



COMMUNITY DEVELOPMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, 2018-SEP-20, at 5:30pm in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

- APPEAL NO:** BOV00703
- Applicant:** KEENE ANDERSON (GREENPLAN)
- Civic Address:** 250 PINE STREET
- Legal Description:** SOUTHERLY 1/2 OF SECTION B, OF LOT 3, BLOCK R, SECTION 1, NANAIMO DISTRICT, PLAN 584
- Purpose:** Zoning Bylaw No. 4500 requires a minimum side yard setback of 1.5m in the R1b zone. In order to raise an existing non-conforming house, the applicant is requesting the following:
- a north side yard setback of 1.0m
 - a south side yard setback of 1.1m
- This represents variances of 0.5m and 0.4m respectively.
- The applicant is also requesting a north side yard setback of 0.9m in order to replace an existing non-conforming accessory building. This represents a variance of 0.6m.
- Zoning Regulations:** Single Family Residential – R1b. 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 for the principal building.
- Local Government Act:** The property is considered legal non-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 Development Department, 411 Dunsmuir Street, Nanaimo, BC, or by calling 250-755-4460 (x4344), during normal business hours, Monday to Friday, excluding statutory holidays, from 2018-SEP-10 to 2018-SEP-20 inclusive. Questions or comments can also be sent by email to: planning@nanaimo.ca

LOCATION PLAN



BOARD OF VARIANCE NO. BOV00703

LOCATION PLAN

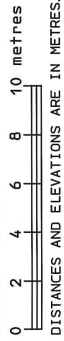


 Subject Property

Civic: 250 Pine Street
Legal Description: THE SOUTHERLY 1/2
OF SECTION B, OF LOT 3, BLOCK R,
SECTION 1, NANAIMO DISTRICT, PLAN 584

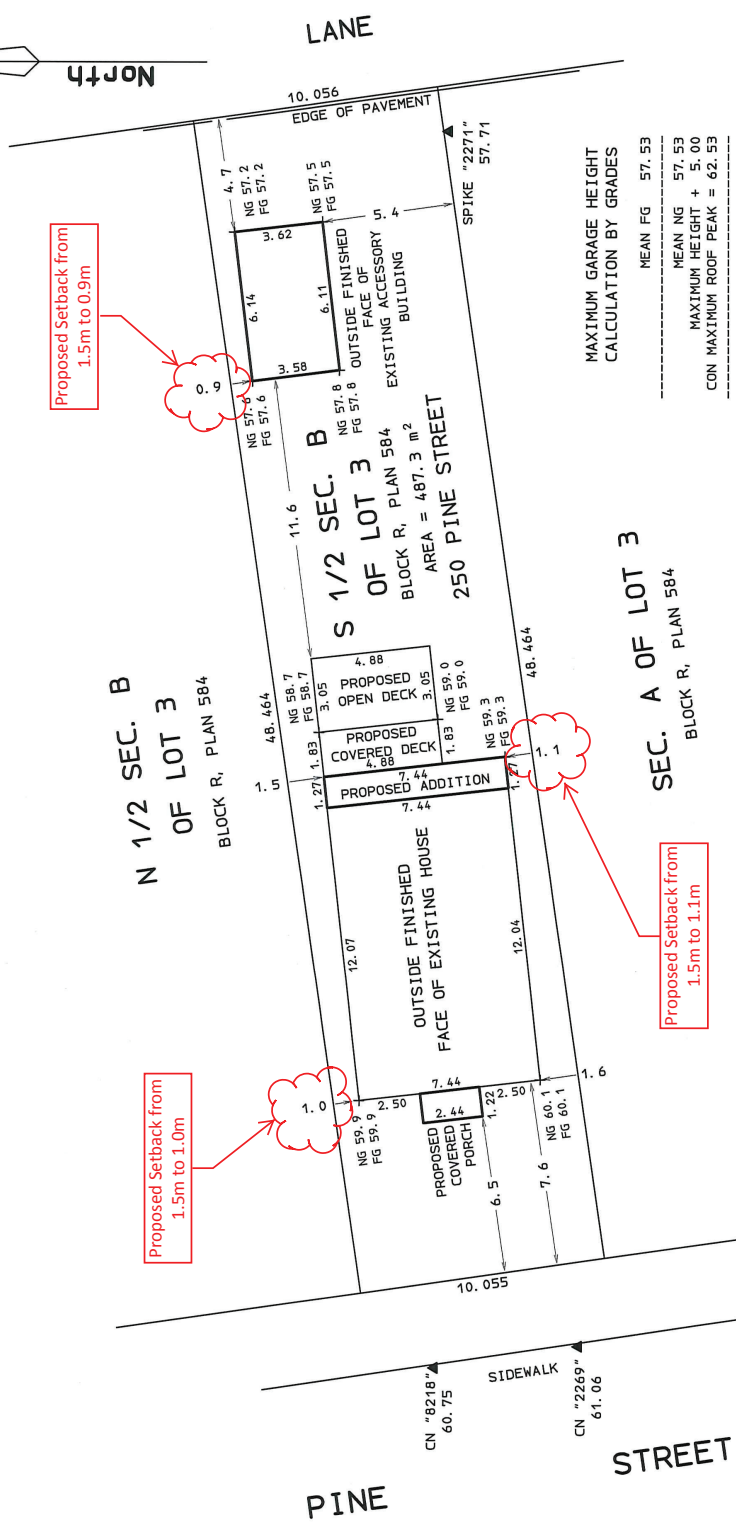
B.C. LAND SURVEYOR'S CERTIFICATE OF PROPOSED HOUSE AND ACCESSORY BUILDING ADDITIONS LOCATED ON:
THE SOUTH 1/2 OF SEC. B OF LOT 3, BLOCK R, PINE STREET, NANAIMO DISTRICT.

SCALE 1:200



NOTES:

- CIVIC ADDRESS: 250 PINE STREET.
- LOT DIMENSIONS ARE DERIVED FROM FIELD SURVEY.
- ELEVATION DATUM IS DERIVED FROM INTEGRATED SURVEY CONTROL MONUMENTS.
- HOUSE DESIGN FROM GREENPLAN DRAWINGS 1843-M-0717-72 DATED JULY 25/16.
- ACCESSORY BUILDING DESIGN FROM GREENPLAN DRAWING 1843-M-0712-71 DATED JULY 12/18.
- THE UNDERSIGNED CONFIRMS THAT HE HAS BEEN RETAINED BY JIM RICHARDSON TO PROVIDE FOUNDATION LAYOUT IN ACCORDANCE WITH THE HOUSE LOCATION SHOWN ON THIS PLAN.
- ▲ HUB/SPIKE/CONCRETE NAIL FOUND.
- NG 59.9 DENOTES TYPICAL SPOT ELEVATION OF NATURAL GRADE (NG) IN CONFORMANCE WITH THE CITY OF NANAIMO ZONING BYLAW.
- FG 59.9 DENOTES TYPICAL SPOT ELEVATION OF PROPOSED FINISHED GRADE (FG).



MAXIMUM HOUSE HEIGHT CALCULATION BY GRADES

MEAN FG	59.40
MEAN NG	59.40
MAXIMUM HEIGHT + 9.00	
CON MAXIMUM ROOF PEAK =	68.40
PROPOSED MAIN FLOOR	62.22
PROPOSED HEIGHT TO PEAK + 5.26	
PROPOSED ROOF PEAK =	67.48

MAXIMUM GARAGE HEIGHT CALCULATION BY GRADES

MEAN FG	57.53
MEAN NG	57.53
MAXIMUM HEIGHT + 5.00	
CON MAXIMUM ROOF PEAK =	62.53
EXISTING GARAGE SLAB	57.29
PROPOSED HEIGHT TO PEAK + 3.79	
PROPOSED ROOF PEAK =	61.08

HOUSE SETBACK VARIANCE REQUIRED

REQUIRED SIDE YARD SETBACK	1.5
PROPOSED SIDE YARD SETBACK	-1.0
VARIANCE REQUIRED =	0.5

HOUSE SETBACK VARIANCE REQUIRED

REQUIRED SIDE YARD SETBACK	1.5
PROPOSED SIDE YARD SETBACK	-1.1
VARIANCE REQUIRED =	0.4

CALCULATION OF NORTH SIDE YARD ACCESSORY BUILDING SETBACK VARIANCE REQUIRED

REQUIRED SIDE YARD SETBACK	1.5
PROPOSED SIDE YARD SETBACK	-0.9
VARIANCE REQUIRED =	0.6

CALCULATION OF NORTH SIDE YARD VARIANCE REQUIRED

REQUIRED SIDE YARD SETBACK	1.5
PROPOSED SIDE YARD SETBACK	-0.9
VARIANCE REQUIRED =	0.6



WILLIAMSON & ASSOCIATES
 PROFESSIONAL SURVEYORS © 2018
 3088 BARONS ROAD NANAIMO B.C. V9T 4B5
 PHONE: 250-756-7723 FAX: 250-756-7724
 EMAIL: WAPS@IBCLS.CA
 FILE: 13073-3 (BASE PLAN 13073)



THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS DATE OF: JULY 26, 2018.

Brock Williamson
 IXPVP6
 Digitally signed by Brock Williamson DN: cn=CA, o=Brock Williamson IXPVP6, email=Brock.Williamson@ibc.ca, c=BC
 Date: 2018.07.26 14:24:07-0700

Brock E. J. Williamson B. C. L. S.
 THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED.