



## BOARD OF VARIANCE NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, 2013-DEC-19 at 5:30pm in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

**APPEAL NO:** BOV00639

**Applicant:** Mr. Trevor Hogeweide of Collins Custom Contracting on behalf of Mr. [REDACTED] and Ms. [REDACTED]

**Civic Address:** 3342 Stephenson Point Road

**Legal Description:** LOT 2, DISTRICT LOT 29, WELLINGTON DISTRICT, PLAN VIP86434

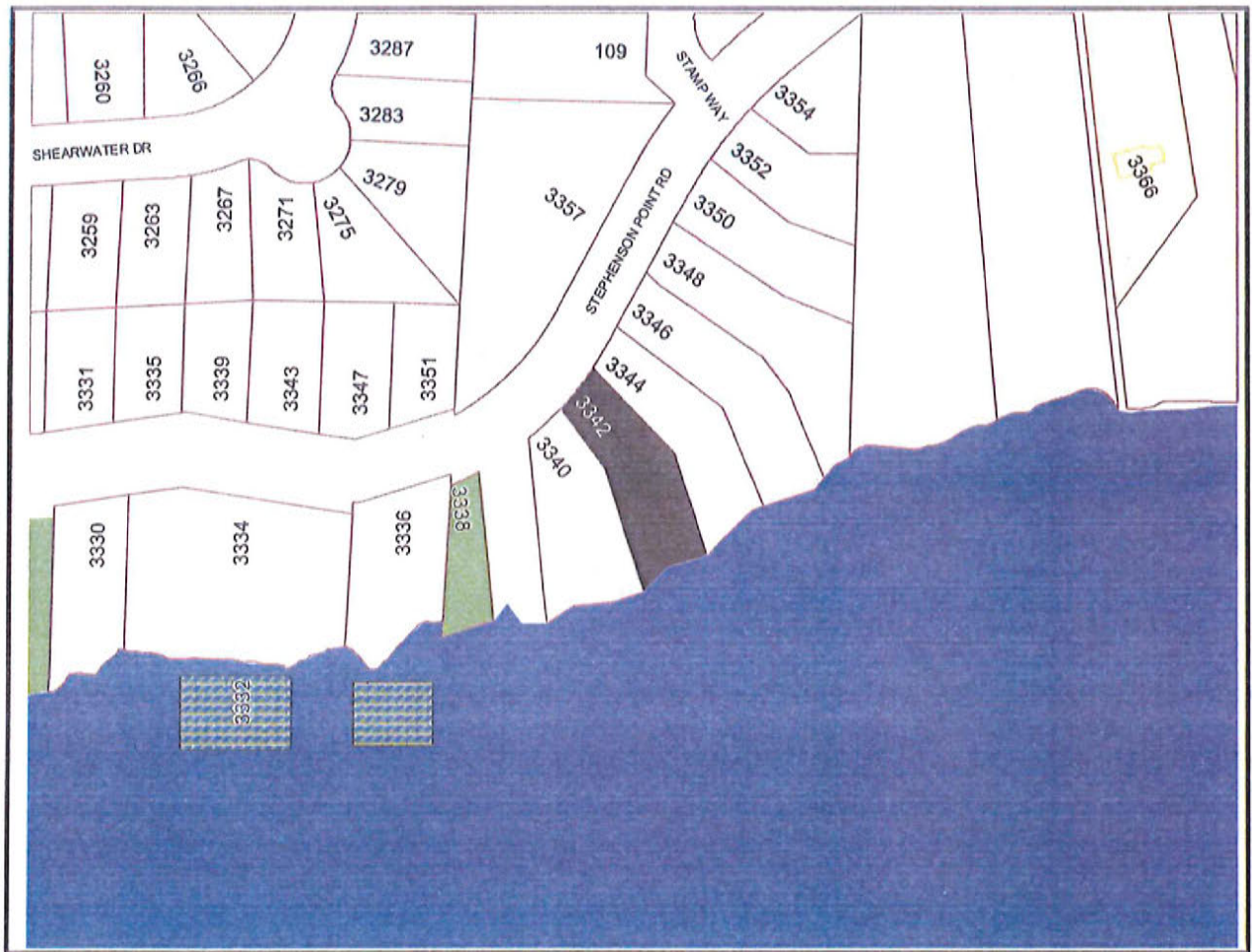
**Purpose:** The applicant is requesting to vary the provisions of Zoning Bylaw 4500 in order to permit the placement of a heat pump to the front of a principal building and to reduce the required side yard setback. Zoning Bylaw 4500 requires heat pumps be located to the rear of the dwelling and have a setback of 4.5m from the side parcel line. The heat pump is proposed to be located to the front of the principal dwelling (between the principal dwelling and an accessory building) and 2.29m from the side parcel line. This represents a variance request to permit a heat pump to the front of a principal dwelling and a side yard setback variance of 2.21m.

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

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

**Local Government Act:** The property is considered legal-conforming and, as such; Local Government Act, Section 911 - 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 Safety & Development offices, 411 Dunsmuir Street, Nanaimo, BC, or by calling 250-755-4429 (x4332), during normal business hours Monday to Friday, excluding statutory holidays, from 2013-DEC-10 to 2013-DEC-19, inclusive.



BOARD OF VARIANCE APPLICATION BOV00639

## LOCATION MAP

**CIVIC:** 3342 STEPHENSON POINT ROAD

**LEGAL:** LOT 2, DISTRICT LOT 29,  
WELLINGTON DISTRICT, PLAN VIP86434



