



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-DEC-17, at 4:00 p.m. in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

**APPEAL NO:** BOV00743

**Applicant:** KEENE ANDERSON

**Civic Address:** 655 FRANKLYN STREET

**Legal Description:** SECTION C OF LOT 10, BLOCK 24, SECTION 1, NANAIMO DISTRICT, PLAN 584

**Purpose:** Zoning Bylaw No. 4500 requires a minimum side yard setback of 1.5m in the R14 zone. The applicant is requesting a side yard setback of 0.5m in order to raise an existing, non-conforming single residential dwelling. This represents a side yard setback variance of 1.0m.

**Zoning Regulations:** Old City Low Density (Fourplex) Residential – R14. The applicant requests a variance to the “City of Nanaimo Zoning Bylaw 2011 No. 4500”:

*Section 7.5.1 – Siting of Buildings  
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 Current Planning Section no later than 2:30 p.m., December 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., December 14<sup>th</sup>, 2020 by visiting: <https://www.nanaimo.ca/your-government/city-council/council-meetings/appearing-as-a-delegation>.



**B.C. LAND SURVEYOR'S CERTIFICATE OF PROPOSED LOCATION ON:  
SECTION C OF LOT 10, BLOCK 24, SECTION 1, NANAIMO  
DISTRICT, PLAN 584.**



ALL DISTANCES AND ELEVATIONS ARE IN METRES AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

THE INTENDED PLOT SIZE OF THIS PLAN IS 356 mm IN WIDTH BY 216 mm IN HEIGHT (LEGAL SIZE) WHEN PLOTTED AT A SCALE OF 1:300.

LOT DIMENSIONS ARE DERIVED FROM REGISTERED PLANS.

CIVIC ADDRESS: 655 FRANKLYN STREET, NANAIMO.

PID: 008-794-189 ZONING: R14.

**LEGEND:**

FG DENOTES FINISHED GRADE;  
NG DENOTES NATURAL GRADE.

ELEVATION DATUM IS DERIVED FROM OBSERVATION TO GEODETIC MONUMENT 77H5103.  
MONUMENT ELEVATION = 60.93 (CVD28BC).

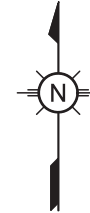
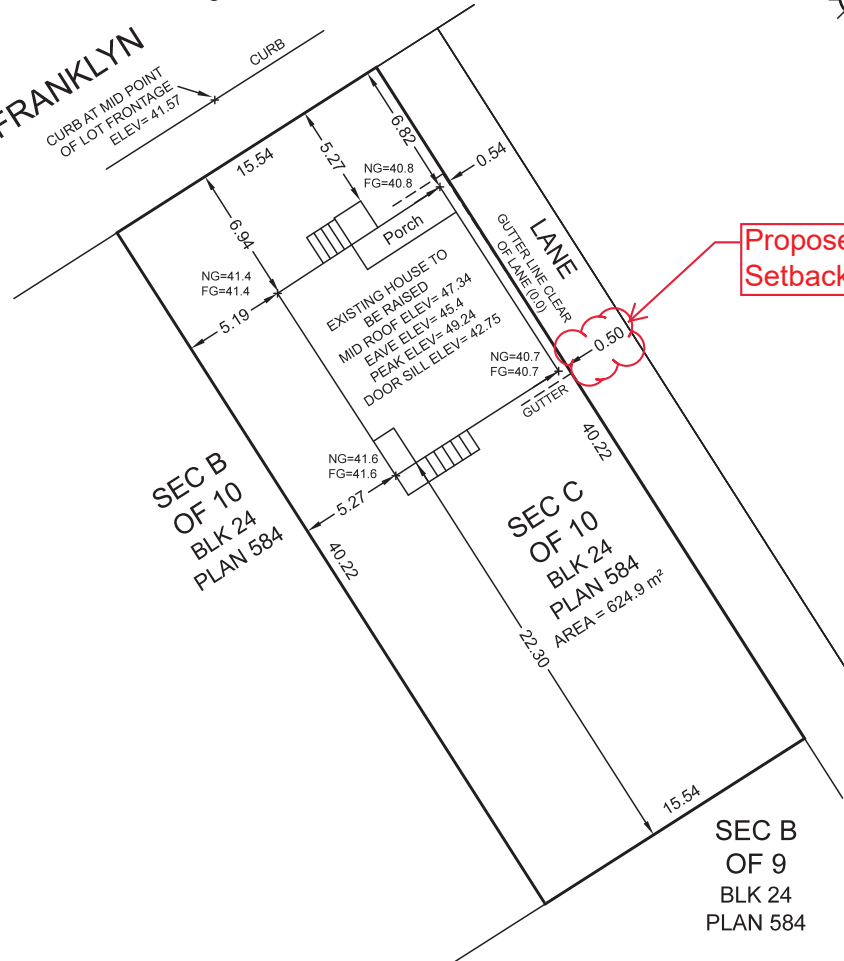
HOUSE DESIGN FROM GREENPLAN.  
DRAWINGS DATED NOVEMBER, 2020.

THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND/OR PROPOSED IMPROVEMENT(S) SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S). THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENT(S) RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S). THIS PLAN IS NOT TO BE USED TO REESTABLISH BOUNDARY LINES.

**Harbour City Land Surveying Ltd.**  
1825 LATIMER ROAD © 2020  
NANAIMO BC V9S 5H2  
PHONE: 250-758-4180

DRAWING: 20099 HS.DWG  
LAYOUT: 1

**FRANKLYN STREET**  
CURB AT MID POINT OF LOT FRONTAGE ELEV= 41.57



MAXIMUM HOUSE HEIGHT CALCULATION	
MEAN FG = MEAN NG	41.13
CURB ELEV MID POINT	41.57
MAXIMUM HEIGHT PER BYLAW	7.75
MAXIMUM MID ROOF	49.32
PROPOSED MAIN FLOOR	43.23
HEIGHT MAIN TO MID ROOF	4.6
PROPOSED MID PEAK	47.80

**Proposed Side Yard Setback Variance**

THE UNDERSIGNED CONFIRMS THAT HE HAS BEEN RETAINED BY JONKER CUSTUM BUILDING TO PROVIDE FOUNDATION LAYOUT IN ACCORDANCE WITH THE FOUNDATION LOCATION SHOWN ON THIS PLAN.

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES, INTERESTS AND LEGAL NOTATIONS AS SHOWN ON TITLE NO: CA2169113.

THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS DATE OF NOVEMBER 25, 2020.

Digitally signed by Andre McNicoll QHSJGW  
DN: cn=Andre McNicoll, o=Harbour City Land Surveying Ltd., ou=Harbour City Land Surveying Ltd., email=andre@hcsjgw.com, c=CA  
Andre McNicoll QHSJGW  
Reason: Height Survey  
Contact: info@andremcnicoll99@gmail.com  
Date: 2020.11.25 16:31:56-0800

**RECEIVED**  
**BOV743**  
**2020-NOV-27**

Current Planning

**SEC B  
OF 9  
BLK 24  
PLAN 584**

ANDRE MCNICOLL B.C.L.S.  
THIS DOCUMENT IS INVALID UNLESS DIGITALLY SIGNED.