



COMMUNITY DEVELOPMENT

## BOARD OF VARIANCE

### NOTICE OF MEETING

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A meeting of the Board of Variance will be held on Thursday, 2020-JUL-16, at 5:30 p.m. in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

**APPEAL NO:** BOV00737

**Applicants:** LORNE HILL

**Civic Address:** 140 CANTERBURY CRESCENT

**Legal Description:** LOT 29, SECTION 15A, WELLINGTON DISTRICT, PLAN 33755

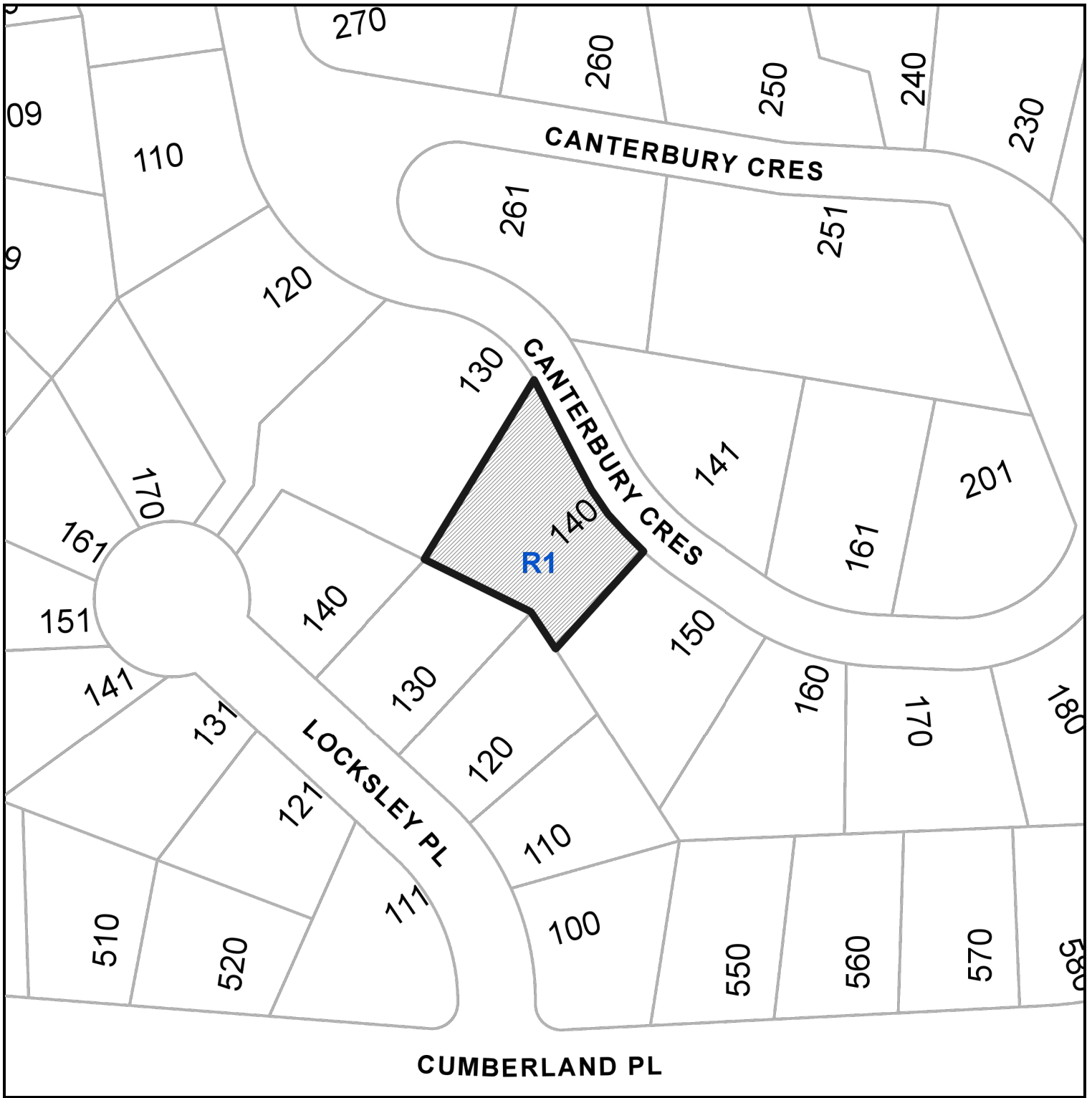
**Purpose:** Zoning Bylaw No. 4500 requires a minimum front yard setback of 4.5m in the R1 zone. The applicant is requesting to reduce the front yard setback from 4.5m to 3.0m in order to construct an accessory building. This represents a variance of 1.5m.

**Zoning Regulations:** Single Family Residential – R1. The applicant requests a variance to the “City of Nanaimo Zoning Bylaw No. 4500”:

*Section 7.5.1 – Siting of Buildings  
A minimum front yard setback of 4.5m is required*

You are being notified as an owner or tenant of land that is adjacent to land that is the subject of this application. If you deem your property is affected by the proposed variance, you will be given the 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 in-person or call-in to speak to the Board directly. **If you wish to provide a written response, attend in-person, or call-in to speak to this application, you must contact the Planning Department no later than 4:00 p.m., July 16<sup>th</sup>, 2020 by emailing [planning@nanaimo.ca](mailto:planning@nanaimo.ca) or calling 250-755-4429 (x4220).** The Board of Variance decision will apply to subsequent owners of the land.

# LOCATION PLAN



## BOARD OF VARIANCE NO. BOV00737



**Subject Property**

CIVIC: 140 CANTERBURY CRESCENT

LEGAL: LOT 29, SECTION 15A, WELLINGTON DISTRICT, PLAN 33755

B.C. LAND SURVEYOR'S SITE PLAN OF PROPOSED WORKSHOP ON:

**LOT 29, SECTION 15-A, WELLINGTON DISTRICT, PLAN 33755.**

**CANTERBURY CRESCENT**



- NOTES:**
- CIVIC ADDRESS: 140 CANTERBURY CRES.
  - LOT DIMENSIONS ARE DERIVED FROM FIELD SURVEY AND REGISTERED PLANS.
  - ELEVATION DATUM IS GEODETIC AND DERIVED FROM INTEGRATED SURVEY CONTROL TRAVERSE.
  - CONTOURS SHOWN ARE DERIVED FROM CITY OF NANAIMO LIDAR DATA DATED 2009.
  - DETACHED WORKSHOP DESIGN FROM SKYLINE DRAFTING & DESIGN LTD. PLANS DATED MAY 17, 2020.

THE UNDERSIGNED CONFIRMS THAT HE HAS BEEN RETAINED BY LORNE HILL TO PROVIDE FOUNDATION LAYOUT IN ACCORDANCE WITH THE FOUNDATION LOCATION SHOWN ON THIS PLAN.

- STANDARD IRON POST FOUND.
- ✕ 114.24 EXISTING GRADE AS PER 2020 FIELD SURVEY.
- FG 114.3 DENOTES TYPICAL SPOT ELEVATION OF PROPOSED FINISHED GRADE (FG).
- NG 114.2 DENOTES TYPICAL SPOT ELEVATION OF NATURAL GRADE (NG) IN CONFORMANCE WITH THE CITY OF NANAIMO BYLAW INTERPOLATED FROM CONTOURS.

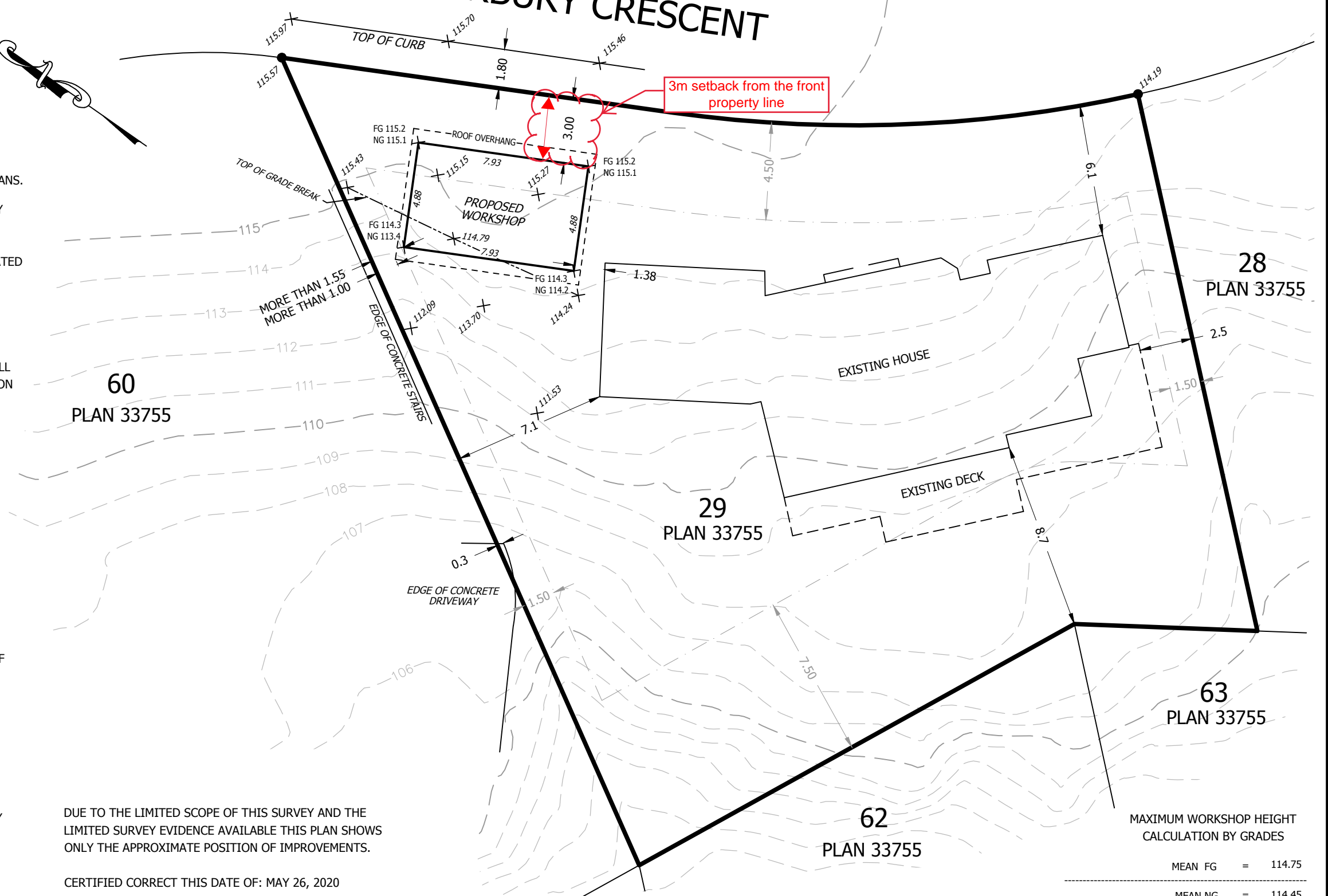
THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND/OR PROPOSED IMPROVEMENT(S) SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S). THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENT(S)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

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.

DUE TO THE LIMITED SCOPE OF THIS SURVEY AND THE LIMITED SURVEY EVIDENCE AVAILABLE THIS PLAN SHOWS ONLY THE APPROXIMATE POSITION OF IMPROVEMENTS.

CERTIFIED CORRECT THIS DATE OF: MAY 26, 2020

Tyler J. Hansen B.C.L.S.  
THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED.



MAXIMUM WORKSHOP HEIGHT CALCULATION BY GRADES

MEAN FG	=	114.75
MEAN NG	=	114.45
MAXIMUM HEIGHT	+	4.50
CON MAXIMUM ROOF PEAK	=	118.95
PROPOSED TOP OF SLAB	=	114.30
APPROX. HEIGHT TO PEAK	+	4.03
PROPOSED ROOF PEAK	=	118.33

**WILLIAMSON & ASSOCIATES**  
PROFESSIONAL SURVEYORS © 2020

3088 BARONS ROAD NANAIMO B.C. V9T 4B5  
PHONE: 250-756-7723 FAX: 250-756-7724  
EMAIL: WAPS@VIBCLS.CA  
FILE: 20009-1 SITE (BASE PLAN 08048)

RECEIVED  
BOV737  
2020-MAY-27  
Current Planning