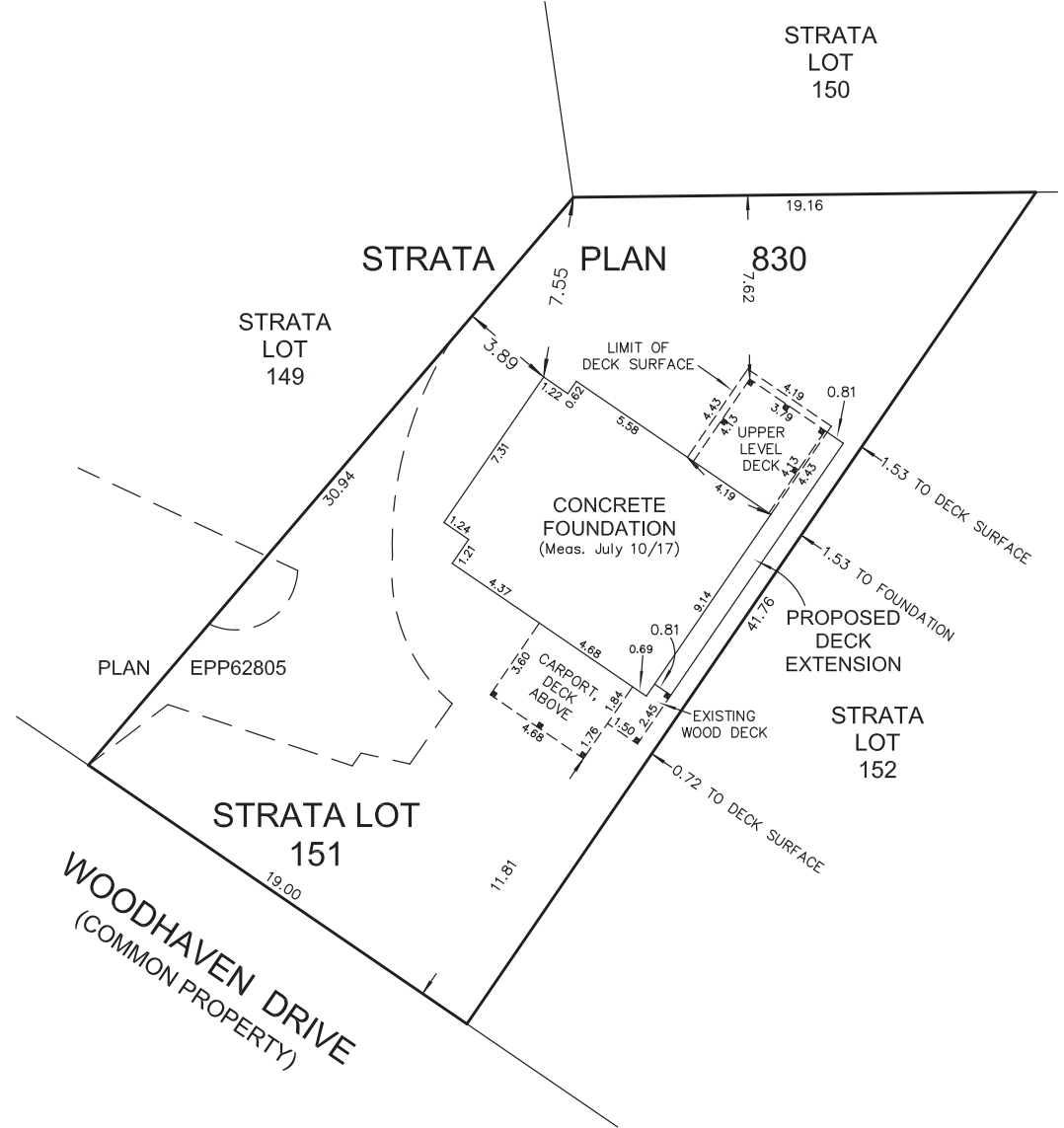
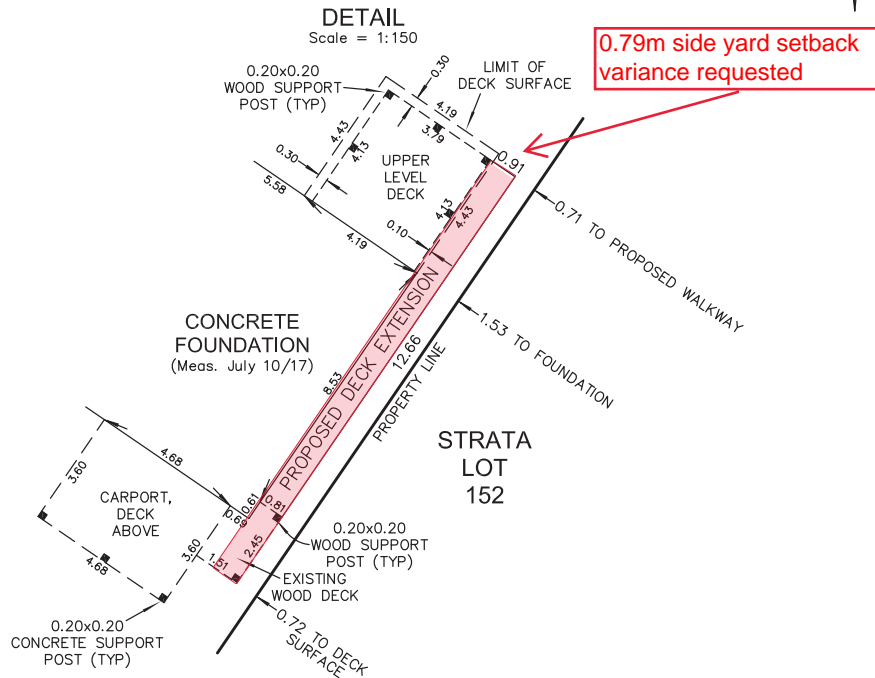
This document is not valid unless originally signed and sealed or digitally signed by BCLS

B.C.L.S.

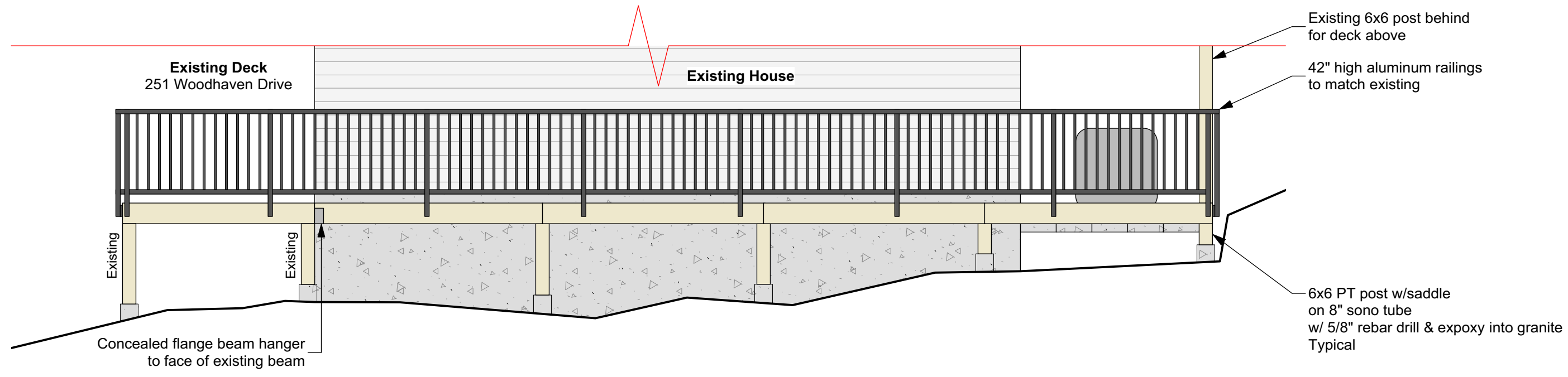
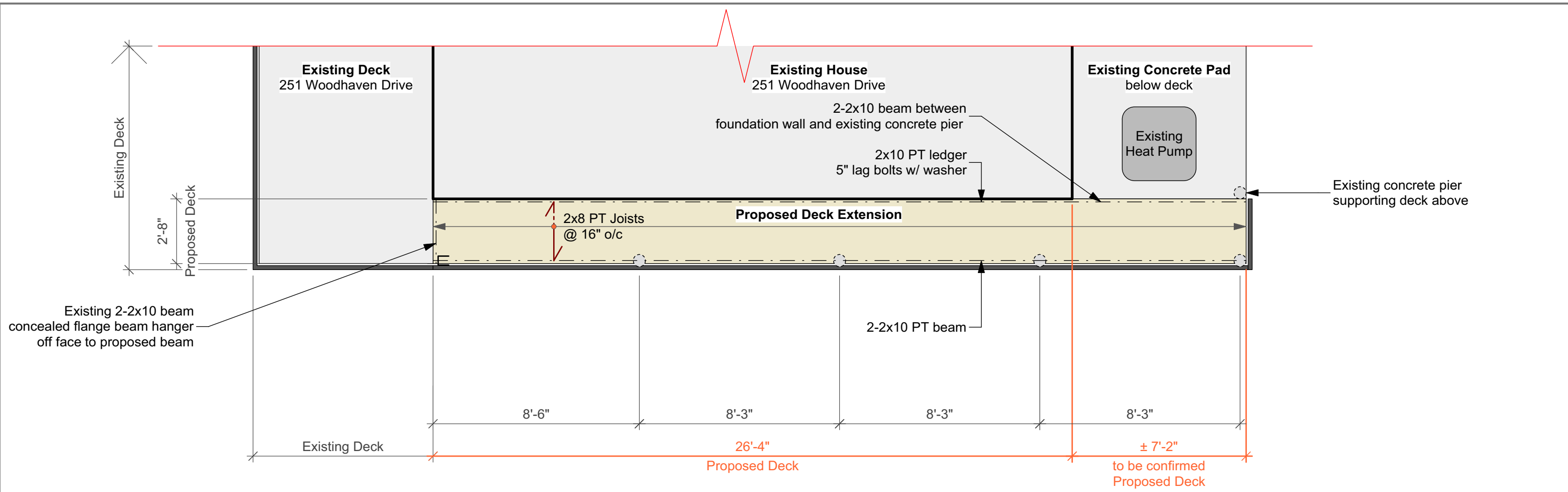
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The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.

Subject to charges, legal notations, and interests shown on: Title No. CA6865938 (P.I.D. 000-273-112)



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**BOV776**  
**2023-OCT-18**  
Current Planning



376 Selby Street, Nanaimo  
250-797-6469  
info@familytreedevelopments.ca



**251 Woodhaven Drive**  
Deck Extension

251 Woodhaven Drive,  
Nanaimo, B.C. V9T 5M1

September 28, 2023

**RECEIVED**  
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**2023-OCT-18**  
Current Planning **1**