



COMMUNITY DEVELOPMENT

## BOARD OF VARIANCE

### NOTICE OF MEETING

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A meeting of the Board of Variance will be held on Thursday, 2019-APR-18, at 5:30pm in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

**APPEAL NO:** **BOV00717**

**Applicant:** Keene Anderson (on behalf of Jurgen Goering)

**Civic Address:** 64 CAPTAIN MORGANS BOULEVARD

**Legal Description:** LOT 157, DOUGLAS ISLAND (ALSO KNOWN AS PROTECTION ISLAND), NANAIMO DISTRICT, PLAN 14111

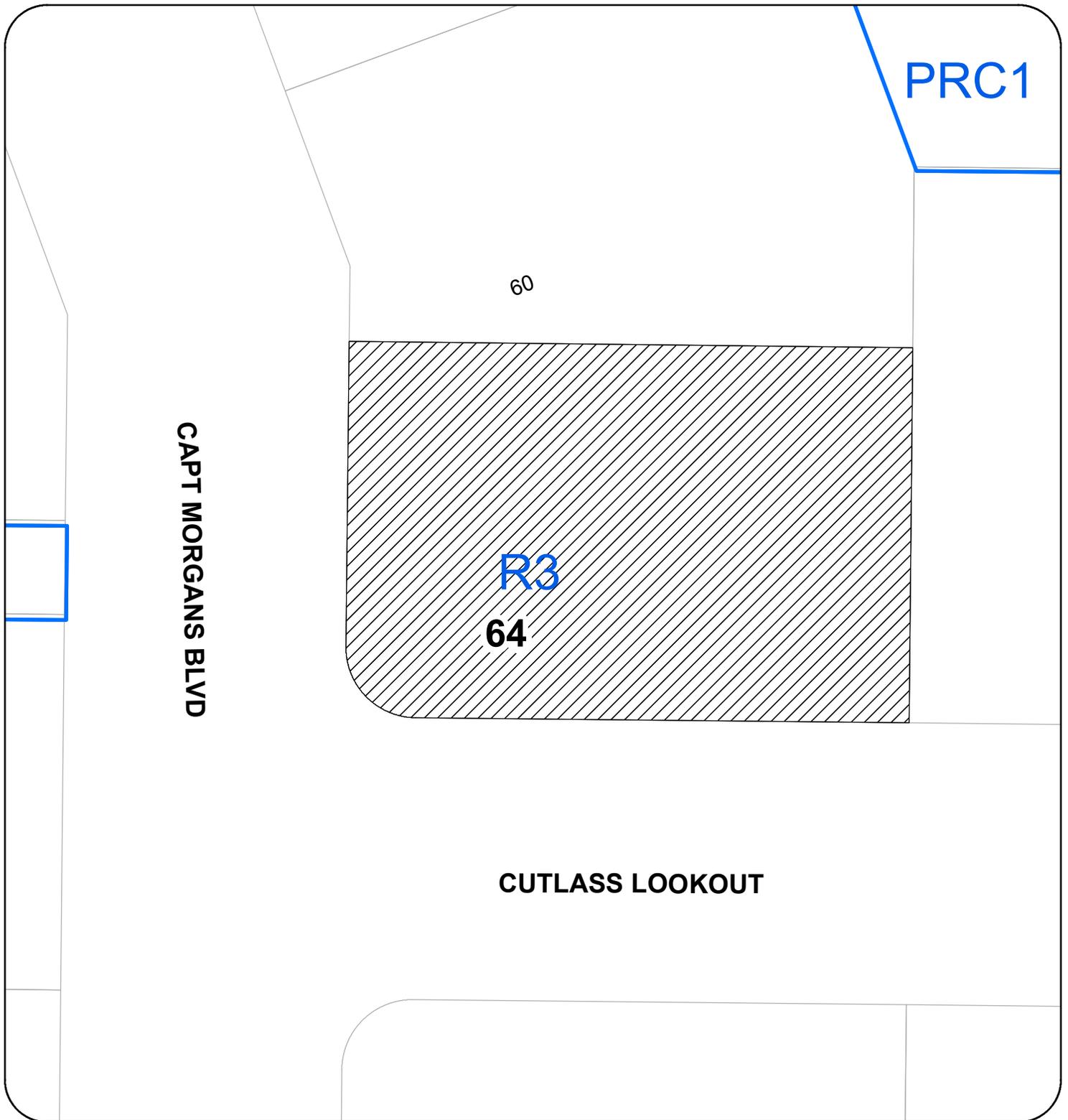
**Purpose:** Zoning Bylaw No. 4500 requires a minimum front yard setback of 6m in the R3 zone. The applicant is requesting a variance to allow a front yard setback of 5.69m in order to reconstruct an existing non-conforming single residential dwelling. This represents a variance of 0.31m.

**Zoning Regulations:** Single Family Residential – R3. The applicant requests a variance to the City of Nanaimo "ZONING BYLAW 2011 NO. 4500":

*Section 7.5.1 – Siting of Building  
A minimum front yard setback of 6m 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 2019-APR-08 to 2019-APR-18 inclusive. Questions, comments, or written submissions can also be sent by email to: [planning@nanaimo.ca](mailto:planning@nanaimo.ca)

# LOCATION PLAN



## BOARD OF VARIANCE NO. BOV00717

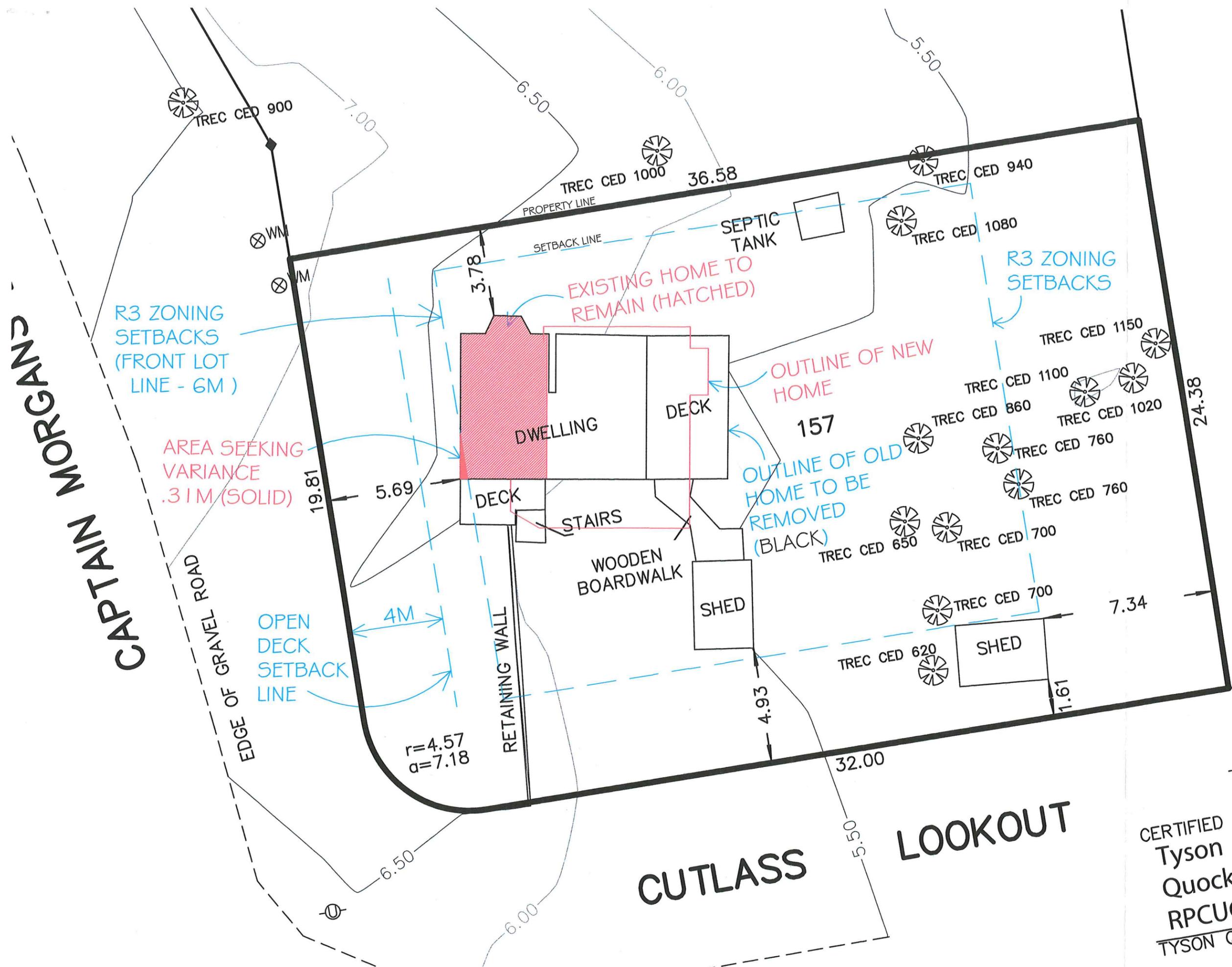
### LOCATION PLAN

CIVIC: 64 CAPT MORGANS BOULEVARD  
LEGAL: LOT 157, DOUGLAS ISLAND (ALSO KNOWN AS PROTECTION ISLAND)  
NANAIMO DISTRICT, PLAN 14111



Subject\_Property

CAPTAIN MORGAN'S



158

14117

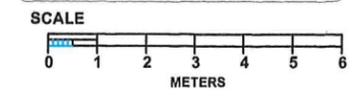
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**Greenplan**  
designing with nature

1655 Cedar Road  
Nanaimo, BC  
(250) 722-3456  
www.greenplan.ca  
info@greenplan.ca

Date  
MARCH 26, 2019

Project  
1844-S-0326-31



RECEIVED  
**BOV717**  
2019-MAR-29  
Current Planning

CERTIFIED CORRECT THIS 13TH DAY C  
Tyson  
Quocksister  
RPCUG1  
TYSON QUOCKSISTER, BCLS

Digitally signed by Tyson  
Quocksister RPCUG1  
DN: c=CA, cn=Tyson Quocksister  
RPCUG1, o=BC Land Surveyor,  
ou=Verify ID at www.juricert.com  
LKUP.cfm?id=RPCUG1  
Date: 2019.03.13 11:04:39 -07'00