



COMMUNITY DEVELOPMENT

## BOARD OF VARIANCE

### NOTICE OF MEETING

---

A meeting of the Board of Variance will be held on Thursday, 2019-SEP-19, 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:** BOV00726

**Applicants:** Jim Richardson

**Civic Address:** 250 Pine Street

**Legal Description:** Southerly 1/2 of Section B, of Lot 3, Block R, Section 1, Plan 584, Nanaimo District

**Purpose:** Zoning Bylaw No. 4500 requires that a heat pump or central air conditioning unit be located to the rear of a principal building and to be sited no closer than 4.5m from a side lot line. The applicant is requesting a variance to reduce the distance from a side lot line from 4.5m to 3.66m. This represents a variance of 0.84m.

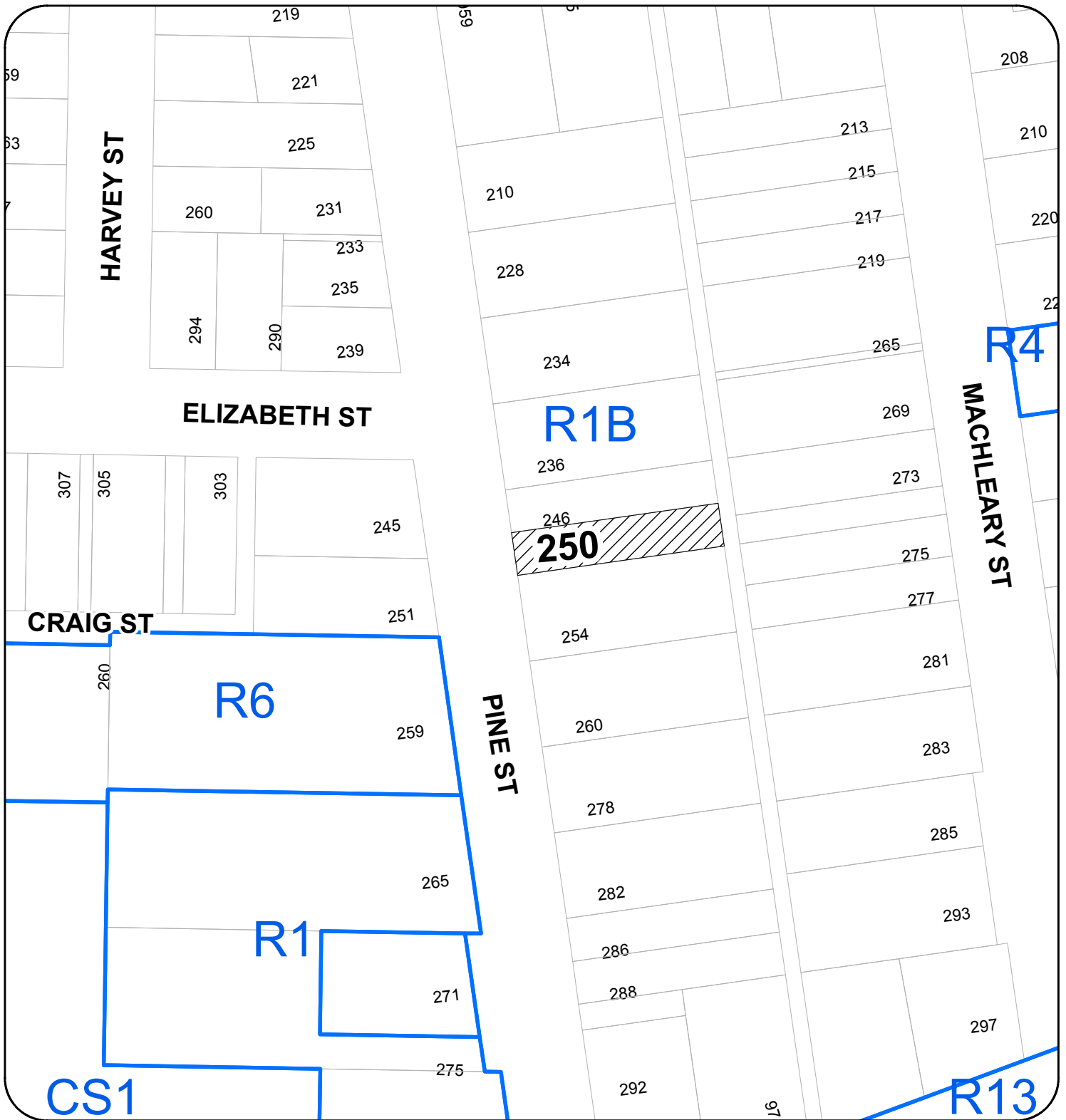
**Zoning Regulations:** Single Family Residential – R1b. The applicant requests a variance to the “City of Nanaimo Zoning Bylaw 2011 No. 4500”:

*Section 6.5.2 – Siting of Buildings*

*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 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-SEP-09 to 2019-SEP-19 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. BOV00726**

## LOCATION PLAN

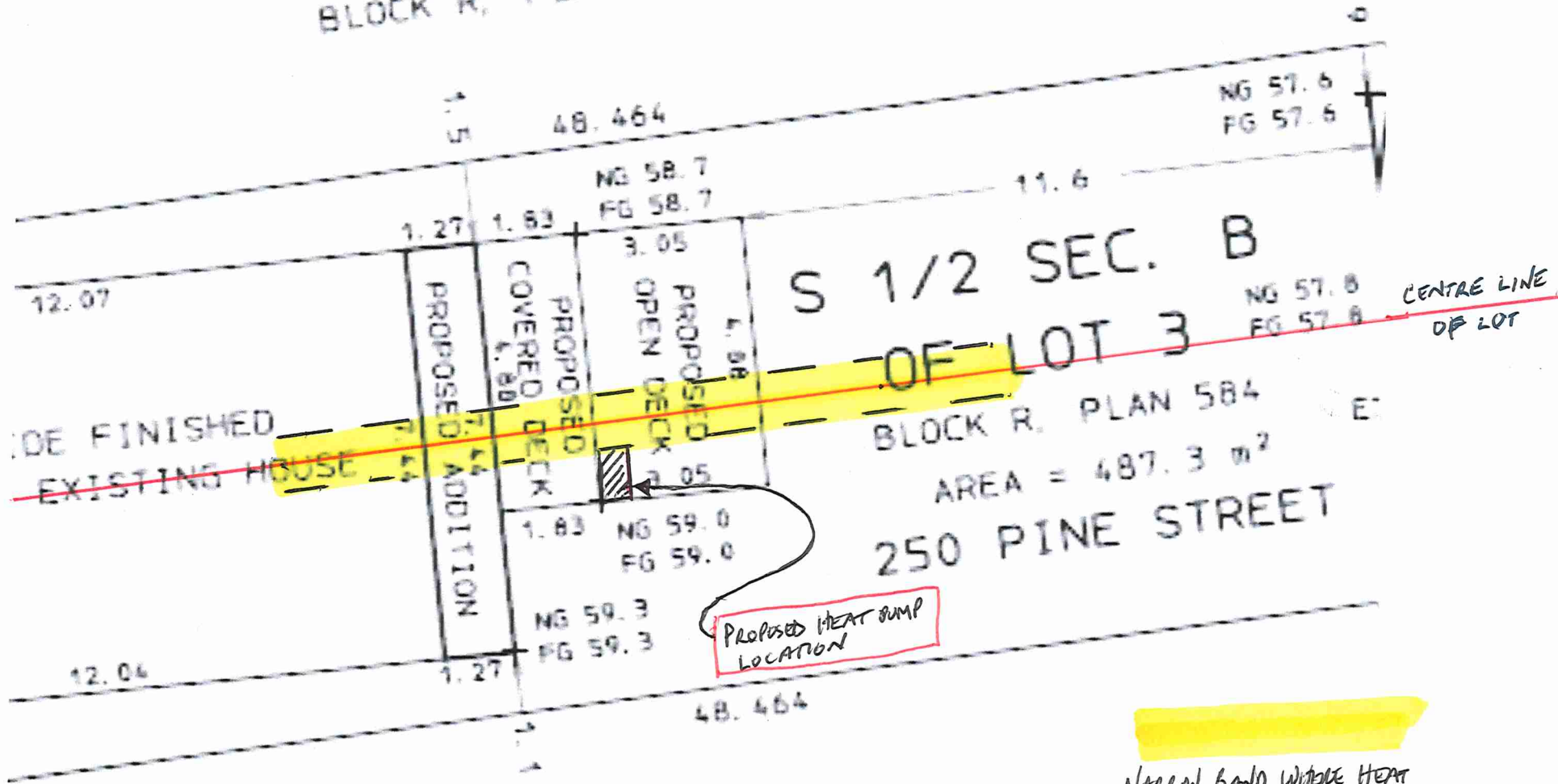
CIVIC: 250 PINE STREET  
LEGAL: SOUTHERLY 1/2 OF SECTION B, OF LOT 3, BLOCK R, SECTION 1  
PLAN 584, NANAIMO DISTRICT



SUBJECT PROPERTY

BLOW UP OF  
AUG 31, 2018 SURVEY.

BLOCK R, PLAN 584



S 1/2 SEC. B  
OF LOT 3  
BLOCK R, PLAN 584  
AREA = 487.3 m<sup>2</sup>  
250 PINE STREET

PROPOSED HEAT PUMP  
LOCATION

$7.44\text{m} \text{ less } 4.88\text{m}$   
 $= 2.56\text{m}$   
 $+ 1.10\text{m}$   
 $\hline 3.66\text{m}$

actual set back at  
proposed location

$4.5\text{m} \text{ less } 3.66\text{m}$   
 $= 0.84\text{m} \text{ Variance.}$

NARROW BAND WHERE HEAT  
PUMP LOCATION FITS  
WITHIN SETBACKS.

**RECEIVED**  
 [Bow 00726  
 AUG 30 2019  
 CITY OF NANAIMO  
 COMMUNITY DEVELOPMENT