



COMMUNITY DEVELOPMENT

## BOARD OF VARIANCE

### NOTICE OF MEETING

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A meeting of the Board of Variance will be held on Thursday, 2019-MAR-21, at 5:30pm in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

**APPEAL NO:** **BOV00713**

**Applicant:** Ronald Ens

**Civic Address:** 5109 LAGUNA WAY

**Legal Description:** LOT 84, DISTRICT LOT 54, WELLINGTON DISTRICT, PLAN 25430

**Purpose:** Zoning Bylaw No. 4500 requires that a heat pump or central air conditioning unit be located to the rear of a principal building. The applicant is requesting a variance to locate an air conditioning unit to the side of the principal building.

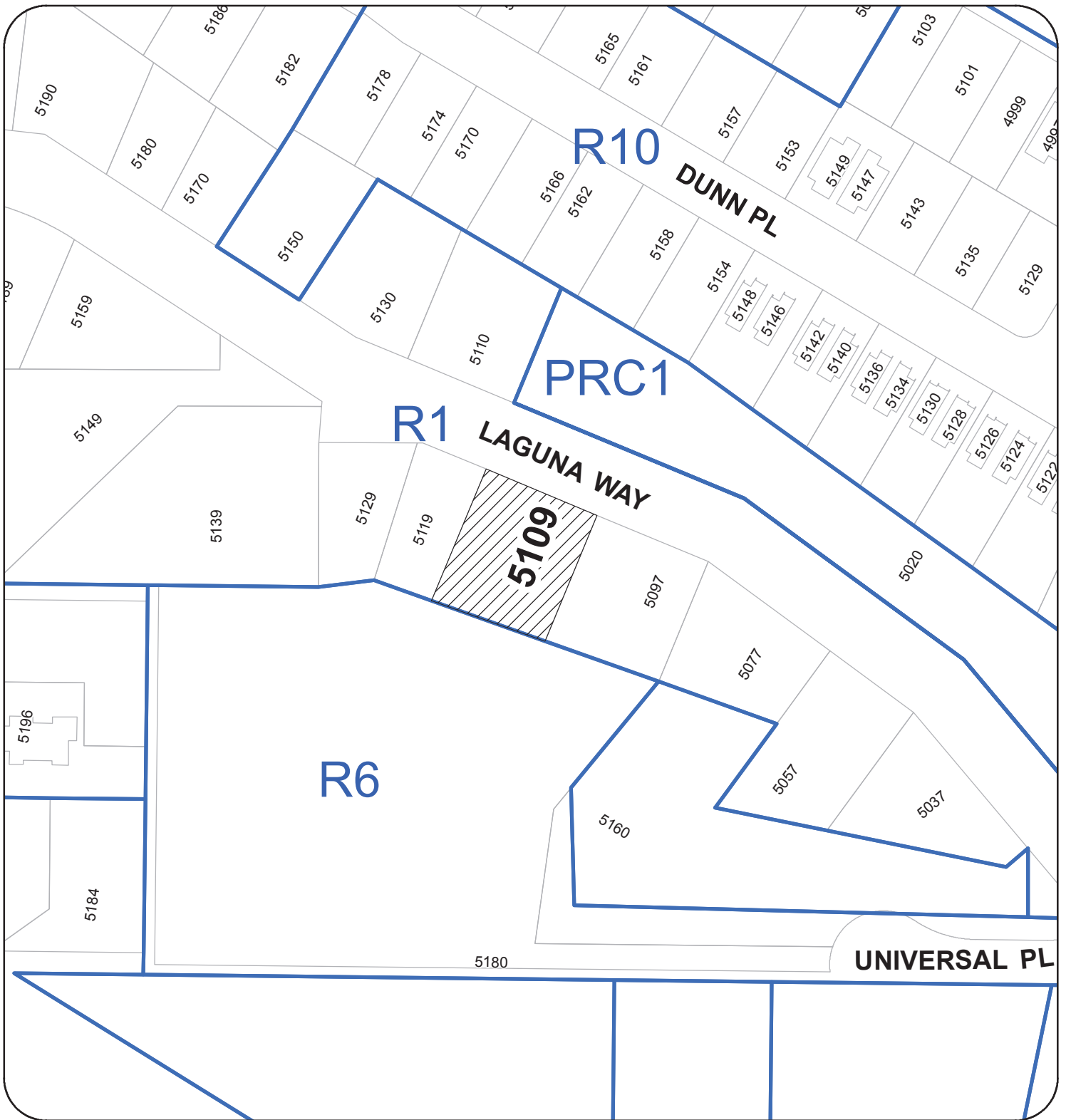
**Zoning Regulations:** Single Family Residential – R1. The applicant requests a variance to the City of Nanaimo "ZONING BYLAW 2011 NO. 4500":

*Section 6.5.2 – Projections into Yards*

*Where the principal use of the property is a single residential dwelling or duplex, heat pumps and central air conditioning units must be located to the rear of a principal building and shall not be located closer than 4.5m from the side lot lines or closer than 3m from the rear property lines.*

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 2019-MAR-11 to 2019-MAR-21 inclusive. Questions, comments, or written submissions can also be sent by email to: [planning@nanaimo.ca](mailto:planning@nanaimo.ca)

# LOCATION PLAN



## BOARD OF VARIANCE NO. BOV00713 LOCATION PLAN

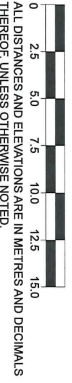


Subject\_Property

CIVIC: 5109 LAGUNA WAY  
LEGAL DESCRIPTION: LOT 84, DISTRICT LOT 54,  
WELLINGTON DISTRICT, PLAN 25430

**B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION ON:  
LOT 84, DISTRICT LOT 54, WELLINGTON DISTRICT, PLAN 25430.**

Scale 1:250



LOT DIMENSIONS ARE DERIVED FROM REGISTERED PLANS.

CIVIC ADDRESS: 5109 LAGUNA WAY, NANAIMO.

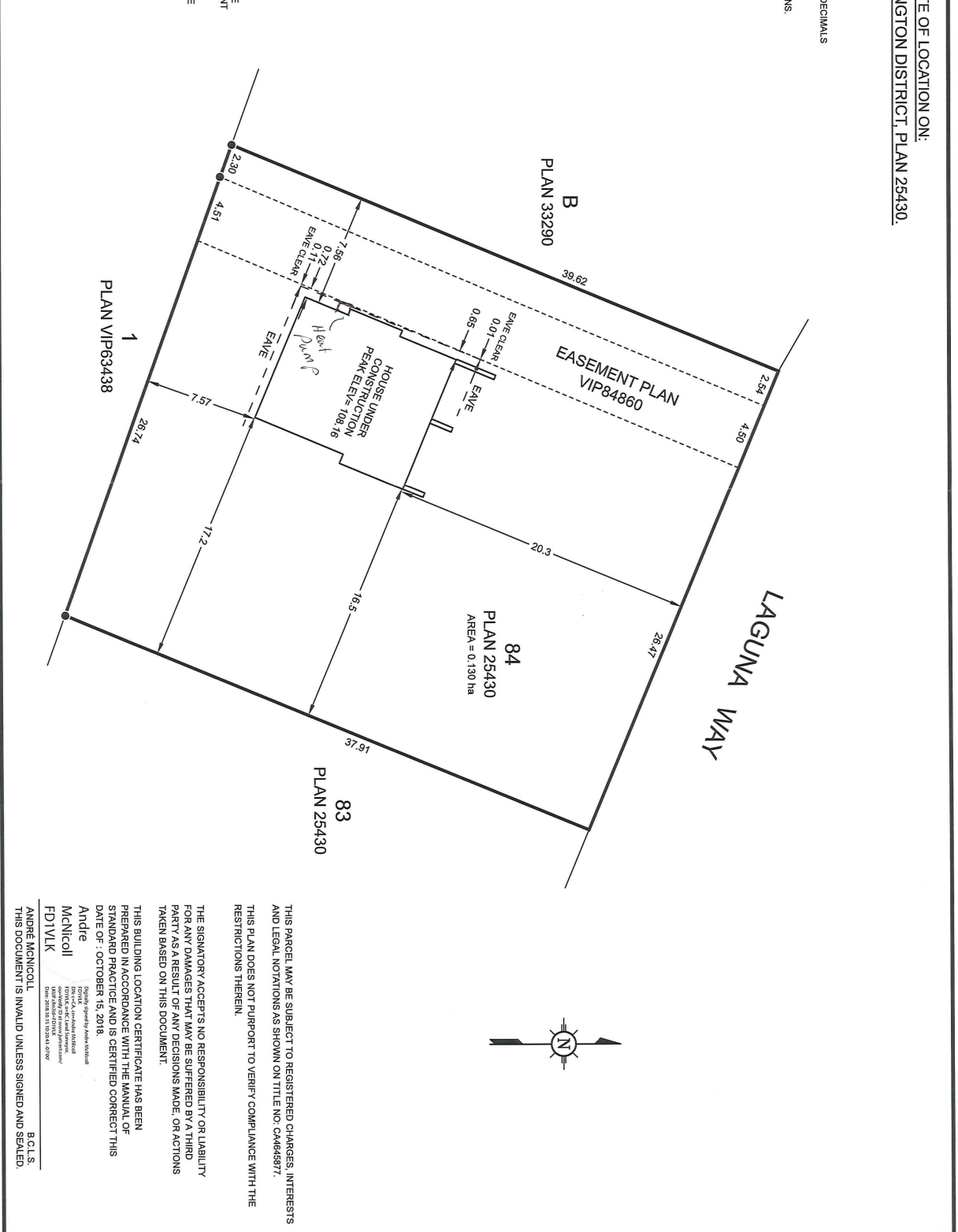
PID: 000-476-498 ZONING: R-1.

LEGEND:

● DENOTES LEGAL POST FOUND.

ELEVATION DATUM IS DERIVED FROM OBSERVATION  
TO NEAREST MONUMENT 1482341,  
MONUMENT ELEVATION = 98.576.

Harbour City Land Surveying Ltd.  
1825 LATTIMER ROAD  
NANAIMO, BC V9S 5H2  
PHONE: 250-759-4180  
DRAWING: 15062-FINAL-SURVEY-REV-1.DWG  
LAYOUT: 1



THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL  
AND/OR PROPOSED IMPROVEMENT(S) SHOWN RELATIVE  
TO THE ABOVE DESCRIBED PARCELS.  
THIS PLAN PROVIDES NO WARRANTY OR  
REPRESENTATION WHATSOEVER WITH RESPECT TO THE  
LOCATION OF ANY OTHER ACTUAL OR PROPOSED  
IMPROVEMENT(S) RELATIVE TO ANY BOUNDARY OF OR  
APPURTENANT TO THE ABOVE DESCRIBED PARCELS,  
THIS PLAN IS NOT TO BE USED TO RE-ESTABLISH  
BOUNDARY LINES.

PLAN VIP63438

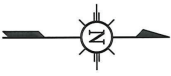
PLAN 33290

EASEMENT PLAN  
VIP84860

LAGUNA WAY

84  
PLAN 25430  
AREA = 0.130 ha

PLAN 83  
25430



THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES, INTERESTS  
AND LEGAL NOTATIONS AS SHOWN ON TITLE NO. C4464877.  
THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE  
RESTRICTIONS THEREIN.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY  
FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD  
PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS  
TAKEN BASED ON THIS DOCUMENT.

THIS BUILDING LOCATION CERTIFICATE HAS BEEN  
PREPARED IN ACCORDANCE WITH THE MANUAL OF  
STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS  
DATE OF: OCTOBER 15, 2018.

Andre  
McNicoll  
FD1V/LK

ANDRE MCNICOLL B.C.L.S.  
THIS DOCUMENT IS INVALID UNLESS SIGNED AND SEALED.

*Revised*