



COMMUNITY DEVELOPMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, 2016-SEP-15 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: BOV685

Applicant: Ms. Tereza Bajan on behalf of 739429 BC Ltd.

Civic Address: 615 Prideaux Street

Legal Description: PARCEL A (DD 21958-N), LOTS 13 AND 14, BLOCK 18, SECTION 1, NANAIMO DISTRICT, PLAN 584, EXPECT THAT PART SHOWN OUTLINED IN RED ON PLAN 782-R

Purpose: Zoning Bylaw No. 4500 requires a side yard setback of 1.5m and a front yard setback of 6m within the R15 zone. The applicant is requesting to vary the provisions of the City of Nanaimo "ZONING BYLAW NO. 4500" in order to lift a non-conforming single residential dwelling located 1.03m from the side property line and 3.67m from the front property line. This represents a side yard setback variance of 0.47m and a front yard setback variance of 2.33m.

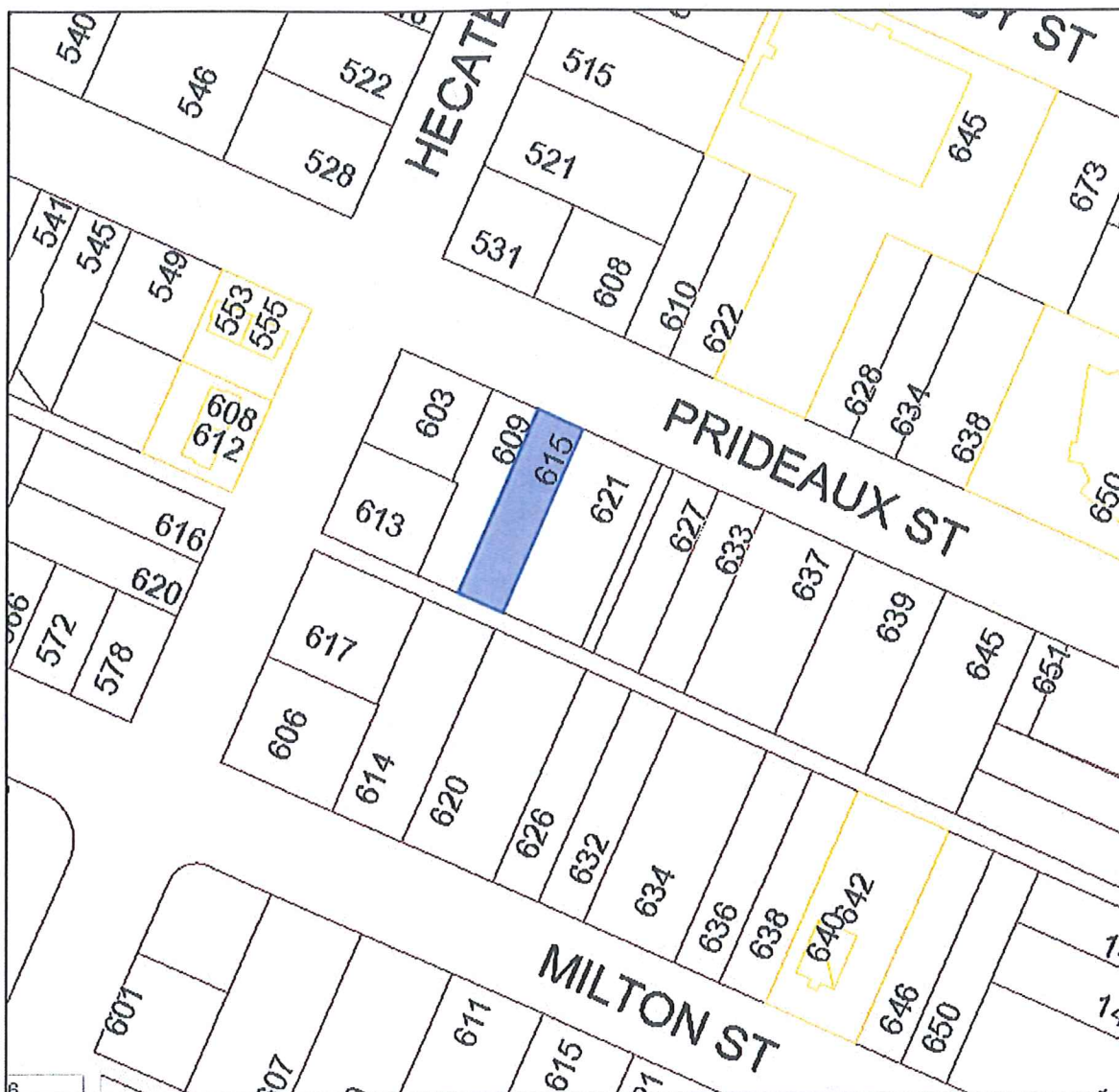
Zoning Regulations: Old City Medium Density Residential – R15. The applicant is requesting a variance to Zoning Bylaw 4500:

*Section 7.5.1 – Siting of Buildings
A side yard setback of 1.5m is required
A front yard setback of 6m is required.*

Please Note: Steps and landings may project an additional 2m into the required front yard setback. The applicant is also seeking to relocate an outdoor stairway to be located 1.7m from the front property line. Where a variance to the original setback is approved, the projection is taken from the varied setback line and not the original zoning setback. If the requested front yard setback variance is approved, no further variance is required for the stairway.

Local Government Act: The property is considered legal-non-conforming as to siting; Section 529 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 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 at 411 Dunsmuir Street, Nanaimo, BC. Staff can be reached by calling 250-755-4429 (x4332), during normal business hours, Monday to Friday, excluding statutory holidays, from 2016-SEP-6 to 2016-SEP-15, inclusive.

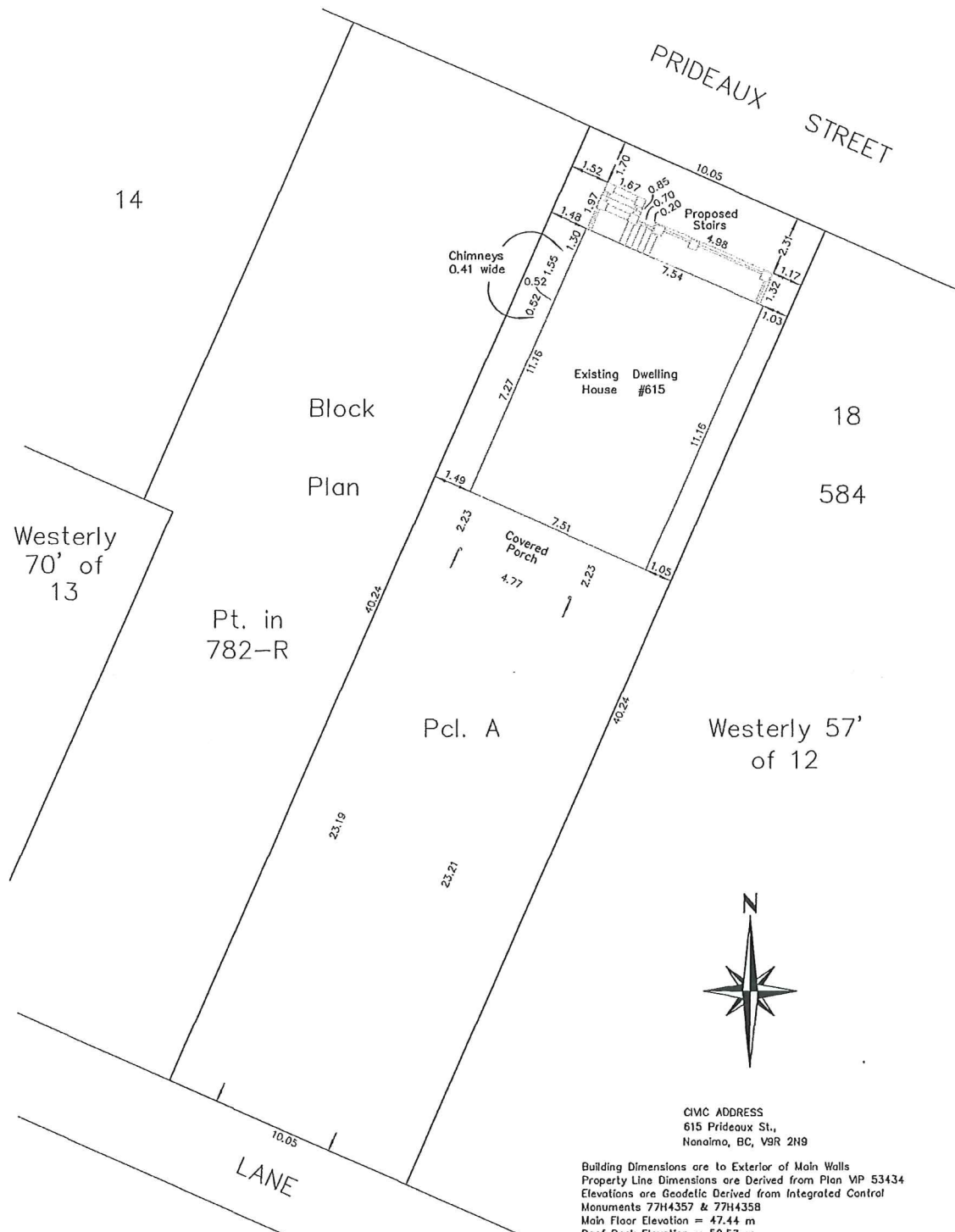


BOARD OF VARIANCE APPLICATION NO. BOV00685

LOCATION MAP

CIVIC: 615 PRIDEAUX STREET

LEGAL: PARCEL A (DD 219585-N) LOTS 13 AND 14, BLOCK 18, SECTION 1, NANAIMO DISTRICT, PLAN 584, EXCEPT THAT PART SHOWN OUTLINED IN RED ON PLAN 782-R



CIVIC ADDRESS
615 Prideaux St.,
Nanaimo, BC, V9R 2N9

Building Dimensions are to Exterior of Main Walls
Property Line Dimensions are Derived from Plan VP 53434
Elevations are Geodetic Derived from Integrated Control
Monuments 77H4357 & 77H4358
Main Floor Elevation = 47.44 m
Roof Peak Elevation = 52.53 m

LEGAL NOTATIONS:
Her Majesty the Queen in right of the Province of
British Columbia Undersurface Rights - M76301

Scale 1:150 All Dimensions are in Metres and decimals thereof



The Intended Scale of this Plan is 1:150
when plotted on a 280 mm x 432 mm (11"x17") Sheet

This sketch has been prepared for building location purposes and does
not constitute a redefinition of the legal boundaries hereon described.
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in whole or in part without the consent of the signatory.

This Plan has been Prepared in Accordance with the Professional Reference
Manual and is Certified Correct this 31st Day of August, 2016.

Douglas Holme
C14K11
Digitally signed by Douglas
Holme C14K11
Date: 2016.08.31 11:55:27 -0700

This document is not valid unless digitally signed.

JE ANDERSON
& ASSOCIATES

SURVEYORS AND ENGINEERS

203 - 177 WELD ST., PO BOX 247
PARKSVILLE, B.C. V9P 2G4
TEL 248-5755 parksville@jeanderson.com

SKETCH PLAN SHOWING
PROPOSED STAIRS

PARCEL A (DD 21958-N), LOTS 13
AND 14, BLOCK 18, SECTION 1,
NANAIMO DISTRICT, PLAN 584, EXCEPT
THAT PART SHOWN OUTLINED IN RED
ON PLAN 782-R

PID 008-889-376

PREPARED FOR
TEREZA BAJAN

OUR FILE : 61045-1

REVISION :