



COMMUNITY SAFETY & DEVELOPMENT

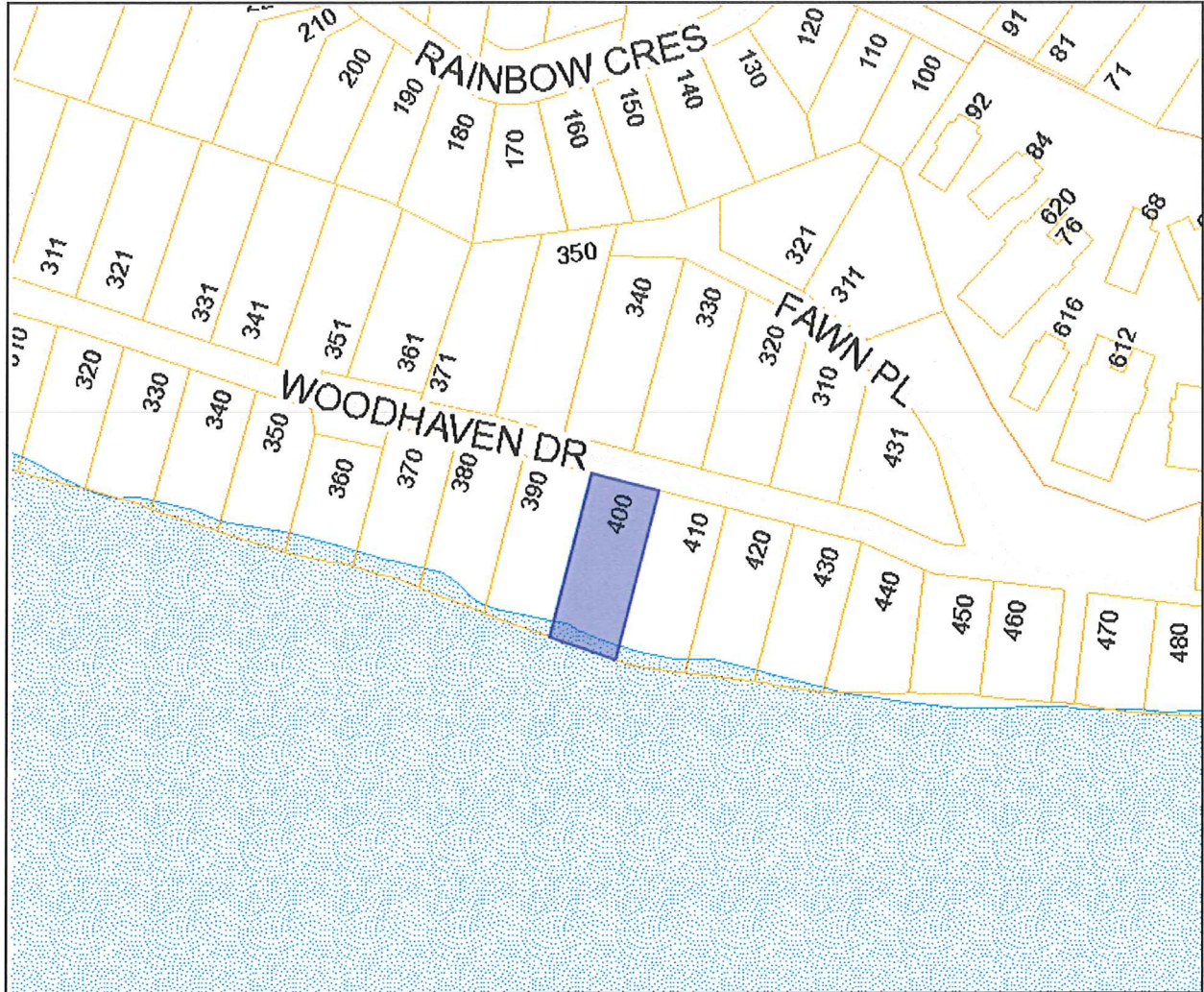
BOARD OF VARIANCE

NOTICE OF MEETING

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:	BOV682
Applicant:	Mr. Roland Rustad on behalf of Mr. Phillip Field and Mrs. Evelyn Field
Civic Address:	400 Woodhaven Drive.
Legal Description:	STRATA LOT 186, SECTION 5, WELLINGTON DISTRICT, STRATA PLAN 830, (PHASE 3), 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 No. 4500 requires a front yard setback of 6m and a side yard setback of 1.5m for a garage or carport which faces a street. In addition the bylaw requires a maximum allowable height of 5m for an accessory building with a 7:12 roof pitch. The applicant is requesting to vary provisions of Zoning Bylaw No. 4500 in order to permit construction of a detached carport 2.31m from the front property line, 1.39m from the side property line with a height of 5.88m. This represents a front yard setback variance of 3.69m, a side yard setback variance of 0.11m and a height variance of 0.88m.
Zoning Regulations:	Single Dwelling Residential – R1. The applicant requests a variance to the City of Nanaimo "ZONING BYLAW 2011 NO. 4500 <i>"Section 7.5.1 – Yard Requirements A front yard setback of 4.5m is required. A side yard setback of 1.5m is required. Section 6.6.5 – Accessory Buildings The maximum height of an accessory building with a 7:12 roof pitch is 5.0m."</i>
Local Government Act:	The property is considered legal-conforming and, as such; Local Government Act, Section 528 - 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. BOV00682

LOCATION MAP

CIVIC: 400 WOODHAVEN DRIVE

LEGAL: STRATA LOT 186, SECTION 5, WELLINGTON DISTRICT, STRATA PLAN 830. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

SKETCH PLAN

J.E. ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS

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

File: 88473/88463

City: 400 Woodhaven Drive

Legal: Strata Lot 186, Section 5, Wellington District, Strata Plan 830, (Phase 3) together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Dimensions are in metres and are derived from Strata Plan 830
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 2nd day of May 2016.

David Wallace LEKU11 Digitally signed by David Wallace LEKU11 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. EC33286 (P.L.D. 000-273-457)



Elevations are assumed based on bench mark shown = 100.00 m

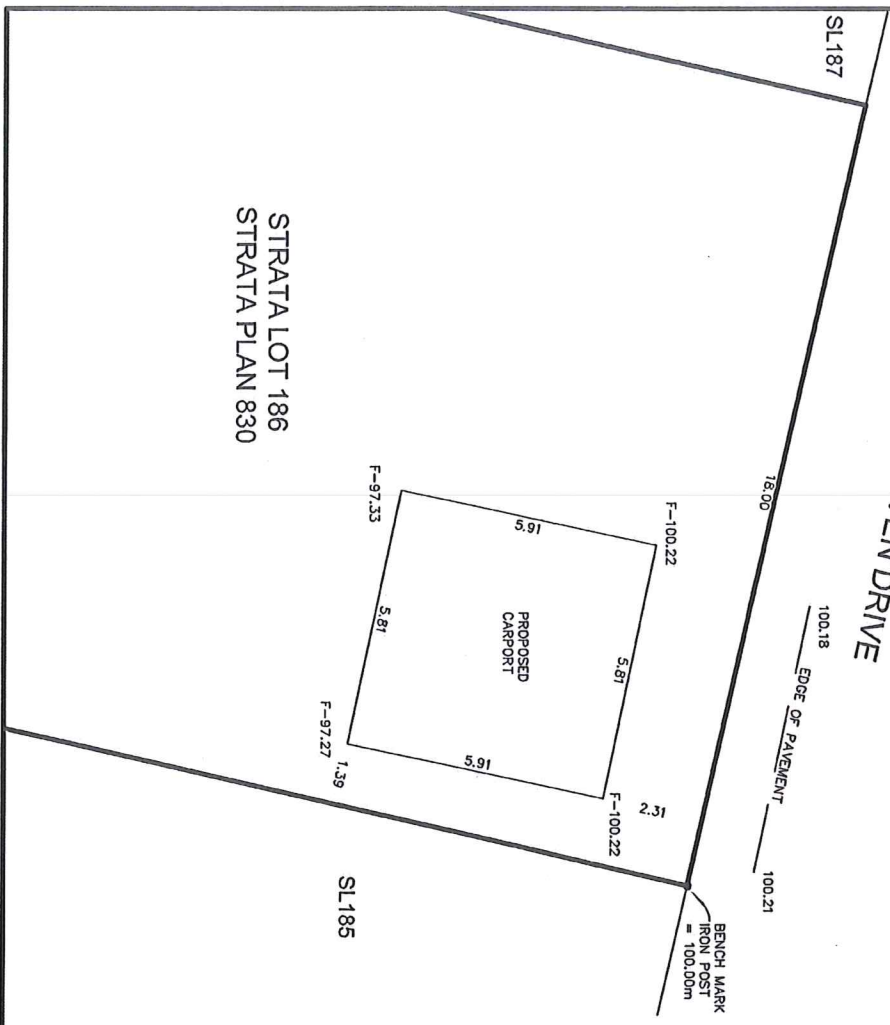
F-DENOTES FINISHED GRADE

FLOOR AREA ACCESSORY BUILDING
EXISTING 34.3 m²
PROPOSED 34.3 m²
TOTAL 68.6 m²

PROPOSED VARIANCE

REQUIRED FRONT YARD SETBACK = 4.5m
PROPOSED FRONT YARD SETBACK = 2.31m
PROPOSED VARIANCE = 2.31m

AVERAGE FINISHED GRADE 98.76
MAXIMUM HEIGHT ALLOWED 103.76
PROPOSED PEAK OF ROOF 104.64
PROPOSED VARIANCE 1.0 m



STRATA LOT 186
STRATA PLAN 830

WOODHAVEN DRIVE

SL 187

SL 185

PROPOSED CARPORT

BENCH MARK IRON POST = 100.00m

EDGE OF PAVEMENT