



COMMUNITY DEVELOPMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, 2021-JAN-07, at 4:00 p.m. in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

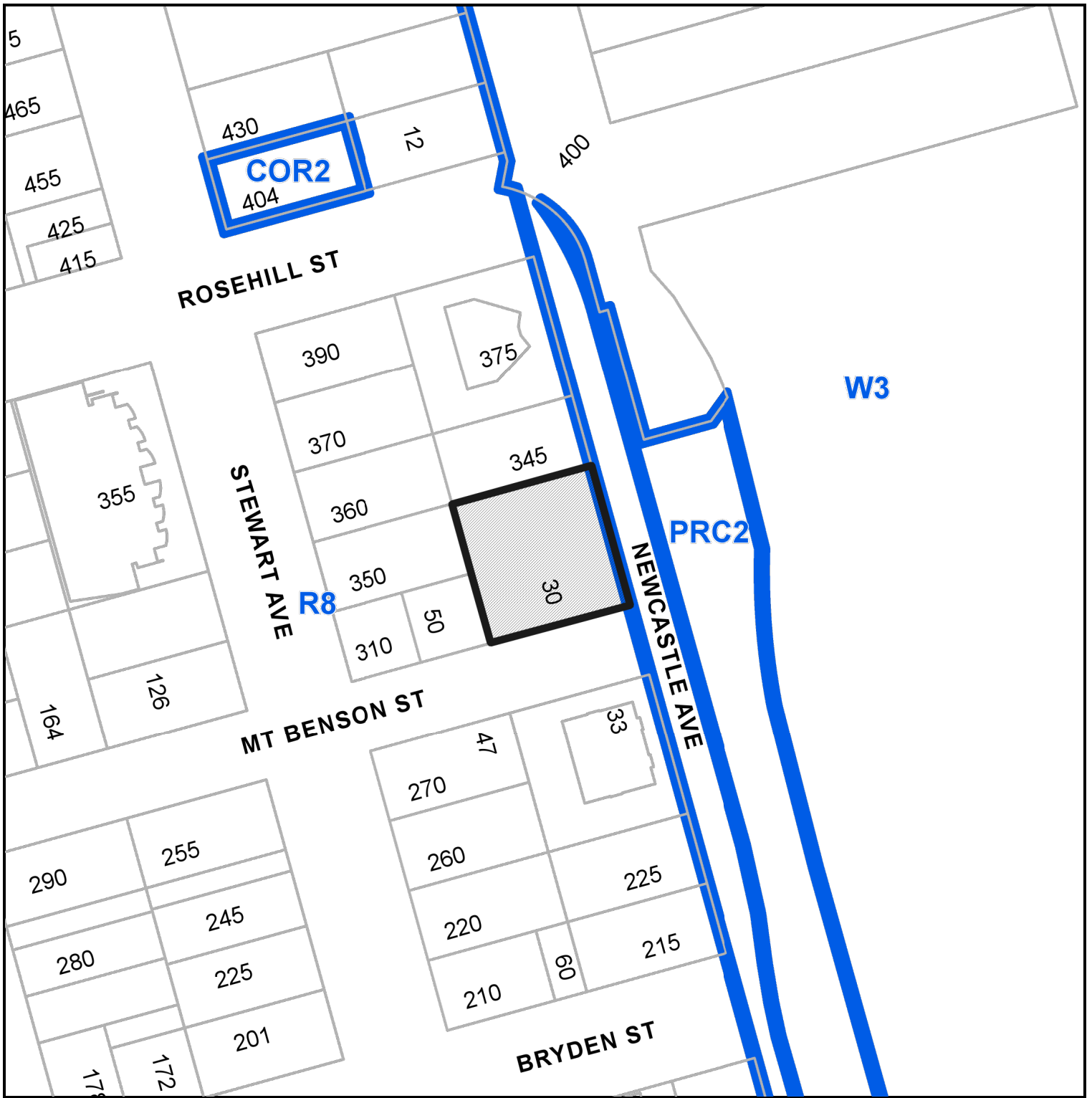
APPEAL NO:	BOV00746
Applicants:	D ROBINSON HOLDINGS LTD.
Civic Address:	30 MT BENSON STREET
Legal Description:	PARCEL B (BEING A CONSOLIDATION OF LOTS 15 AND 16, SEE CA8249741), BLOCK 4, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 584
Purpose:	<p>Zoning Bylaw No. 4500 requires a minimum front yard setback of 6m and a minimum side yard setback of 3m in the R8 zone. In order to renovate an existing non-conforming building and increase its height by approximately 1m, the applicant is requesting the following:</p> <ul style="list-style-type: none">• a front yard setback of 5.05m; and• and a north side yard setback of 2.14m. <p>This represents front and side yard setback variances of 0.95m and 0.86m respectively.</p>
Zoning Regulations:	<p>Single Dwelling Residential – R8. The applicant requests a variance to the “City of Nanaimo Zoning Bylaw No. 4500”:</p> <p><i>Section 7.5.1 – Siting of Buildings</i> <i>A minimum front yard setback of 6m is required.</i> <i>A minimum side yard setback of 3m is required.</i></p>

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 via Zoom. In-person attendance will not be permitted at this time.

WRITTEN SUBMISSION: To submit comments in writing you must contact the Current Planning Section no later than 2:30 p.m., January 7th, 2021 by emailing planning@nanaimo.ca or calling 250-755-4429 (x4220).

ATTEND VIA ZOOM: To attend electronically as a delegation, you must register no later than 11:00 a.m., January 4th, 2021 by emailing planning@nanaimo.ca or calling 250-755-4429 (x4220).

LOCATION PLAN



BOARD OF VARIANCE NO. BOV00746

 **Subject Property**

CIVIC: 30 MT BENSON STREET

LEGAL: PARCEL B (BEING A CONSOLIDATION OF LOTS 15 AND 16, SEE CA8249741), BLOCK 4, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 584

SKETCH PLAN

File: 89477 Civic: 30 Mount Benson Street, Nanaimo, B.C.

Legal: Parcel B (being a consolidation of Lots 15 and 16, see CA8249741), Block 4, Newcastle Townsite, Section 1, Nanaimo District, Plan 584.

Dimensions are in metres and are derived from Plan 584 and field survey.

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

This sketch plan has been prepared in accordance with the Professional Reference Manual and is certified correct this 4th day of November, 2020.

Douglas Holme VXC3QR Date: 2020.11.04 15:28:23 -0800
This document is not valid unless originally signed and sealed or digitally signed by BCLS

B.C.L.S.

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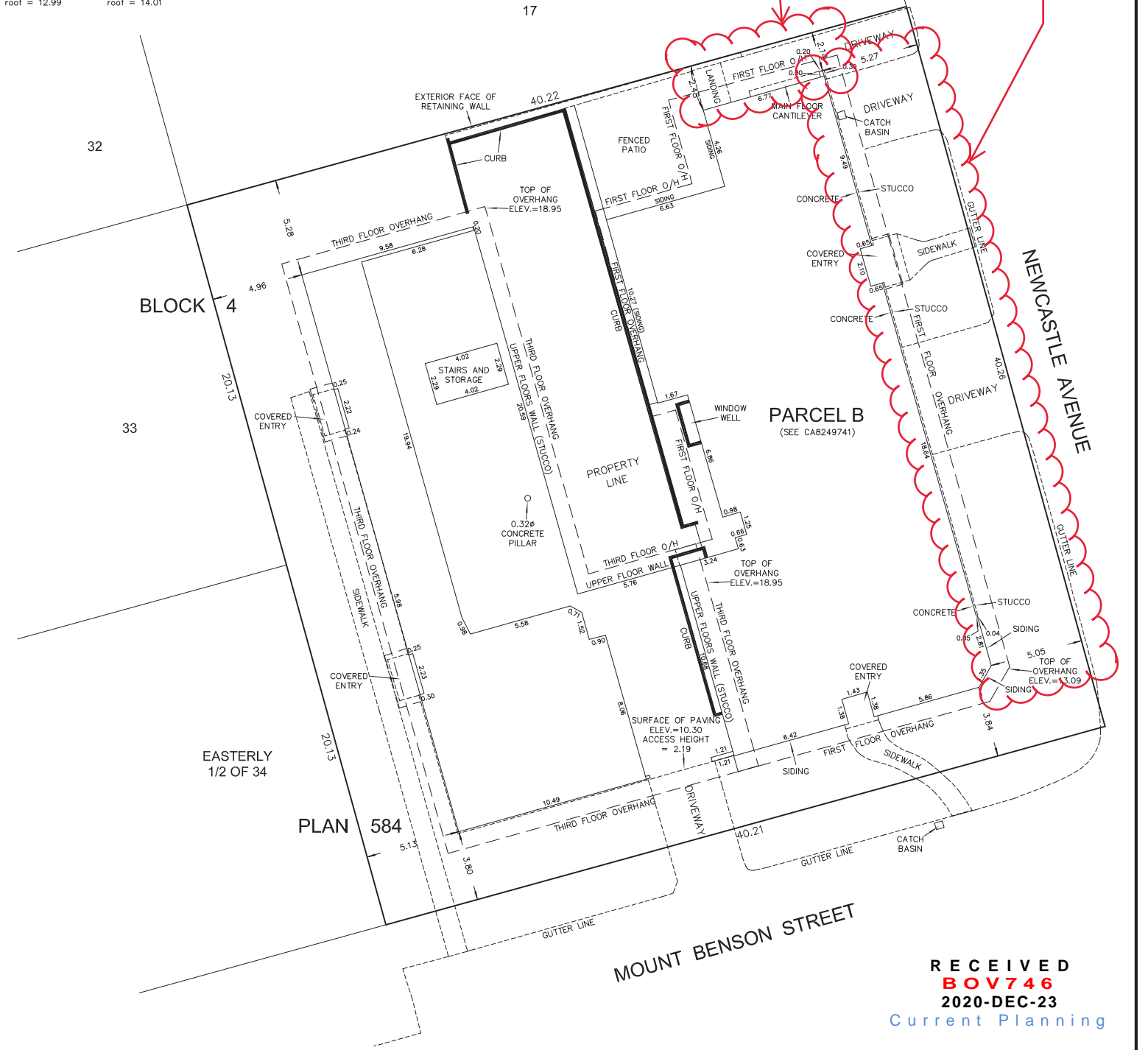
Subject to charges, legal notations, and interests shown on: Title No. CA8039890 (P.I.D. 008-825-173) as to Lot 15



The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale of 1:150.

Datum for elevations, in metres, is geodetic

Existing basement slab = 7.75	Proposed basement slab = 7.75
Existing main floor = 10.30	Proposed main floor = 10.52
Existing top of roof = 12.99	Proposed top of roof = 14.01



RECEIVED
BOV746
2020-DEC-23
Current Planning