



COMMUNITY SAFETY & DEVELOPMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, 2015-JULY-16 at 5:30pm in the Boardroom of the Service and Resource Centre located at 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

APPEAL NO: BOV657

Applicant: Ms. Laura McIntosh

Civic Address: 1464 Estevan Road

Legal Description: LOT 11, BLOCK 8, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 1972

Purpose: The applicant is requesting to vary the provisions of Zoning Bylaw No. 4500 in order to permit the construction of a detached duplex 2.5m from the front yard lot line adjacent to a major road. This represents a variance request of 6m.

Zoning Regulations: Medium Density Residential – R8. The applicant requests a variance to the City of Nanaimo "ZONING BYLAW 2011 NO. 4500":

*"Section 7.5.1 – Yard Requirements
A front yard setback of 6m is required."*

*"Section 7.5.4 – Yard Requirements
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."*

Local Government Act: The property is considered legal-conforming and, as such; Local Government Act, Section 911 - Non-conforming Uses and Siting, does not apply.

The Board of Variance decision will apply to subsequent owners of the land. If you deem your property to be affected by this appeal, please feel free to attend this meeting. Anyone wishing to address this appeal will be afforded the opportunity to be heard at the Board of Variance meeting. This application may be reviewed with Staff at the Community Safety & Development offices, 411 Dunsmuir Street, Nanaimo, BC, or by calling 250-755-4429 (x4344), during normal business hours, Monday to Friday, excluding statutory holidays, from 2015-JULY-07 to 2015-JULY-16.



BOARD OF VARIANCE APPLICATION BOV00657

LOCATION MAP

CIVIC: 1464 ESTEVAN STREET

LEGAL: LOT 11, BLOCK 8, NEWCASTLE RESERVE,
SECTION 1, NANAIMO DISTRICT, PLAN 1972

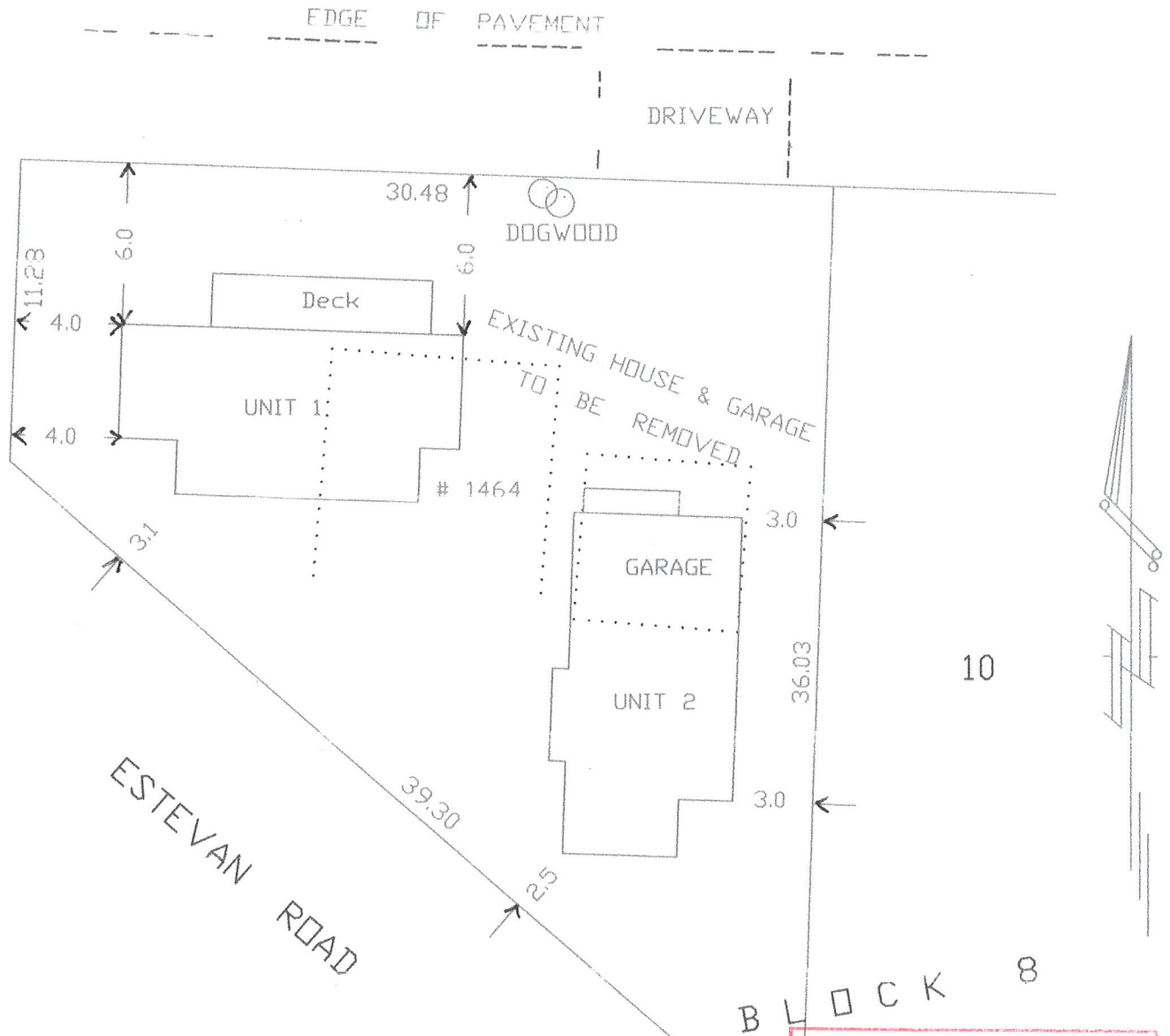
SITE PLAN ON LOT 11, BLOCK 8, NEWCASTLE RESERVE,
SECTION 1, NANAIMO DISTRICT, PLAN 1972

NATURAL GRADE HAS BEEN DETERMINED ACCORDING TO CITY ZONING BYLAWS

SCALE 1:250

MEASUREMENTS ARE IN METRES

LARCH STREET



RECEIVED
BoV 657
JUN 24 2015
CITY OF NANAIMO
COMMUNITY DEVELOPMENT

T.G. Hoyt
B.C. Land Surveyor
2275 Godfrey Road
Nanaimo, B.C.
V9X 1E7
250-753-2921

Certified Correct
This 24th day of June, 2015.

T.G. Hoyt
B. C. L. S.

LANE

FB 366/59