



COMMUNITY DEVELOPMENT

## BOARD OF VARIANCE

### NOTICE OF MEETING

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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:** **BOV00706**

**Applicant:** Andrew Godley

**Civic Address:** 431 HERON PLACE

**Legal Description:** STRATA LOT 43, SECTION 5, WELLINGTON DISTRICT, STRATA PLAN 830 (PHASE 2), TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

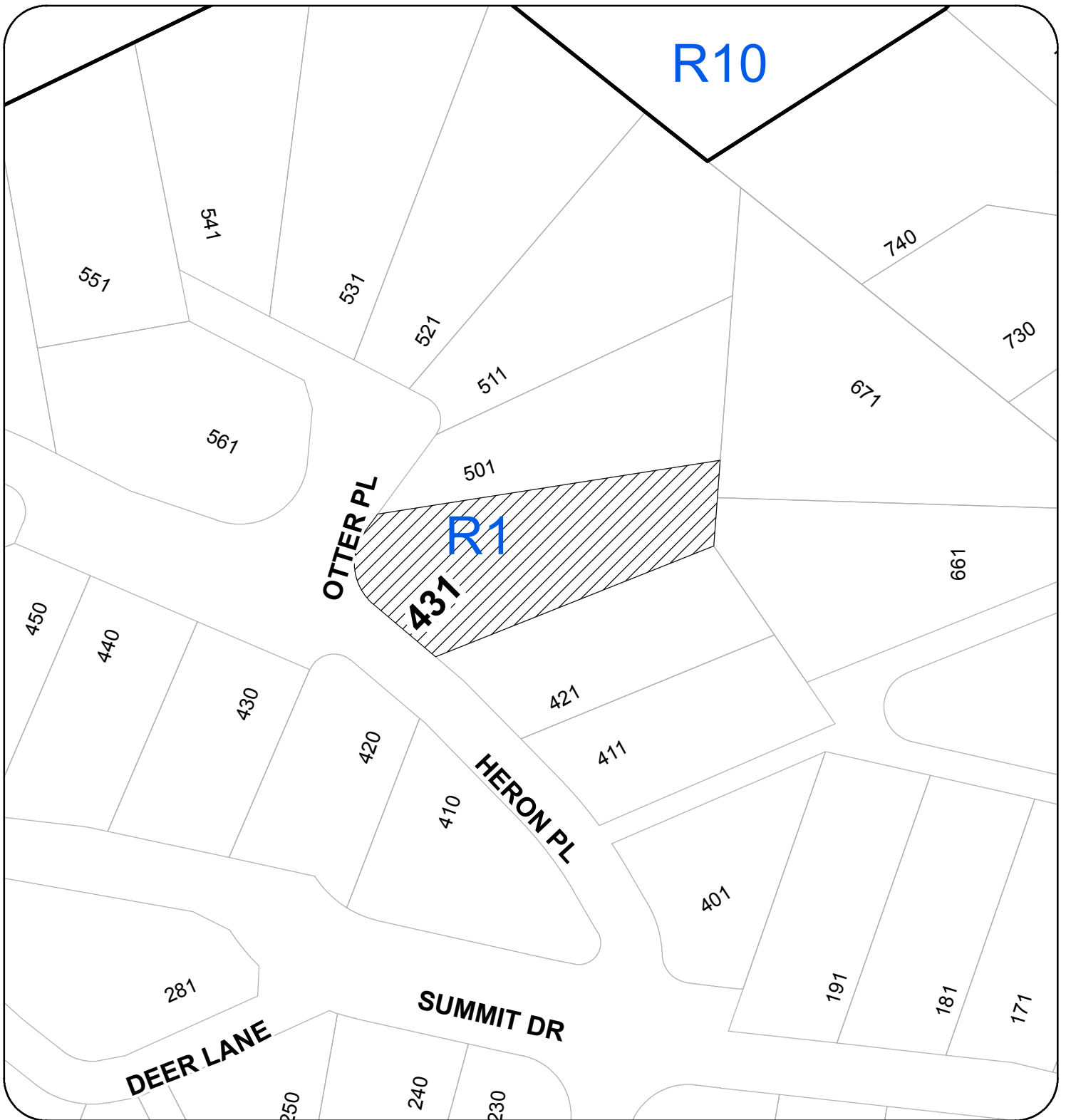
**Purpose:** Zoning Bylaw 2011 No. 4500 requires a minimum side yard setback of 1.5m in the R1 zone. The applicant is requesting a side yard setback of 0.3m in order to construct exterior stairs along the south side of an existing single residential dwelling. This represents a variance of 1.2m.

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

*Section 7.5.1 – Siting of Building  
A minimum side yard setback of 1.5m is required.*

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](mailto:planning@nanaimo.ca).

# LOCATION PLAN



## BOARD OF VARIANCE NO. BOV00706 LOCATION PLAN



Subject\_Property

Civic: 431 HERON PLACE  
Legal Description: STRATA LOT 43, SECTION 5, WELLINGTON DISTRICT,  
STRATA PLAN 830, (PHASE 2), TOGETHER WITH AN INTEREST  
IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.

B.C. LAND SURVEYOR'S CERTIFICATE OF PROPOSED STAIR LOCATION ON:

**STRATA LOT 43, STRATA PLAN 830, SECTION 5, WELLINGTON DISTRICT.**

SCALE 1:75

0 1 2 3 4 metres

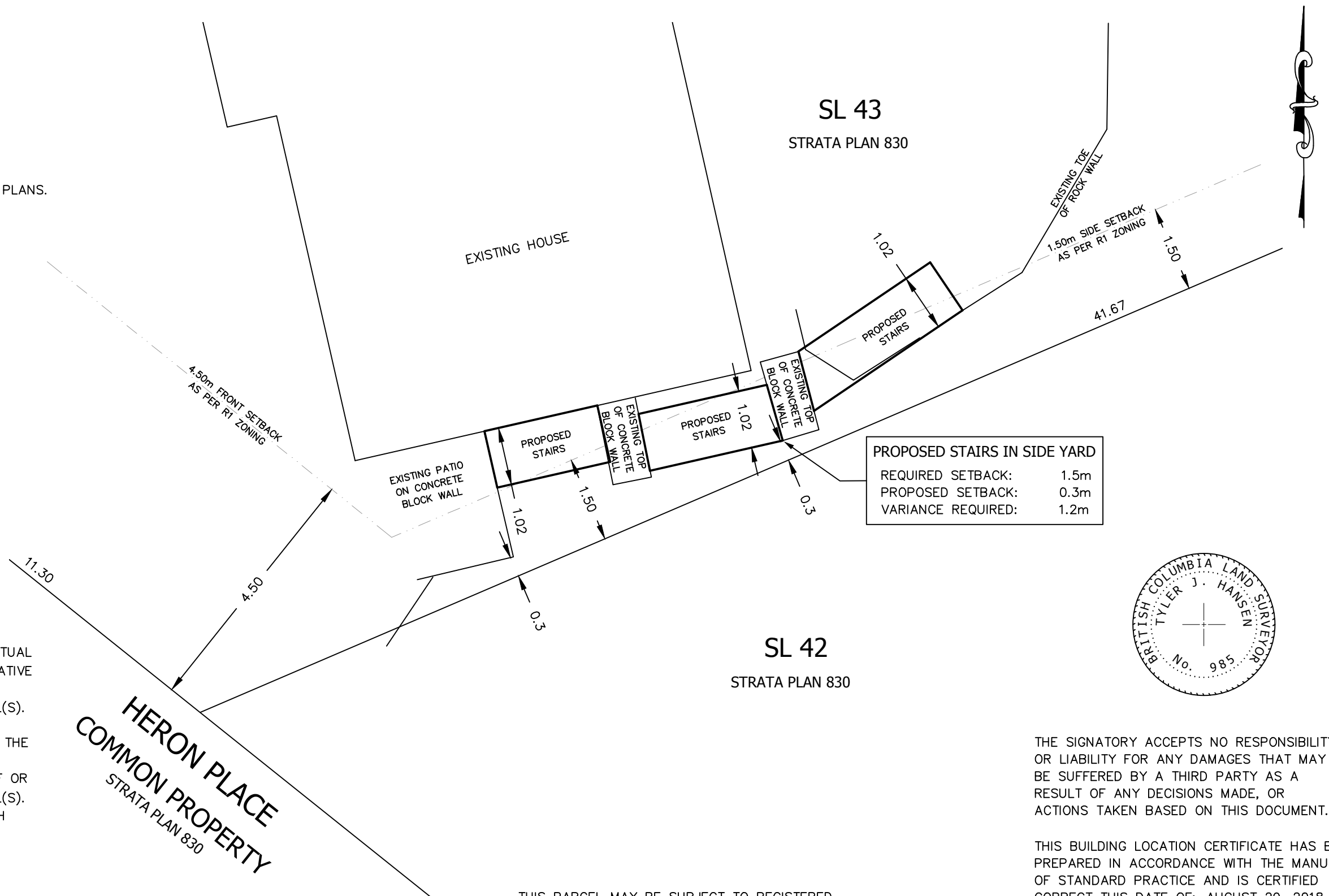
DISTANCES AND ELEVATIONS ARE IN METRES.

**NOTES:**

CIVIC ADDRESS: 431 HERON PLACE

LOT DIMENSIONS ARE DERIVED FROM REGISTERED PLANS.

STAIR DESIGN FROM TREV HOMES LTD. DRAWINGS RECEIVED JULY 26, 2018.



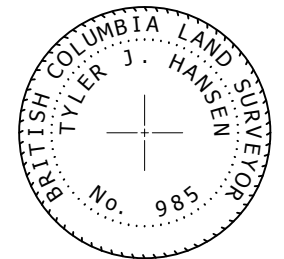
PROPOSED STAIRS IN SIDE YARD	
REQUIRED SETBACK:	1.5m
PROPOSED SETBACK:	0.3m
VARIANCE REQUIRED:	1.2m

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.

**HERON PLACE  
COMMON PROPERTY  
STRATA PLAN 830**

**WILLIAMSON & ASSOCIATES**  
**PROFESSIONAL SURVEYORS © 2018**  
 3088 BARONS ROAD NANAIMO B.C. V9T 4B5  
 PHONE: 250-756-7723 FAX: 250-756-7724  
 EMAIL: WAPS@WBCLS.CA  
 FILE: 18087-1 SITE PLAN (BASE PLAN 18087)

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES & PERMITS:  
 - STATUTORY BUILDING SCHEME K3538;  
 - LAND USE CONTRACT E98926;  
 - RIGHT OF WAY H40365;  
 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: AUGUST 29, 2018.

*Tyler Hansen*  
 Tyler J. Hansen B.C.L.S.  
 THIS DOCUMENT IS NOT VALID UNLESS SIGNED AND SEALED.