



## COMMUNITY SAFETY & DEVELOPMENT

### BOARD OF VARIANCE

### NOTICE OF MEETING

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A meeting of the Board of Variance will be held on Thursday, 2016-MAY-19 at 5:30pm in the Boardroom of the Service and Resource Centre located at 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

**APPEAL NO:** BOV680

**Applicant:** Ms. Michelle Bates (Ecklundson Construction) on behalf of Nadeen Jaik-Robinson and Maurie Robsinson.

**Civic Address:** 3237 Lauren May Place

**Legal Description:** LOT J, DISTRICT LOT 56, WELLINGTON DISTRICT, PLAN 41255

**Purpose:** Zoning Bylaw No. 4500 requires a single residential dwelling with a flat roof and within the Single Dwelling Residential (R1) zone not exceed a height of 7m. The applicant is requesting to vary provisions of Zoning Bylaw No. 4500 in order to construct a single residential dwelling with a flat roof (1:12 pitch), 8.36m in height. This represents a variance request a height variance of 1.36m.

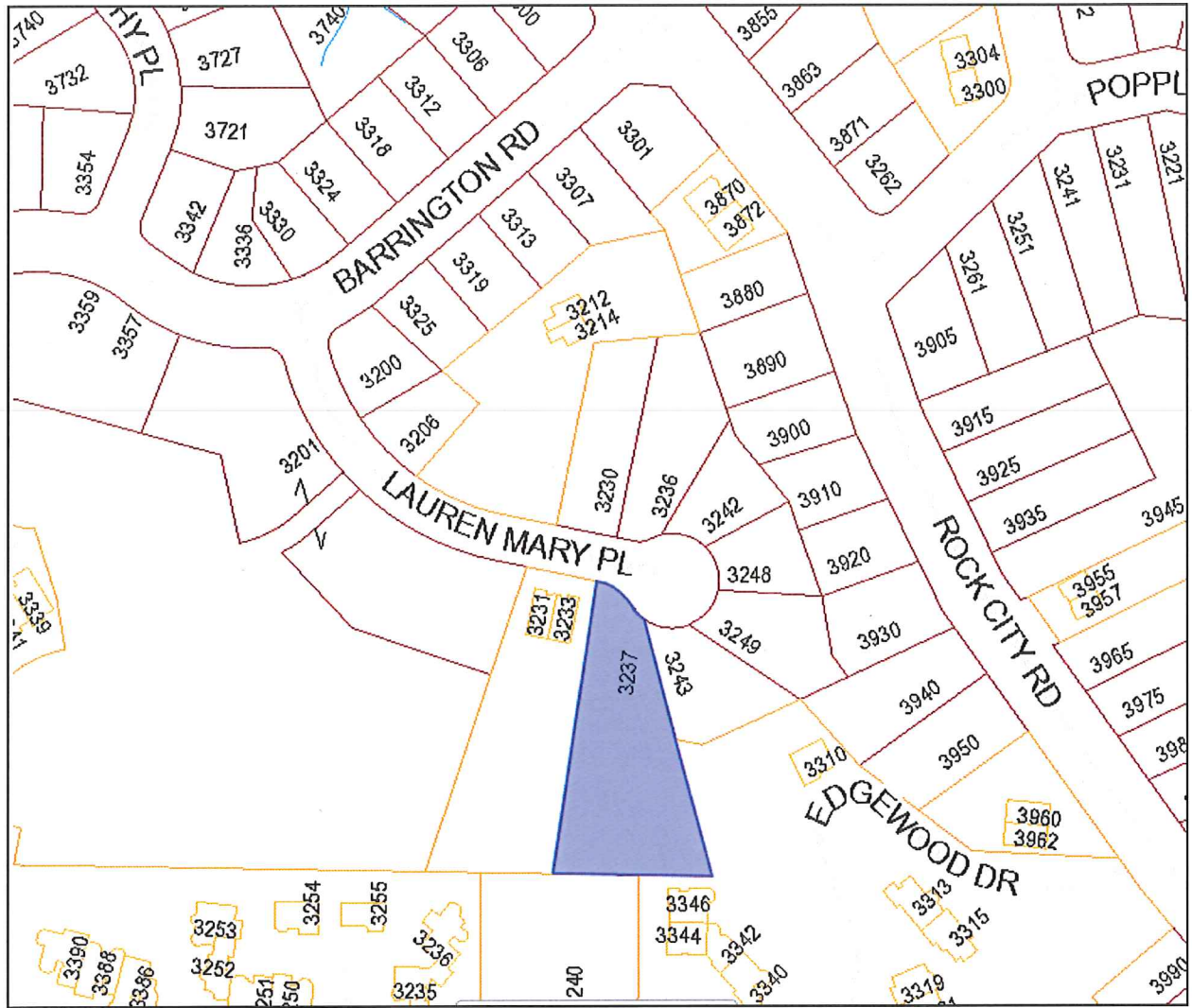
**Zoning Regulations:** Single Dwelling Residential – R1. The applicant requests a variance to the City of Nanaimo "ZONING BYLAW 2011 NO. 4500":

*"Section 7.6.1 – Size of Buildings*

*The maximum allowable height of a principal building with a flat roof (less than a 4:12 pitch) is 7m."*

**Local Government Act:** The variance is to permit proposed construction. Local Government Act, Sections 528/529 - 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 offices, 411 Dunsmuir Street, Nanaimo, BC, or by calling 250-755-4429 (x4344), during normal business hours, Monday to Friday, excluding statutory holidays, from 2016-MAY-09 to 2016-MAY-19, inclusive.



BOARD OF VARIANCE APPLICATION NO. BOV00680

### LOCATION MAP

**CIVIC:** 3237 LAUREN MAY PLACE

**LEGAL:** LOT J, DISTRICT LOT 56, WELLINGTON DISTRICT,  
PLAN 41255

### SKETCH PLAN

File: 88361

Civic: 3237 Lauren Mary Place, Nanaimo, B.C.

Legal: Lot J, District Lot 56, Wellington District, Plan 41255.

Dimensions are in metres and are derived from Plan 41255.

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

This sketch plan has been prepared in accordance with the Professional Reference Manual and is certified correct this 27th day of April, 2016.

Douglas Holme C14K11 Digitally signed by Douglas Holme C14K11  
Date: 2016.04.28 09:41:51 -07'00'

This document is not valid unless  
originally signed and sealed or  
digitally signed by BCLS

B.C.L.S.

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The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.

Subject to charges, legal notations, and interests shown on: Title No. CA5111351 (P.I.D. 000-534-692)

Scale 1:400



Datum for elevations, in metres, is assumed.

F- denotes finished grade as per building plans  
N- denotes natural grade

## HOUSE

Average natural  
grade = 148.52  
Average finished  
grade = 148.16  
Maximum peak of  
roof = 155.16

Proposed basement  
slab = 147.00  
Proposed main  
floor = 149.72  
Proposed upper  
floor = 152.80  
Proposed peak of  
roof = 156.42

Existing driveway  
length = 134m  
Proposed driveway  
rise = 25.04  
Proposed driveway  
grade = 18.7%

ACCESSORY  
BUILDING

Average natural  
grade = 132.80  
Average finished  
grade = 133.29  
Maximum peak of  
roof = 139.80

Proposed main floor = 134.89  
Proposed peak of roof = 138.76

VARIANCE REQUEST  
FOR HOUSE

Maximum roof peak =  $148.16 + 7.0 = 155.16$   
Proposed roof peak = 156.42  
Variance required =  $156.42 - 155.16 = 1.26$   
Variance requested = 1.36

