



BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, 2020-JAN-16, at 5:30pm in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

APPEAL NO: BOV00730

Applicants: Rick and Susan Andrew

Civic Address: 210 Woodhaven Drive

Legal Description: Strata Lot 205, 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 permits a perimeter wall height up to 9.14m on rear and internal side yard elevations in the R1 zone. The applicant is requesting a variance to allow perimeter wall heights of 12.00m on the rear and east internal side yard elevations. This represents a variance of 2.86m for each elevation.

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

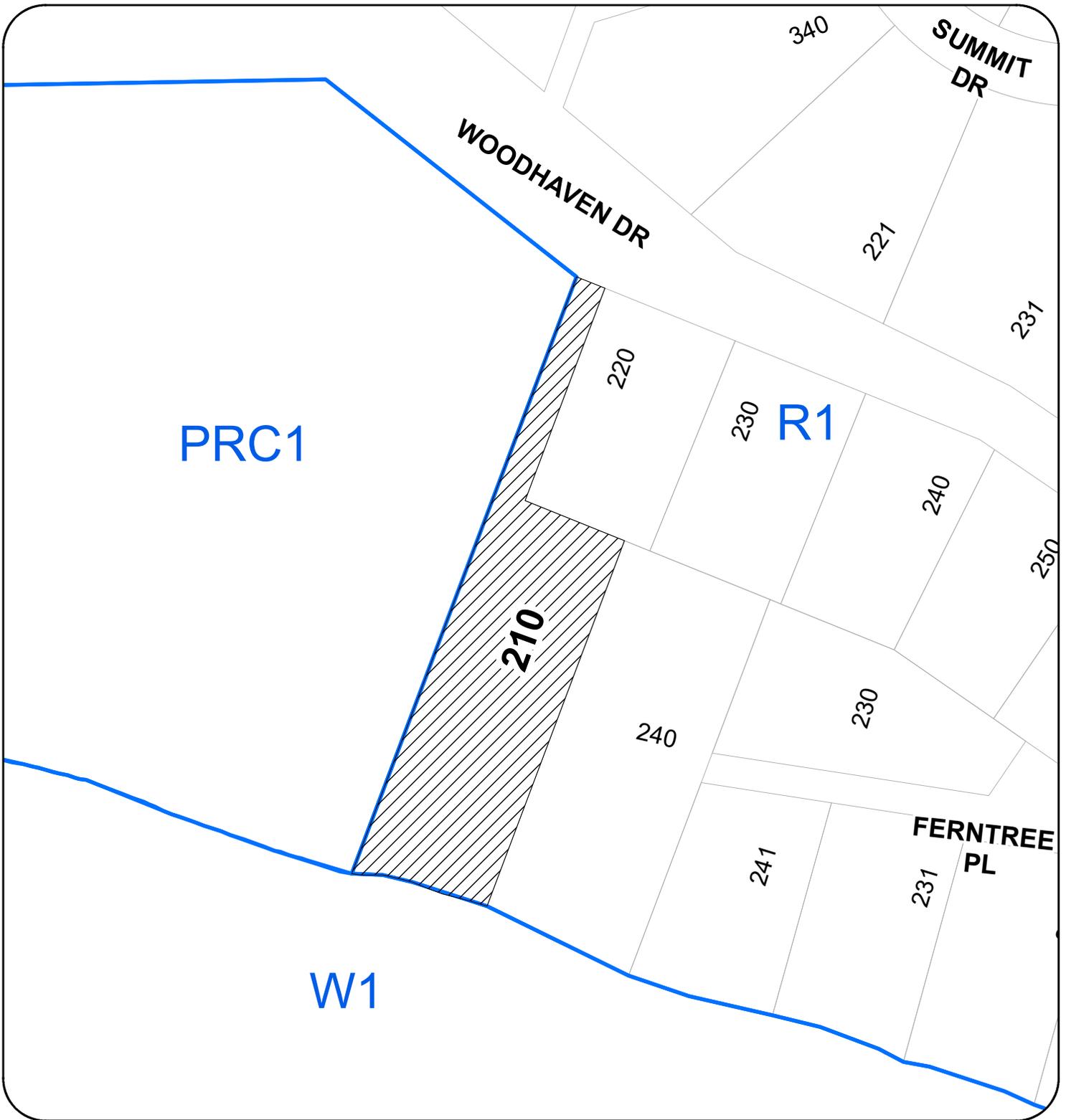
Section 7.6.6 – Size of Buildings

Notwithstanding Subsection 7.6.1, the maximum perimeter wall height may be increased on rear and internal side yard elevations to a maximum of 9.14m, provided:

- (a) any rear wall face over 7.32m in height is a maximum of 10m from the rear property line;*
- (b) no wall face over 7.32m in height shall exceed 7.32m in width and must be offset by a minimum of 0.61m from any adjacent wall over 7.32m in height; and*
- (c) any eave or gable end associated with a wall face over 7.32m in height must not exceed 8.53m in width and must be offset by at least 0.61m from any adjacent eave or gable end which is associated with any adjacent wall face over 7.32m in height.*

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 (x4220), during normal business hours, Monday to Friday, excluding statutory holidays, from 2019-JAN-06 to 2019-JAN-16 inclusive. Questions, comments, or written submissions can also be sent by email to: planning@nanaimo.ca

LOCATION PLAN



BOARD OF VARIANCE NO. BOV00730

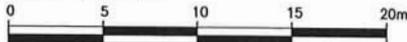
LOCATION PLAN

CIVIC: 210 WOODHAVEN DRIVE
LEGAL: STRATA LT 205, SEC 5, LD 58, STRATA PLN 830



SUBJECT PROPERTY

SCALE : 1:250



(ALL DIMENSIONS ARE IN METRES)

LEGEND

- △ DENOTES TRAVERSE HUB SET
- DENOTES STANDARD IRON POST FOUND
- ⊙ DENOTES STANDARD CONCRETE POST FOUND
- ☼ DENOTES TREE

DATE OF SURVEY: MARCH 18, 2016 AND SEPTEMBER 24, 2019

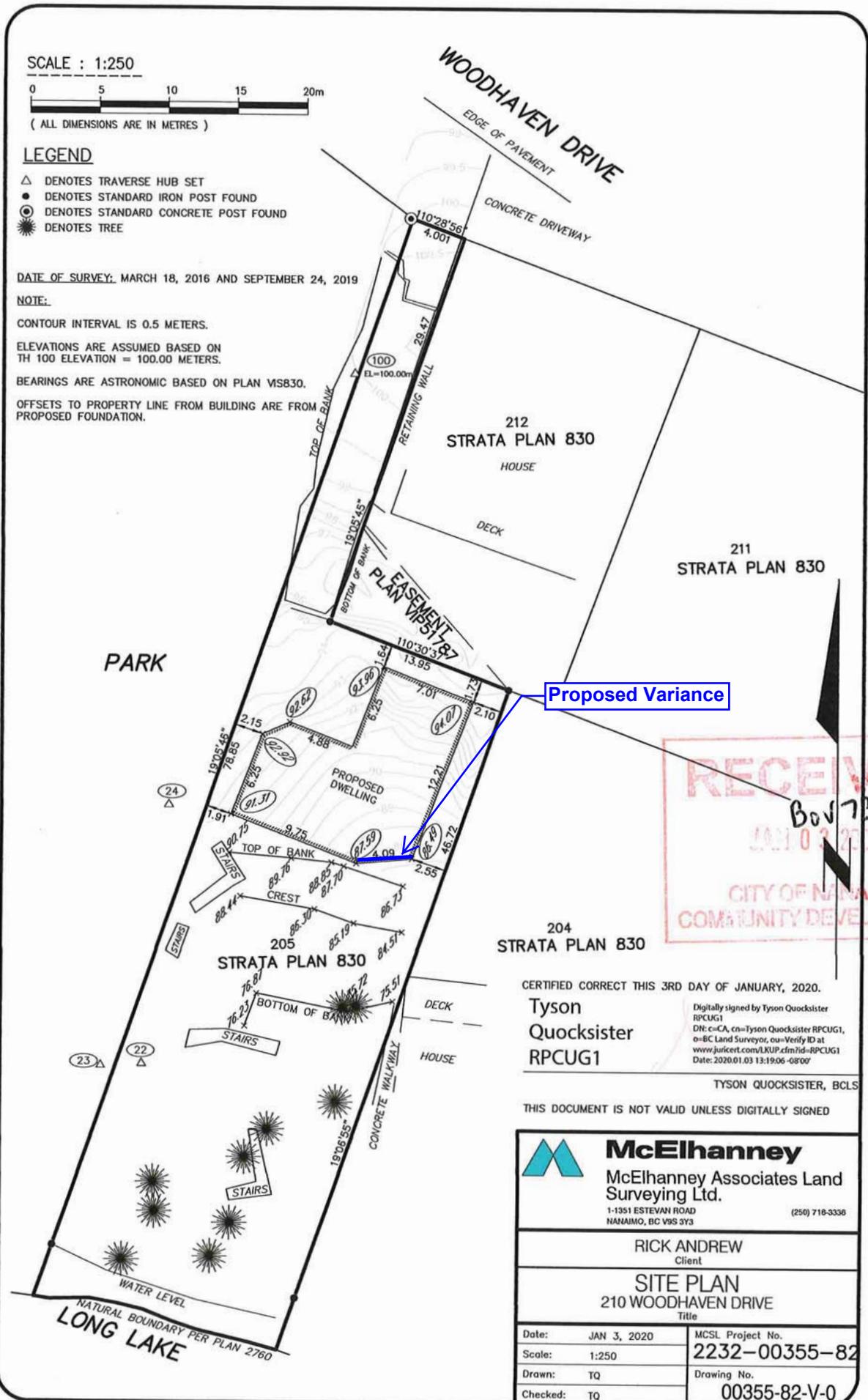
NOTE:

CONTOUR INTERVAL IS 0.5 METERS.

ELEVATIONS ARE ASSUMED BASED ON TH 100 ELEVATION = 100.00 METERS.

BEARINGS ARE ASTRONOMIC BASED ON PLAN VS830.

OFFSETS TO PROPERTY LINE FROM BUILDING ARE FROM PROPOSED FOUNDATION.



Proposed Variance



CERTIFIED CORRECT THIS 3RD DAY OF JANUARY, 2020.

Tyson Quocksister RPCUG1

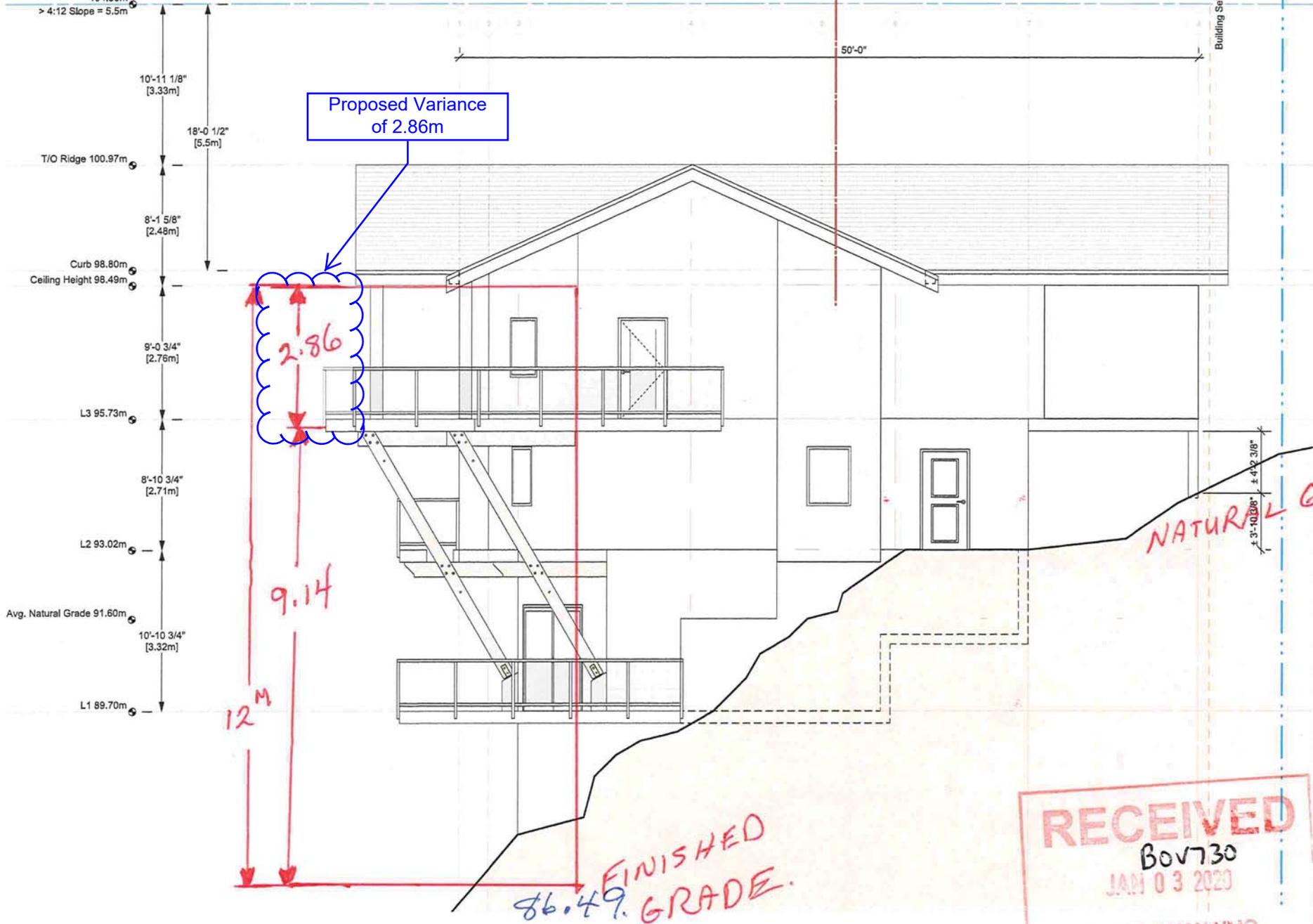
Digitally signed by Tyson Quocksister
 RPCUG1
 DN: c=CA, cn=Tyson Quocksister RPCUG1,
 o=BC Land Surveyor, ou=Verify ID at
 www.juricert.com/LKUP.dfm?id=RPCUG1
 Date: 2020.01.03 13:19:06 -0800

TYSON QUOCKSISTER, BCLS

THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED

 McElhanney McElhanney Associates Land Surveying Ltd. 1-1351 ESTEVAN ROAD NANAIMO, BC V9S 3Y3 (250) 710-3336	
RICK ANDREW Client	
SITE PLAN 210 WOODHAVEN DRIVE Title	
Date: JAN 3, 2020	MCSL Project No. 2232-00355-82
Scale: 1:250	
Drawn: TQ	Drawing No. 00355-82-V-0
Checked: TQ	

b Method; Max Bldg. Height
104.30m
> 4:12 Slope = 5.5m



East Elevation
Scale: 3/16" = 1'-0"

RECEIVED
Bov730
JAN 03 2020
CITY OF NANAIMO
COMMUNITY DEVELOPMENT



Proposed Variance of 2.86m

NATURAL GRADE

9.14

12M

36.49 FINISHED GRADE

RECEIVED
 JUN 03 2020
 BOV 730
 CITY OF MIAMI
 COMMUNITY DEVELOPMENT

2 South Elevation
 Scale: 3/16" = 1'-0"