



COMMUNITY DEVELOPMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, 2018-JUL-19 at 5:30pm in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

APPEAL NO: BOV00700

Applicant: Ecklundson Construction Ltd. (Ms. Michelle Bates)

Civic Address: 3712 Polaris Drive

Legal Description: LOT 1, DISTRICT LOT 39, WELLINGTON DISTRICT, PLAN 32002

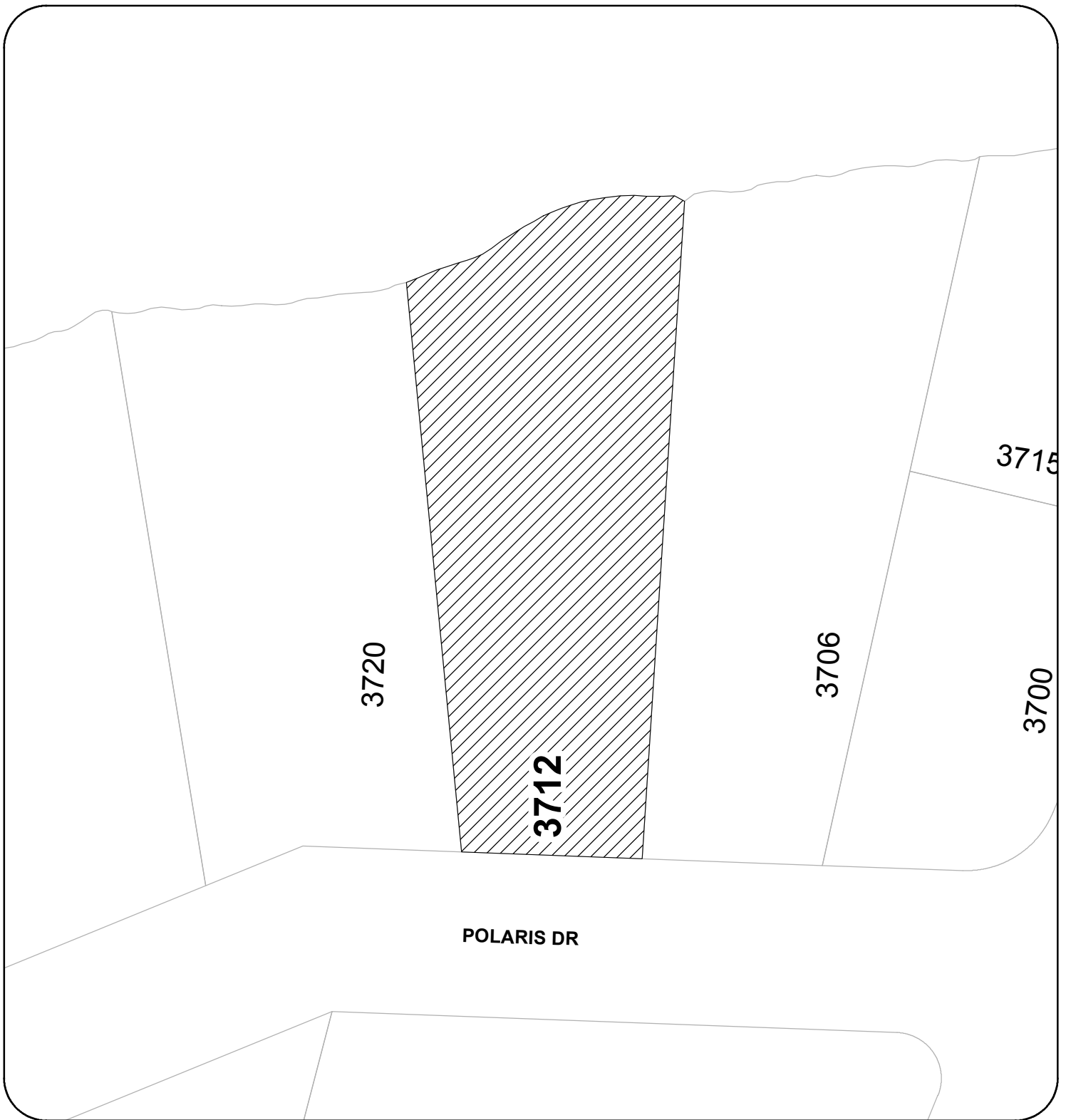
Purpose: The applicant is requesting to vary the provisions of Zoning Bylaw No. 4500 to reduce the minimum side yard setback from 1.5m to 1.4m in order to construct a second storey and legalize the siting of an existing non-conforming single residential dwelling. This represents a variance of 0.1m.

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

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

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 250-755-4460 (x4344), during normal business hours, Monday to Friday, excluding statutory holidays, from 2018-JUL-09 to 2018-JUL-19, inclusive.

LOCATION PLAN



BOARD OF VARIANCE APPLICATION NO. BOV00700

LOCATION PLAN

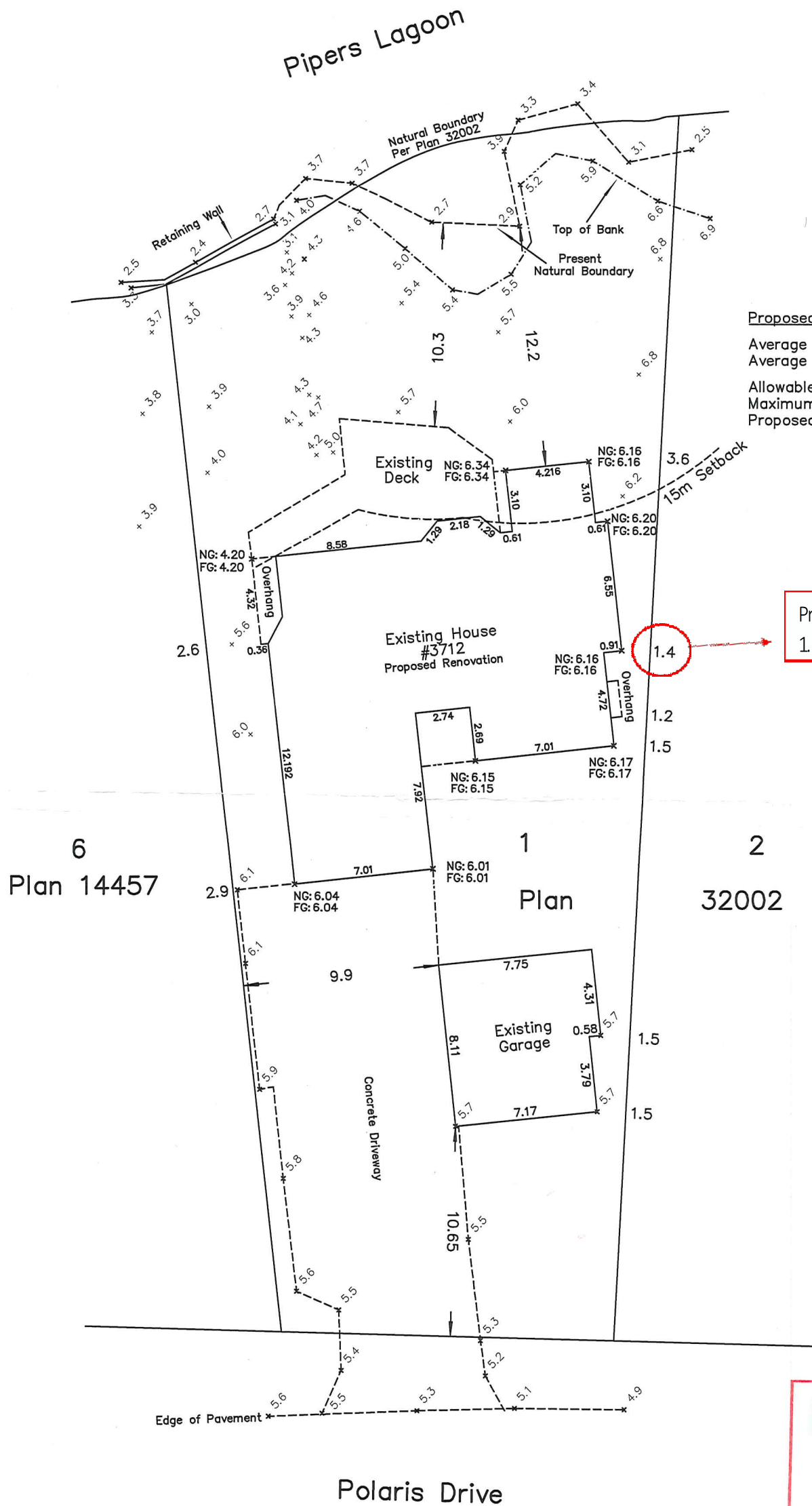
Civic: 3712 POLARIS DRIVE
Legal Description: LOT 1, DISTRICT LOT 39,
WELLINGTON DISTRICT, PLAN 32002



Subject Property

Site Plan showing:
 Lot 1, District Lot 39,
 Wellington District, Plan 32002.

Client: Harris			
Civic Address: 3712 Polaris Drive, Nanaimo			
File: 17-023	Scale: 1:250	Date: March 21st, 2018	Drawn by: DRW



Proposed Building Height
 Average natural grade = 5.94
 Average finished grade = 5.94
 Allowable building height = 9.00
 Maximum building elevation = 14.94
 Proposed roof peak elevation = 13.44

Proposed Variance from
 1.5 m to 1.4 m

RECEIVED
BoW 700
 JUN 29 2018
 CITY OF NANAIMO
 COMMUNITY DEVELOPMENT

Note:
 This property is affected by
 the following registered documents:
 M76300.



Scale 1:250
 Distances and elevations are in metres.
 Geodetic elevations are derived from control monument 90H6361.

Turner + land surveying-

250.753.9778
 605 Comox Road
 Nanaimo, BC V9R 3J4

Certified correct this 21st day of March, 2018.

Ryan Turner
 YNBXB2

Digitally signed by Ryan Turner YNBXB2
 DN: c=CA, cn=Ryan Turner YNBXB2,
 o=BC Land Surveyor, ou=Verify ID at
 www.juricert.com/LKUP.cfm?
 id=YNBXB2
 Date: 2018.03.21 08:27:13 -07'00'

B.C.L.S.

(This document is not valid unless originally signed and sealed.)