



COMMUNITY DEVELOPMENT

## BOARD OF VARIANCE

### NOTICE OF MEETING

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A meeting of the Board of Variance will be held on Thursday, 2018-OCT-18, at 5:30pm in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

**APPEAL NO:** BOV00707

**Applicant:** Glenn Schmitke

**Civic Address:** 154 ROYAL PACIFIC WAY

**Legal Description:** LOT 2, DISTRICT LOT 49, WELLINGTON DISTRICT, PLAN EPP58540

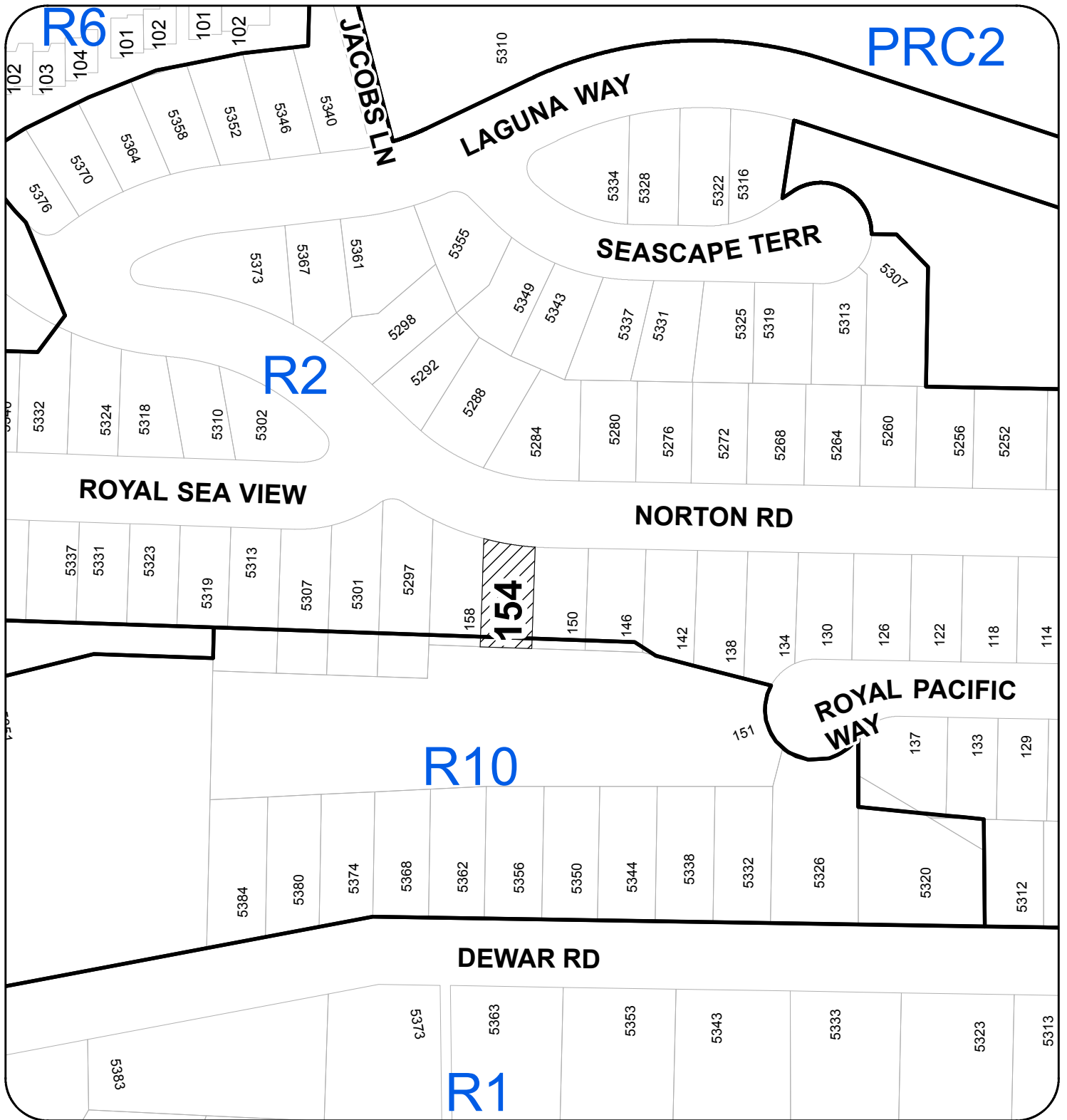
**Purpose:** Zoning Bylaw No. 4500 requires a minimum side yard setback of 1.5m in the R2 zone. The applicant is requesting a side yard setback of 0.55m in order to legalize exterior stairs along the east side of an existing single residential dwelling. This represents a variance of 0.95m.

**Zoning Regulations:** Single Family Residential – R2. The applicant requests a variance to the City of Nanaimo "ZONING BYLAW 2011 NO. 4500":

*Section 7.5.1 – Siting of Building  
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 Development Department, 411 Dunsmuir Street, Nanaimo, BC, or by calling 250-755-4460 (x4344), during normal business hours, Monday to Friday, excluding statutory holidays, from 2018-OCT-05 to 2018-OCT-18 inclusive. Questions or comments can also be sent by email to: [planning@nanaimo.ca](mailto:planning@nanaimo.ca) .

# LOCATION PLAN



BOARD OF VARIANCE NO. BOV00707

## LOCATION PLAN

Civic: 154 ROYAL PACIFIC WAY  
Legal Description: LOT 2, DISTRICT LOT 49  
WELLINGTON DISTRICT, PLAN EPP58540

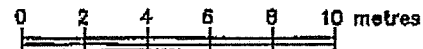


Subject\_Property

B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION ON:

**LOT 2, PLAN EPP58540, DISTRICT LOT 49, WELLINGTON DISTRICT.**

SCALE 1:200



DISTANCES AND ELEVATIONS ARE IN METRES.

NOTES:

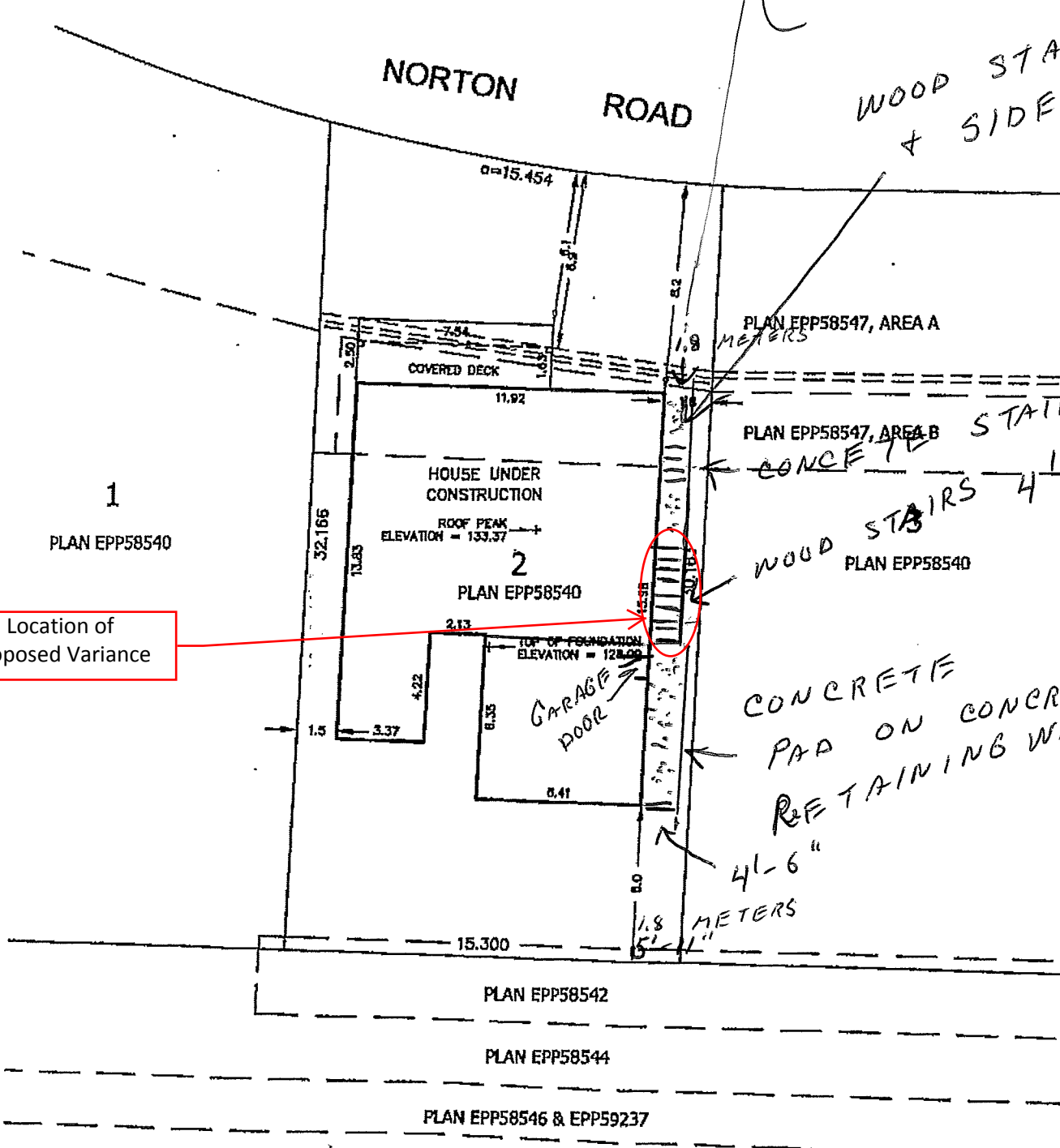
CIVIC ADDRESS: 154 ROYAL PACIFIC WAY

LOT DIMENSIONS ARE DERIVED FROM REGISTERED PLANS.

ELEVATION DATUM IS DERIVED FROM INTEGRATED SURVEY CONTROL MONUMENTS.

THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND/OR PROPOSED IMPROVEMENT(S) SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S). THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENT(S) RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S). THIS PLAN IS NOT TO BE USED TO RE-ESTABLISH BOUNDARY LINES.

Location of Proposed Variance



SIDE YARD PROPERTY IS - 1.8 METER OR 5'-11"  
CONCRETE SIDE WALK + CONCRETE STEPS AND WOOD STEPS ARE 48" WIDE THAT LEAVES 1'-11" TO PROPERTY LINE  
WOOD STAIRS + SIDEWALK IS 4' WIDE FROM THE HOUSE

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES & PERMITS:

- STATUTORY RIGHTS OF WAY FB197588, FB197590, FB197595, CA4292199, CA4292200, CA5175688 & CA5175889;
- COVENANTS CA5175673 & CA5175683;
- EASEMENTS CA5175675, FB503080, FB503081, FB503082, FB503083, FB503084, FB503085, FB503086, FB503087, FB503088, FB503089, FB503090, FB503091, FB503092 & FB503093;

THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS DATE OF: NOVEMBER 15, 2016.

Brion S. Henning B.C.L.S.  
THIS DOCUMENT IS NOT VALID UNLESS SIGNED AND SEALED

WILLIAMSON & ASSOCIATES  
PROFESSIONAL SURVEYORS © 2015  
3068 BARONS ROAD NANAIMO B.C. V9T 4B5  
PHONE: 250-756-7723 FAX: 250-756-7724  
EMAIL: WAPS@TELUS.NET  
FILE: 18063-4 CERT (BASE PLAN 08130)

RECEIVED  
BOV707  
2018-SEP-06  
Current Planning & Subdivision