



COMMUNITY DEVELOPMENT

## BOARD OF VARIANCE

### NOTICE OF MEETING

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A meeting of the Board of Variance will be held on Thursday, 2020-SEPT-17, 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:** BOV00741

**Applicants:** ROBERTA ELIZABETH GREEN  
TROY DOUGLAS STENMARK

**Civic Address:** 539 WEBER STREET

**Legal Description:** LOT 5, SECTION 1, NANAIMO DISTRICT, PLAN 26944

**Purpose:** Zoning Bylaw No. 4500 requires a minimum side yard setback of 1.5m in the R1 zone. The applicant is requesting a side yard setback of 1.33m in order to enclose an existing non-conforming carport. This represents a setback variance of 0.17m.

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

*Section 7.5.1*

*A minimum side yard setback of 1.5m is required.*

You are being notified as an owner or tenant of land that is adjacent to land that is the subject of this application. The Board of Variance decision will apply to subsequent owners of the land. If you deem your property is affected by the proposed variance, you will be given opportunity to be heard by the Board of Variance. In light of COVID-19, members of the public may submit comments in writing or pre-register to attend in-person as a delegation.

**WRITTEN SUBMISSION:** To submit comments in writing you must contact the Planning Department no later than 4:00 p.m., September 17<sup>th</sup>, 2020 by emailing [planning@nanaimo.ca](mailto:planning@nanaimo.ca) or calling 250-755-4429 (x4220).

**ATTEND IN-PERSON:** To attend in-person as a delegation, you must register no later than 11:00 a.m., September 14<sup>th</sup>, 2020 by visiting: <https://www.nanaimo.ca/your-government/city-council/council-meetings/appearing-as-a-delegation>.

# LOCATION PLAN



## BOARD OF VARIANCE NO. BOV00741



**Subject Property**

CIVIC: 539 WEBER STREET

LEGAL: LOT 5, SECTION 1, NANAIMO DISTRICT, PLAN 26944

SITE PLAN SHOWING:  
 LOT 5, SECTION 1,  
 NANAIMO DISTRICT, PLAN 26944.

Client: TROY AND BOBBIE STENMARK

Civil Address: 539 WEBER STREET, NANAIMO

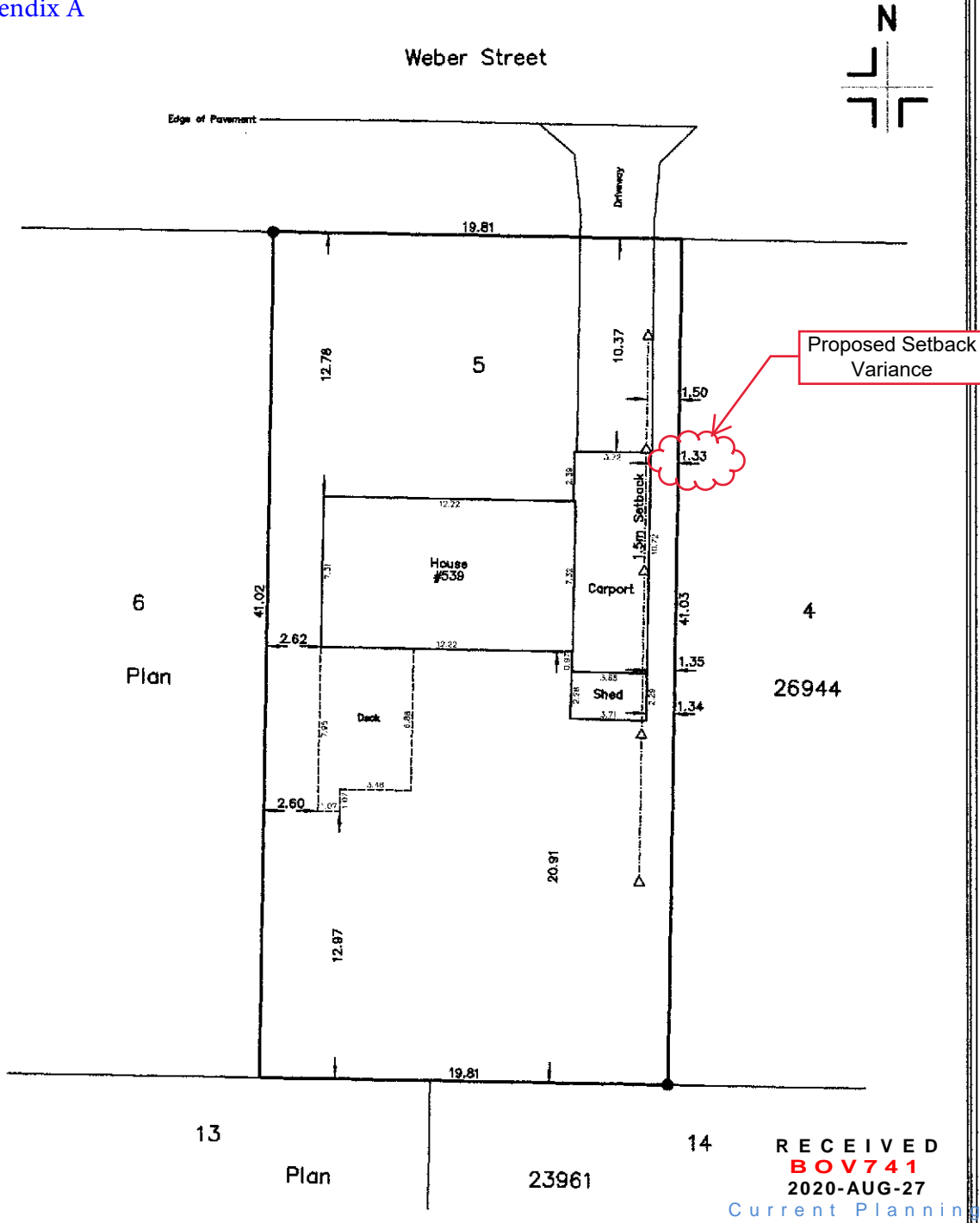
File: 20-106

Scale: 1:200

Drawn by: DRW

Property Zoning: R1

Appendix A



DISTANCES SHOWN ARE IN METRES.

**NOTE:**  
 THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS AND INTERESTS:  
 M78301, B88084 & C16883.  
 THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE NOTED DOCUMENTS.

- DENOTES STANDARD IRON POST FOUND
- △ DENOTES POINT SET ON 1.5m SETBACK

THIS SITE PLAN SHOWS THE RELATIVE LOCATION OF THE EXISTING AND PROPOSED STRUCTURES/IMPROVEMENTS WITH RESPECT TO THE BOUNDARIES OF THE DESCRIBED PARCEL ONLY.

THIS SITE PLAN SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY FOR AND HEREBY DISCLAIMS ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE SITE PLAN BEYOND ITS INTENDED USE.

RECEIVED  
 BOV741  
 2020-AUG-27  
 Current Planning

**Turner & Associates**  
 land surveying  
 250.753.9778  
 435 Terminal Avenue North  
 Nanaimo, BC V9S 4J8  
 www.turnersurveyors.ca

Certified correct this 24th day of July, 2020.  
**Matthew**  
 Schnurch KAHJN6  
 Digitally signed by Matthew Schnurch KAHJN6  
 Date: 2020.08.10 12:56:11 -07'00'  
 B.C.L.S.  
 (This document is not valid unless originally signed and sealed.)