



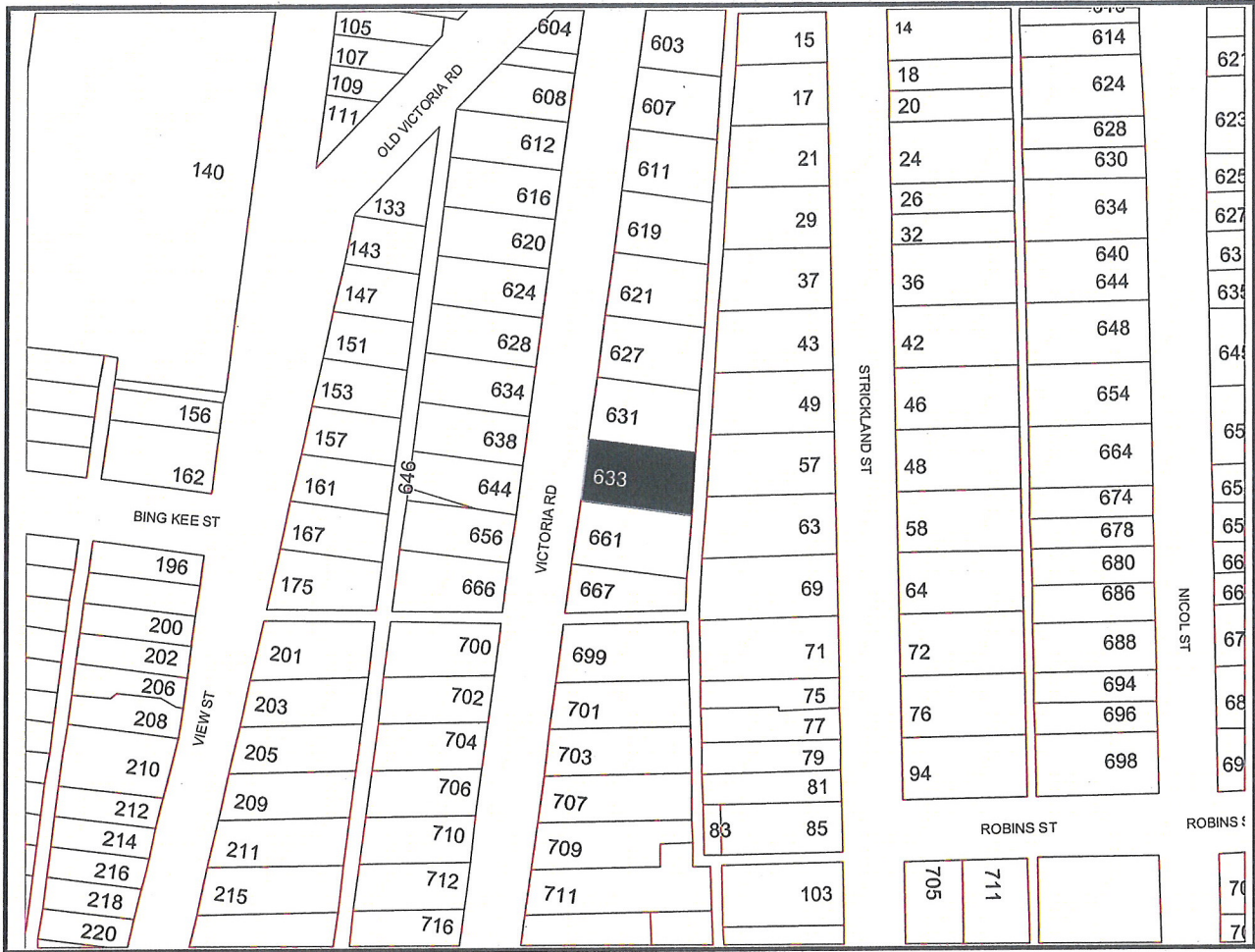
BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, 2015-FEB-19 at 5:30pm in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

- APPEAL NO:** BOV00650
- Applicant:** Mr. Steve Strenja on behalf of Ms. Noreen McHale
- Civic Address:** 633 Victoria Road
- Legal Description:** Lot 23, Block FA, Section 1, Nanaimo District, Plan 584 (PID 008-863-407)
- Purpose:** Zoning Bylaw No. 4500 requires a side yard setback of 1.5m for a principal dwelling. The applicant is requesting to vary provisions of Zoning Bylaw No. 4500 in order to permit the construction of a washroom and laundry room addition 0.76m from the side property line. This represents a variance request of 0.74m.
- Zoning Regulations:** Single Dwelling Residential – R1. The applicant requests a variance to the City of Nanaimo "ZONING BYLAW 2011 NO. 4500":
- "Section 7.5.1 – Yard Requirements
A side yard setback of 1.5m is required."*
- Local Government Act:** The existing single family dwelling is considered legal non-conforming. Section 911 (9) and (10) of *the Local Government Act* states:
- "If the use and density of buildings and structures conform to a bylaw under this division...but the siting, size or dimensions of a building or structure constructed before the bylaw was adopted does not conform with the bylaw, ... the building or structure ... may be maintained, extended or altered ... only to the extent that the repair, extension or alteration would, when completed, involve no further contravention of the bylaw than that existing at the time the repair, extension or alteration was started."*

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 (x4332), during normal business hours, Monday to Friday, excluding statutory holidays, from 2015-FEB-10 to 2015-FEB-19, inclusive.

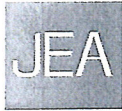


BOARD OF VARIANCE APPLICATION BOV00650

LOCATION MAP

CIVIC: 633 VICTORIA ROAD

LEGAL: LOT 23, BLOCK FA, SECTION 1,
NANAIMO DISTRICT, PLAN 584



**J.E. ANDERSON
& ASSOCIATES**
SURVEYORS - ENGINEERS

SKETCH PLAN

TEL: 250 - 758 - 4631 FAX: 250 - 758 - 4660
NANAIMO - VICTORIA - PARKSVILLE

File: 88163

Civic: 633 Victoria Road, Nanaimo, B.C.

Legal: Lot 23, Block FA, Section 1, Nanaimo District, Plan 584.

Dimensions are in metres and are derived from Plan 584 and field survey.

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 building location certificate has been prepared in accordance with the Professional Reference Manual and is certified correct this 22nd day of January, 2015.

Douglas

Digitally signed by Douglas Holme
C14K11
DN: cn=CA, cn=Douglas Holme C14K11,
o=BC Land Surveyor, ou=JEA
www.Juricert.com/LKUP.cfm?id=C14K11
Date: 2015.01.23 13:45:23 -08'00'

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

Holme C14K11 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. CA664346 (P.I.D. 008-863-407)

Scale 1:250

