



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: BOV00701

Applicant: JAMES NORTHRUP

Civic Address: 4884 BLUE JAY TRAIL

Legal Description: LOT 3, DISTRICT LOT 55, WELLINGTON DISTRICT, PLAN VIP21742

Purpose: The applicant is requesting to vary the provisions of Zoning Bylaw 2011 No. 4500 in order to permit a central air conditioning unit to be located to the side of the principal building and to vary the distance from the side lot line from 4.5m to 3.1m. This represents a variance of 1.4m.

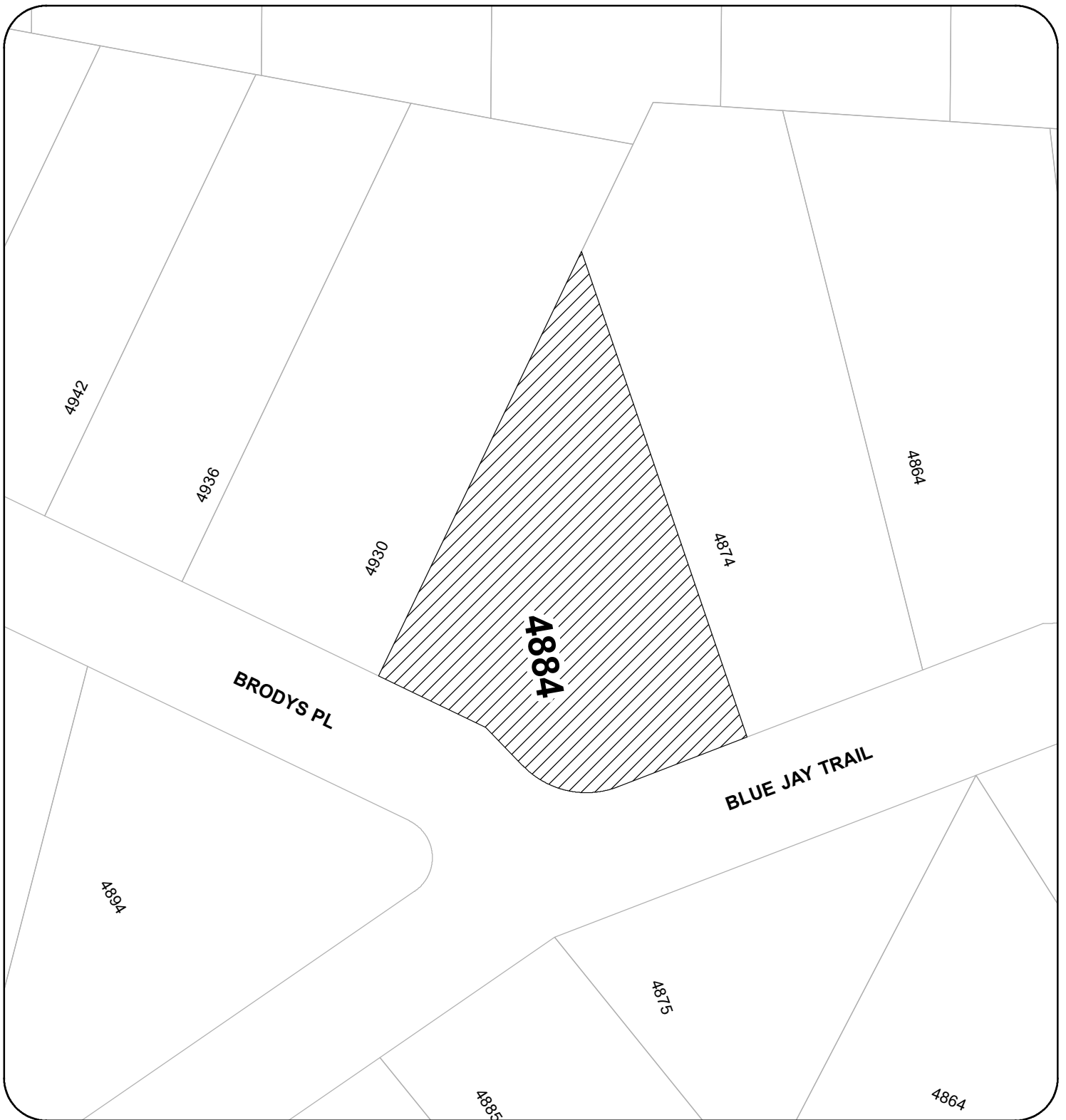
Zoning Regulations: Single Family Residential – R1. The applicant requests a variance to the City of Nanaimo "ZONING BYLAW 2011 NO. 4500":

"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 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. BOV00701

LOCATION PLAN



Civic: 4884 Blue Jay Trail
Legal Description: LOT 3, DISTRICT LOT 55,
WELLINGTON DISTRICT, PLAN 21742

 Subject Property

B.C. Land Surveyor's Building Location Certificate on:

Lot 3, District Lot 55,
Wellington District, Plan 21742.

P.I.D. 000-559-806

Civic Address: 4884 Blue Jay Trail, Nanaimo

This document was prepared for municipal and mortgage purposes
and is for the exclusive use of our client, Harbour Point Homes.

This document shows the relative location of the surveyed structures
and features with respect to the boundaries of the parcel described above.

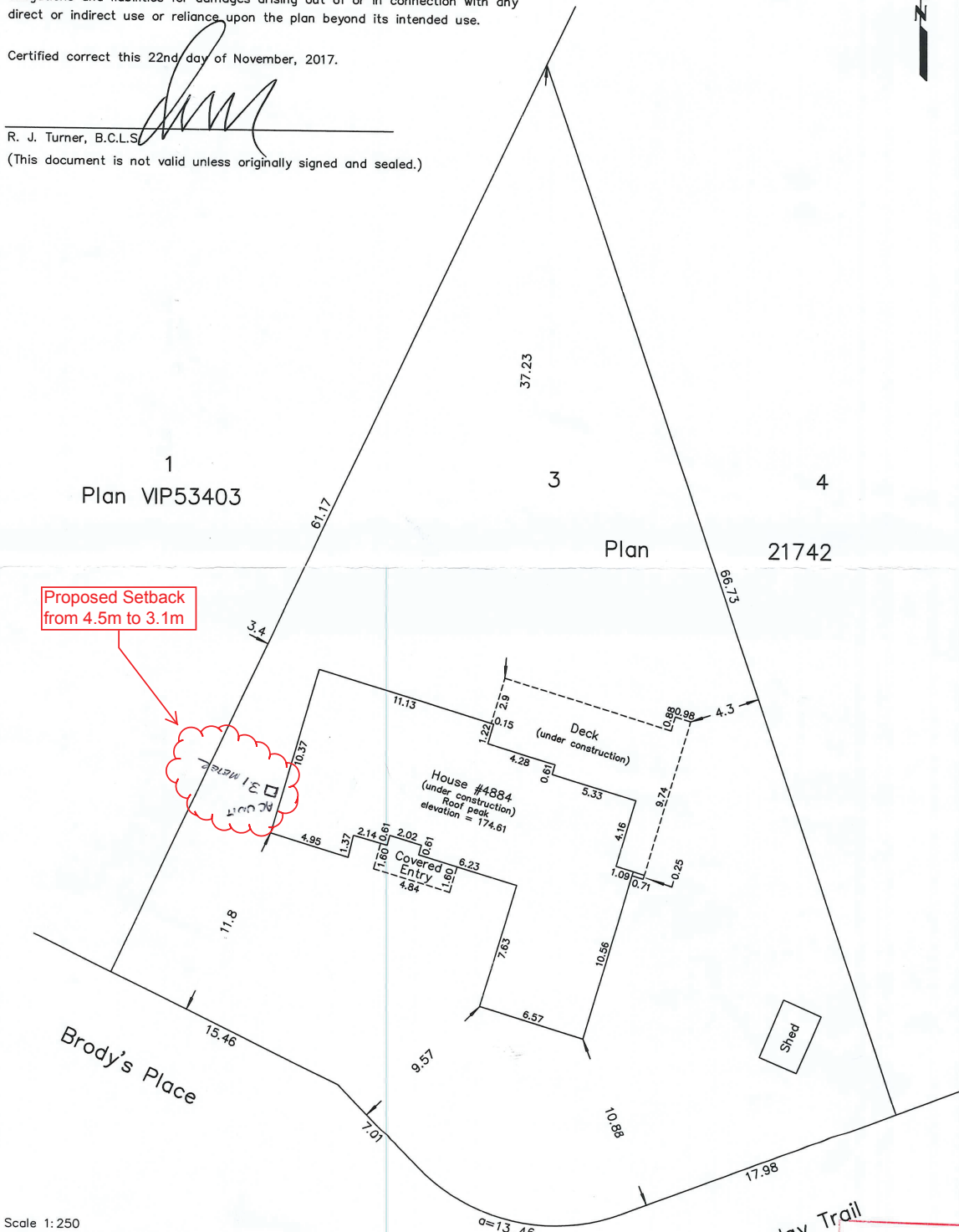
This document shall not be used to define property lines or property corners.

Turner Land Surveying Inc. accepts no responsibility for and hereby disclaim all
obligations and liabilities for damages arising out of or in connection with any
direct or indirect use or reliance upon the plan beyond its intended use.

Certified correct this 22nd day of November, 2017.

R. J. Turner, B.C.L.S.

(This document is not valid unless originally signed and sealed.)



Proposed Setback
from 4.5m to 3.1m

Scale 1:250
Distances shown are in metres.

Turner Land Surveying Inc
605 Comox Road
Nanaimo, B.C.
V9R 3J4
250-753-9778
File: 17-129

Note:
This property is affected by
the following registered documents:
M76300, 334387G & C7003.

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EWT/01
JUL 26 2018
CITY OF NANAIMO
COMMUNITY DEVELOPMENT