



COMMUNITY DEVELOPMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, 2019-AUG-15, 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: **BOV00724**

Applicants: Chris Lipinski (BOEHM CONSTRUCTION LTD)

Civic Address: 1667 WADDINGTON ROAD

Legal Description: LOT 1, DISTRICT LOT 97G, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN EPP91467

Purpose: Zoning Bylaw No. 4500 requires a minimum flanking side yard setback of 4m in the R1 zone. The applicant is requesting a flanking side yard setback of 0m in order to convert an existing non-conforming single residential dwelling into a carriage house and to legalize its siting. This represents a variance of 4m. A 0.5m encroachment of the structure into City street right-of-way will be removed.

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

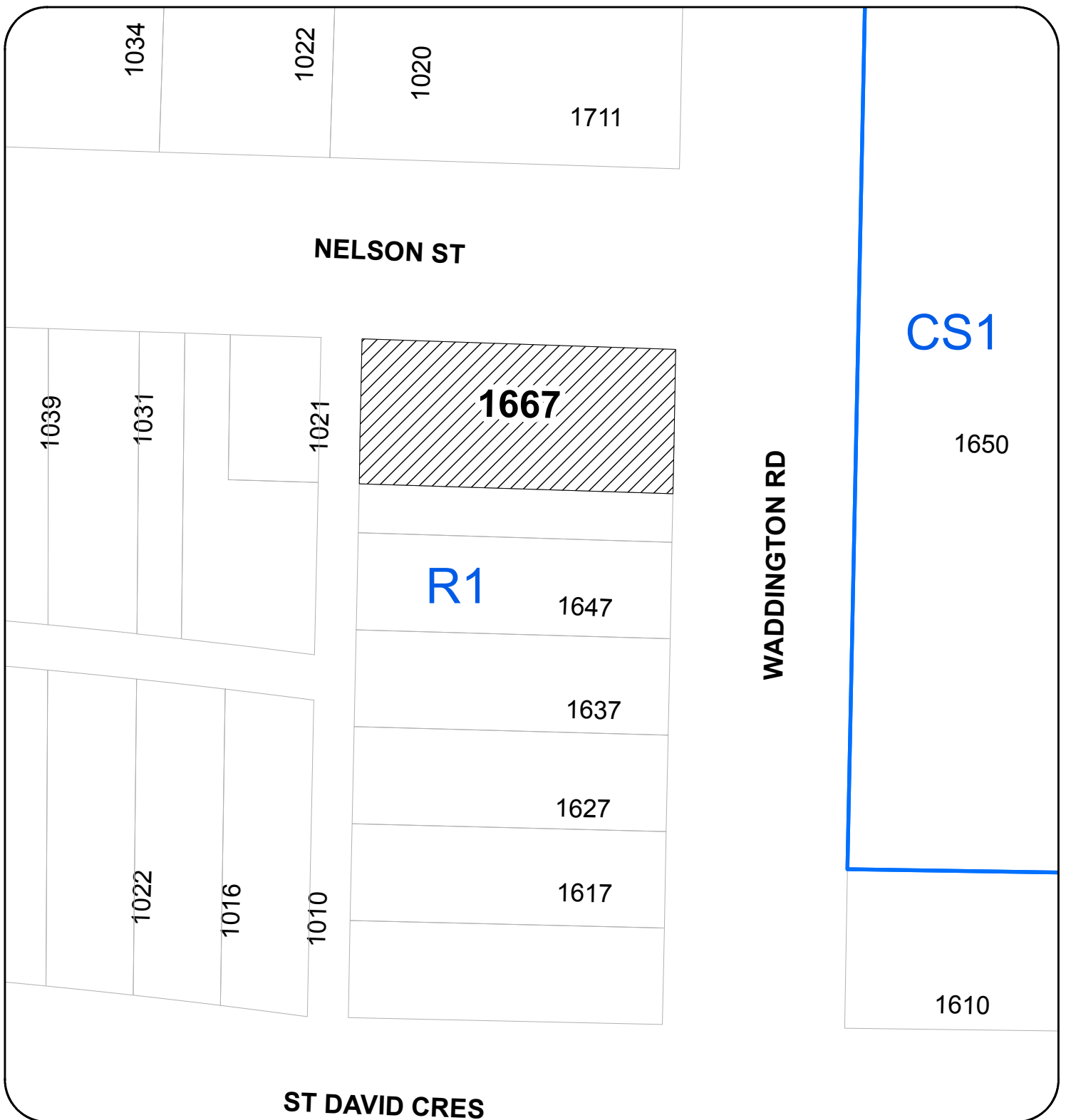
Section 7.5 – Siting of Buildings

The principal building must be set back a minimum of 4m from the flanking side lot line.

(Section 6.6.4 – An accessory building shall not be permitted within the front yard, side yard or flanking side yard setback requirements.)

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 Development Services 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-AUG-02 to 2019-AUG-15 inclusive. Questions, comments, or written submissions can also be sent by email to: planning@nanaimo.ca

LOCATION PLAN



BOARD OF VARIANCE NO. BOV00724

LOCATION PLAN

CIVIC: 1667 WADDINGTON ROAD
LEGAL: LOT 1, DISTRICT LOT 97G, NEWCASTLE RESERVE, SECTION 1
NANAIMO DISTRICT, PLAN EPP91467



SUBJECT PROPERTY

SITE PLAN OF LOT 1, DL 97G, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN EPP91467.
 SHOWING EXISTING DWELLING AND PROPOSED RENOVATION THEREON.
 (FOR VARIANCE APPLICATION)

SCALE 1:150



Metric
 THE INTENDED PLOT SIZE IS 8.5" X 14" (LEGAL)
 DIMENSIONS ARE SHOWN IN METRES
 AND ARE DERIVED FROM PLAN EPP91467

CIVIC ADDRESS:

1667 WADDINGTON ROAD
 NANAIMO, BC
 PID: 030-758-700

LEGEND

--- DENOTES ROOF OVERHANG/ROOF RIDGES

NOTES

ELEVATIONS ARE IN METRES AND ARE
 GEODETIC, DERIVED FROM MON. 77H5284.
 ZONING (2019): BYLAW 4500, R1
 SETBACKS TO SIDING
 CLIENT:BOEHM CONSTRUCTION

FLOOR AREAS	
13% OF PARCEL AREA	73.4m ²
GROSS FLOOR AREA OF DWELLING (NOT INCLUDING DECK)	74.2m ²
AREA TO BE REMOVED FROM DWELLING	1.8m ²
RENOVATED DWELLING AREA	72.4m ²

THIS PLAN WAS PREPARED FOR
 ARCHITECTURAL AND BUILDING INSPECTION
 PURPOSES AND IS FOR THE EXCLUSIVE USE
 OF OUR CLIENT. PACIFIC RIM LAND
 SURVEYING LTD. ACCEPTS NO
 RESPONSIBILITY OR LIABILITY FOR ANY
 DAMAGES THAT MAY BE SUFFERED BY A
 THIRD PARTY AS A RESULT OF
 REPRODUCTION, TRANSMISSION OR
 ALTERATION TO THIS DOCUMENT WITHOUT
 CONSENT FROM PACIFIC RIM LAND
 SURVEYING LTD.

CERTIFIED CORRECT
 DATED THIS 18TH DAY OF JULY, 2019

James
 Bruce
 EF8P6Z

Digitally signed
 by James Bruce
 EF8P6Z
 Date: 2019.07.18
 08:54:05 -07'00'

JAMES BRUCE, BCLS #976
 THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED

PACIFIC RIM
 LAND SURVEYING LTD.
 PHONE: 250-248-7268
 EMAIL: JAMES@PACIFICRIMSURVEYING.COM
 FILE: 1085 PBP3.DWG
 DATE: 2019-07-18

