



COMMUNITY DEVELOPMENT

BOARD OF VARIANCE

NOTICE OF MEETING

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: BOV00708

Applicant: Troy Keen

Civic Address: 420 WOODHAVEN DRIVE

Legal Description: STRATA LOT 184, 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

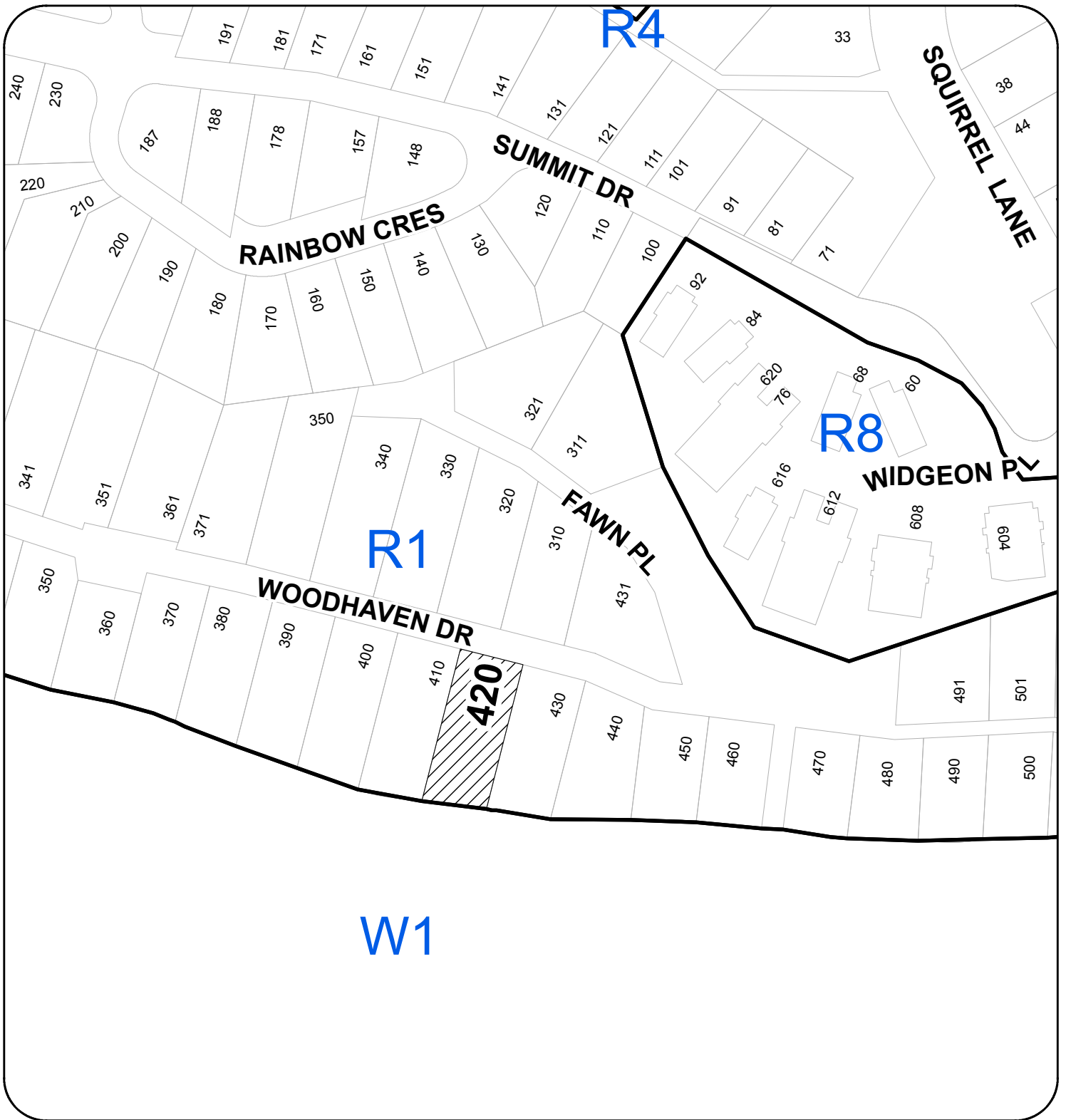
Purpose: Zoning Bylaw No. 4500 requires garage doors facing a street on a single residential dwelling to be setback at least 6m. The applicant is requesting to construct a new single residential dwelling with a garage door 1.98m from the property line. This represents a variance of 4.02m.

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

*Section 7.5.3 – Siting of Building
All garage doors and carport entrance ways facing a street on a single residential dwelling or duplex must be setback at least 6m.*

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 .

LOCATION PLAN



BOARD OF VARIANCE NO. BOV00708

LOCATION PLAN

Civic: 420 WOODHAVEN DRIVE
Legal Description: WATER LOT, SECTION 5
WELLINGTON DISTRICT, PLAN SP830
FORESHORE FRONTING LONG LAKE-PRIVATE MOORAGE
(UPLAND FOLIO - 07827.884)



Subject_Property

SITE PLAN SHOWING PROPOSED BUILDING LOCATION ON:
 STRATA LOT 184, SECTION 5,
 WELLINGTON DISTRICT, STRATA PLAN 830.

Client: TROY KEEN

Civic Address: 420 WOODHAVEN DRIVE, NANAIMO

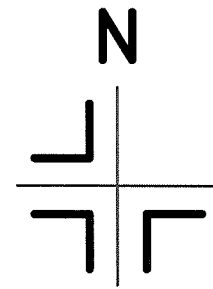
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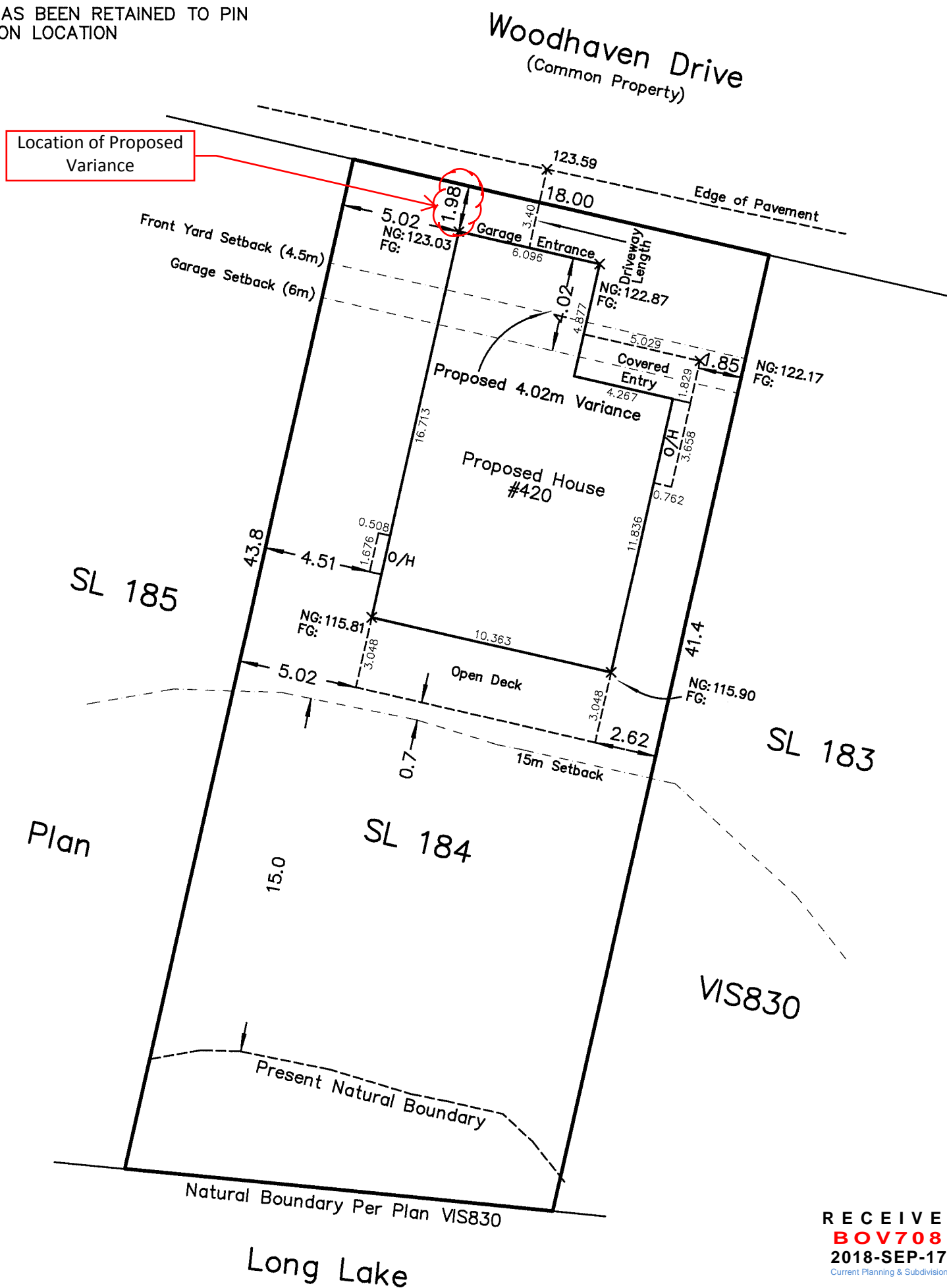
Drawn by: DRW

PROPOSED BUILDING HEIGHT CALCULATION	
Average natural grade	119.96
Average finished grade	_____
Maximum building height (R1 Zone)	9.00
Maximum building elevation	_____
Proposed roof peak elevation	_____
Proposed main floor	_____
MBFE	_____
Proposed MBFE	_____

PROPOSED GARAGE SLAB ELEVATION	
Elevation at back of sidewalk	123.59
Maximum garage slab	123.83
Minimum garage slab	123.43
Proposed garage slab	_____



B.C.L.S. HAS BEEN RETAINED TO PIN FOUNDATION LOCATION



Location of Proposed Variance

RECEIVED
BOV708
 2018-SEP-17
 Current Planning & Subdivision

NOTE:
 THE SUBJECT PROPERTY IS AFFECTED BY
 THE FOLLOWING REGISTERED DOCUMENTS:
 M76300, E98926, H40365, K3538 & K98613.

DISTANCES AND ELEVATIONS ARE IN METRES.
 GEODETIC ELEVATIONS ARE DERIVED FROM CONTROL
 MONUMENT 79H9159 (CVD28BC).

Turner + land surveying

250.753.9778
 605 Comox Road
 Nanaimo, BC V9R 3J4
 www.turnersurveys.ca

Certified correct this 24th day of September, 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: 2018.09.24 13:44:12 -07'00'

B.C.L.S.

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