



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-MAY-16, at 5:30 p.m. in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

**APPEAL NO:** **BOV00719**

**Applicant:** Jeet Manhas (on behalf of Jasbir Gurm)

**Civic Address:** 3806 MARJORIE WAY

**Legal Description:** LOT 4, SECTION 5, WELLINGTON DISTRICT, PLAN EPP67602

**Purpose:** Zoning Bylaw No. 4500 requires that a heat pump or central air conditioning unit be located to the rear of a principal building. The applicant is requesting a variance to locate a heat pump to the front of the principal building.

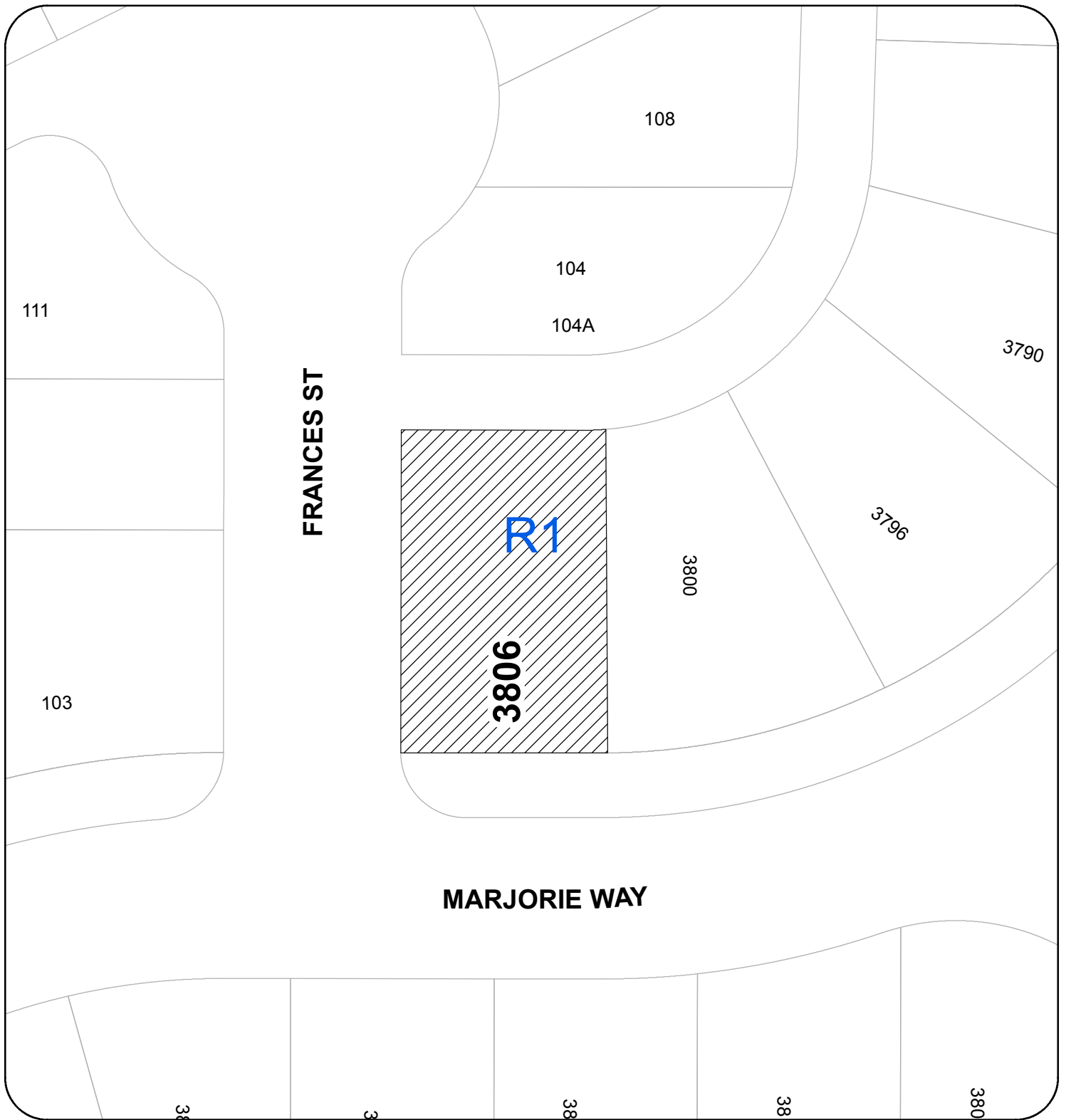
**Zoning Regulations:** Single Family Residential – R1. The applicant requests a variance to the City of Nanaimo "ZONING BYLAW 2011 NO. 4500":

*Section 6.5.2 – Projections into Yards*

*Where the principal use of the property is a single residential dwelling or duplex, heat pumps and central air conditioning units must be located to the rear of a principal building and shall not be located closer than 4.5m from the side lot lines or closer than 3m from the rear property lines.*

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-MAY-06 to 2019-MAY-16 inclusive. Questions, comments, or written submissions can also be sent by email to: [planning@nanaimo.ca](mailto:planning@nanaimo.ca)

# LOCATION PLAN

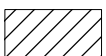


**BOARD OF VARIANCE NO. BOV00719**

## LOCATION PLAN

CIVIC: 3806 MARJORIE WAY

LEGAL: LOT 4, SECTION 5, WELLINGTON DISTRICT, PLAN EPP67602



SUBJECT PROPERTY

# PLAN OF PROPOSED HOUSE LOCATION ON LOT 4, SECTION 5, WELLINGTON DISTRICT, PLAN EPP67602

FINAL LOT GRADE HAS BEEN DETERMINED  
FROM APPROVED FINAL LOT GRADES PLAN

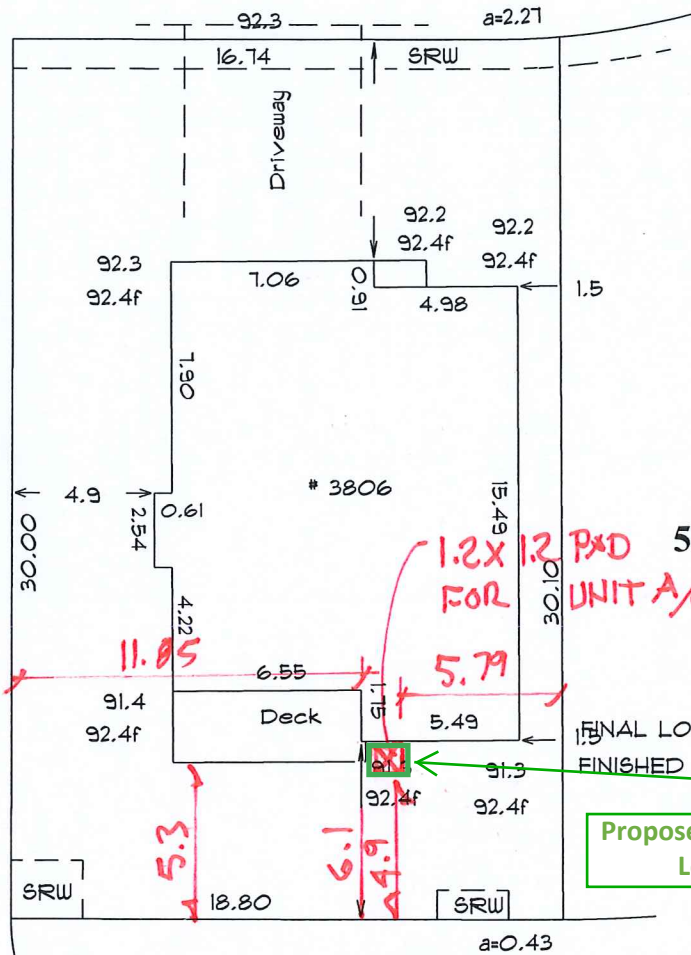
SCALE 1:250

ALL MEASUREMENTS ARE IN METRES  
ELEVATIONS ARE GEODETIC

PROPOSED DRIVEWAY  
CENTRELINE LENGTH 6.6  
OVERALL RISE 0.30  
DRIVEWAY GRADE + 4.5 %

LANE

FRANCES STREET



PROPOSED ELEVATIONS:  
GARAGE SLAB 92.60  
BASEMENT SLAB 92.60  
MAIN FLOOR 95.62  
ROOF PEAK 100.61  
MBFE 89.40

1.2x1.2 PxD 5  
FOR  
UNIT A/C

11.85

5.79

FINAL LOT GRADE  
FINISHED GRADE

Proposed Heat Pump  
Location

AVERAGE GRADES:  
FINAL LOT 91.78  
FINISHED 92.40  
MAX ALLOW ROOF ELEV 100.78

SKETCH MARK UP

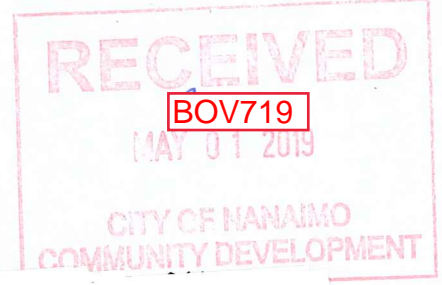
Ken BRault

APRIL 29/2019

MARJORIE WAY

HOUSE LOCATION TO BE PINNED  
PRIOR TO FOUNDATION FORMING

FB 372/



B. C. L. S.