



DEVELOPMENT SERVICES DEPARTMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, 2021-JUN-03, 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: BOV00751

Applicant: ALLISON AINSLEY

Civic Address: 237 IRWIN STREET

Legal Description: THE SOUTHERLY 29 FEET OF LOT 5, BLOCK 3, SECTION 1, NANAIMO DISTRICT, PLAN 584, EXCEPT THAT PART IN PLAN 341 B.L.

Purpose: Zoning Bylaw No. 4500 requires a minimum side yard setback of 1.5m in the R1 zone. The applicant is requesting to reduce the required side yard setback from 1.5m to 0m in order to legalize an existing, non-conforming single residential dwelling and allow a proposed addition to the east side. This represents a side yard setback variance of 1.5m.

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

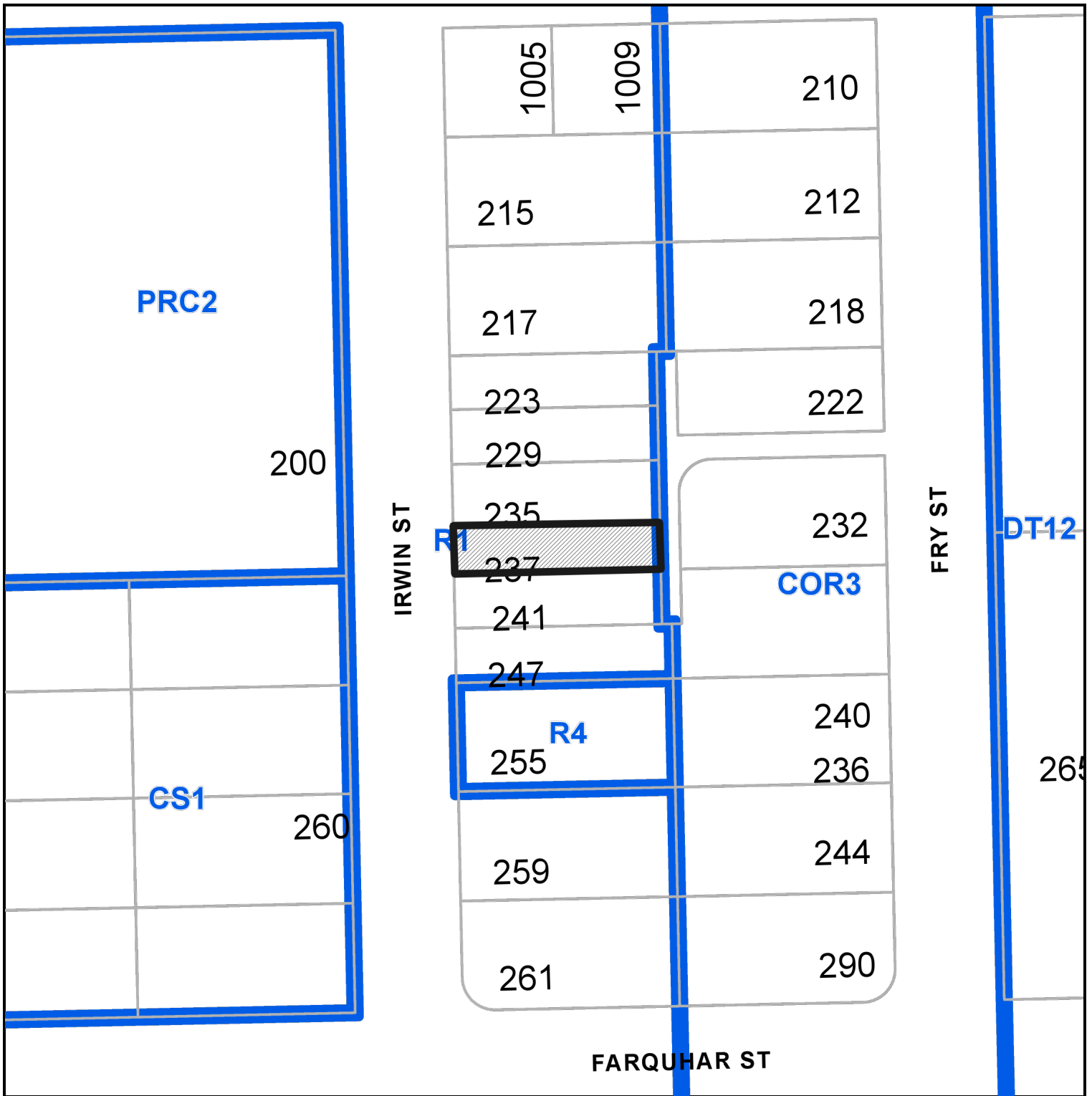
*Section 7.5.1 – Siting of Buildings
A minimum side yard setback of 1.5m is required.*

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 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., June 3rd, 2021 by emailing planning@nanaimo.ca or calling 250-755-4429 (x4302).

ATTEND VIA ZOOM: To attend electronically as a delegation, you must register no later than 11:00 a.m., May 31st, 2021 by emailing planning@nanaimo.ca or contacting Sadie Robinson, Planning Assistant, at 250-755-4429 (x4302).

LOCATION PLAN



BOARD OF VARIANCE NO. BOV00751

 **Subject Property**

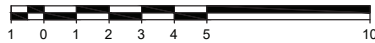
CIVIC: 237 IRWIN STREET

LEGAL: THE SOUTHERLY 29 FEET OF LOT 5, BLOCK 3, SECTION 1, NANAIMO DISTRICT, PLAN 584, EXCEPT THAT PART IN PLAN 341 B.L.

**SITE PLAN OF THE SOUTHERLY 29 FEET OF LOT 5,
BLOCK 3, SECTION 1, NANAIMO DISTRICT, PLAN 584,
EXCEPT THAT PART IN PLAN 341 B.L.**

SHOWING ELEVATIONS, BUILDINGS AND FEATURES THEREON.

CITY OF NANAIMO
CIVIC ADDRESS: 237 IRWIN STREET
PID: 008-904-341
ZONE: R1
PARCEL AREA: 339.3 m²
CLIENT: ALLISON AINSLEY



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 280mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:150

LEGEND:

X 100.08 - DENOTES SPOT ELEVATION OF 100.08m (TYPICAL)

ELEVATIONS ARE ASSUMED.

PROPERTY:

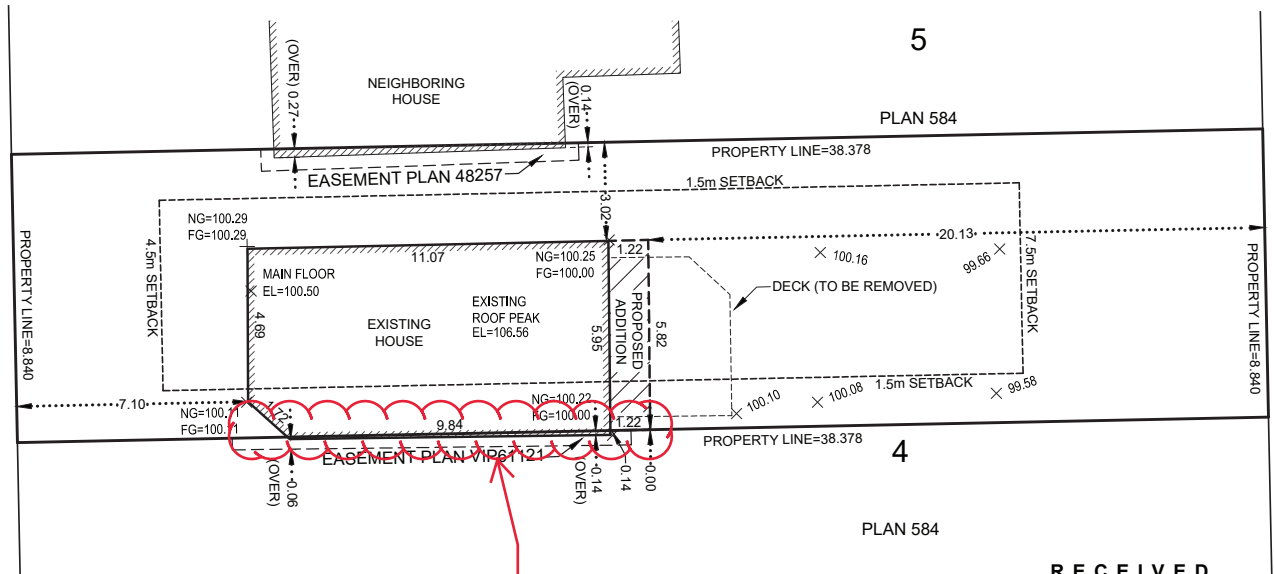
PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM: PLAN 584.

OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.

REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL, EXISTING OR PENDING CHARGES.

THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.

IRWIN STREET



Proposed Variance To Reduce Setback To 0m

NOTE:

THIS PLAN HAS BEEN PREPARED FOR CONSTRUCTION PURPOSES ONLY AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT.

ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF BENNETT LAND SURVEYING LTD..

BENNETT LAND SURVEYING LTD. 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.

BUILDING AND HEIGHT CALCULATIONS	
Average Natural Grade (NG)	100.22m
Average Finished Grade (FG)	100.10m
Maximum Permitted Building Height	9.0m
Maximum Roof Peak Elevation	109.10m
Proposed Roof Peak Elevation	107.80m
Proposed Main Floor Elevation	100.50m

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LAND SURVEYING (COASTAL) LTD.
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152 CLIFF STREET
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FB110298 P1-5 (RP TK)

v2021-MAY-05

RECEIVED
BOV751
2021-MAY-06
Current Planning

CERTIFIED CORRECT

Danu Vandermark FX6ACW
Digitally signed by Danu Vandermark FX6ACW
Date: 2021.05.05 16:32:00 -07'00'

FIELD SURVEY COMPLETED ON 3RD OF MAY, 2021.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED OR DIGITALLY CERTIFIED.