



DEVELOPMENT SERVICES DEPARTMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Wednesday, 2021-JUN-30, 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: **BOV00754**

Applicant: SEWARD DEVELOPMENTS INC. (TOBY SEWARD)

Civic Address: 33 MAKI ROAD

Legal Description: LOT 1, SECTION 2, NANAIMO DISTRICT, PLAN 16950

Purpose: The applicant is requesting an exemption under Section 531 of the *Local Government Act* to allow the expansion of existing accessory office floor area from 182.74 m² to 369.38 m² within an existing non-conforming industrial building. The property was previously zoned for industrial use but is currently zoned R1 Single Dwelling Residential.

Applicable Regulations: Sections 528 to 532 of the *Local Government Act* stipulate when a non-conforming use is permitted and does not allow the expansion of a non-conforming use or any increase in the degree of activity attributable to the non-conforming use except where an alteration or addition is permitted by the Board of Variance, in accordance with Sections 531 and 542 of the *Local Government Act*, based on a demonstrated hardship.

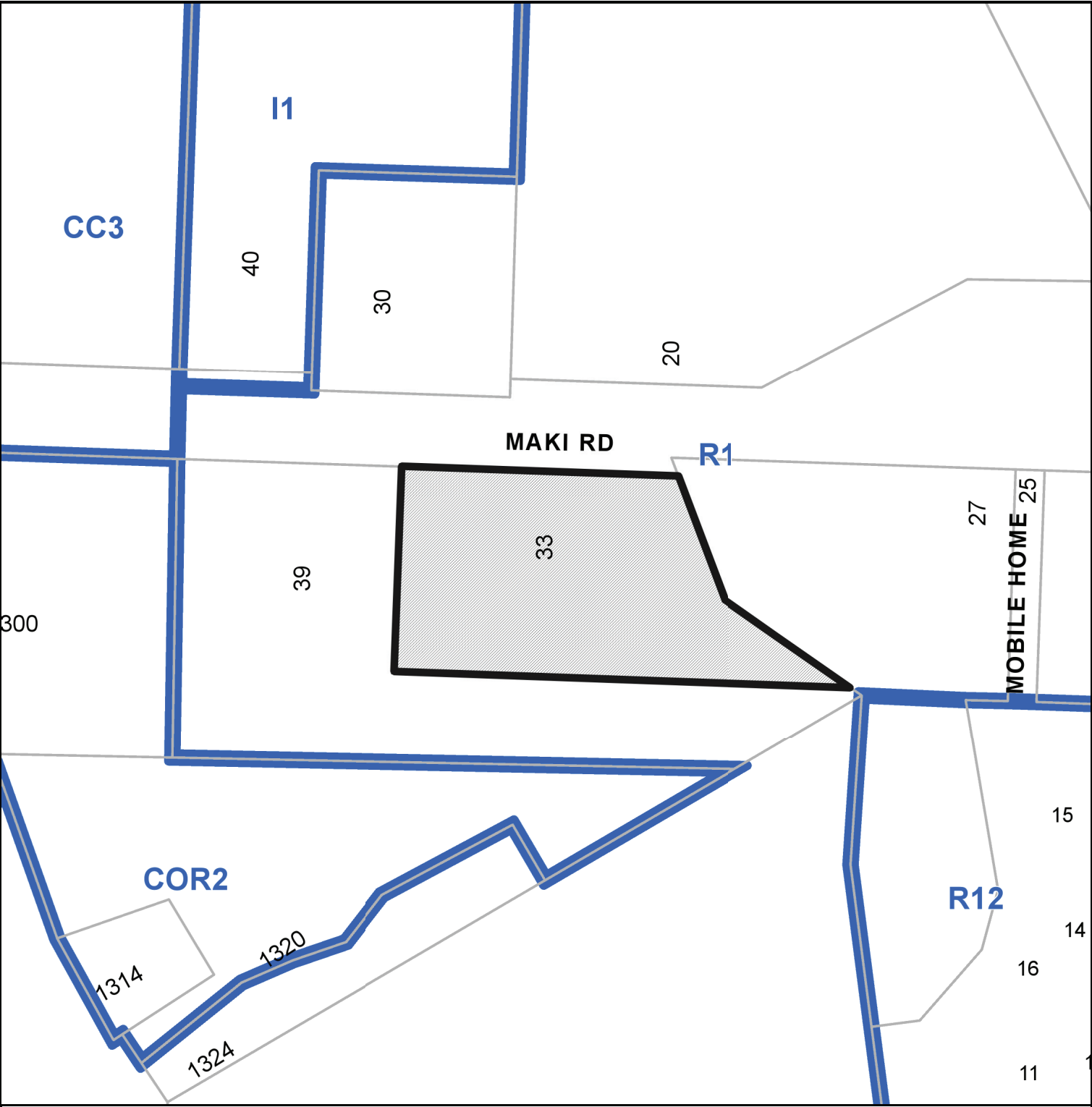
You are being notified as an owner or tenant of land that is adjacent to land that is the subject of this application. The Board of Variance decision will apply to subsequent owners of the land.

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 30th, 2021 by emailing planning@nanaimo.ca or calling 250-755-4429 (x4302).

ATTEND IN-PERSON: To attend electronically as a delegation, you must register no later than 11:00 a.m., June 28th, 2021 by emailing planning@nanaimo.ca or contacting Sadie Robinson at 250-755-4429 (x4302).

LOCATION PLAN

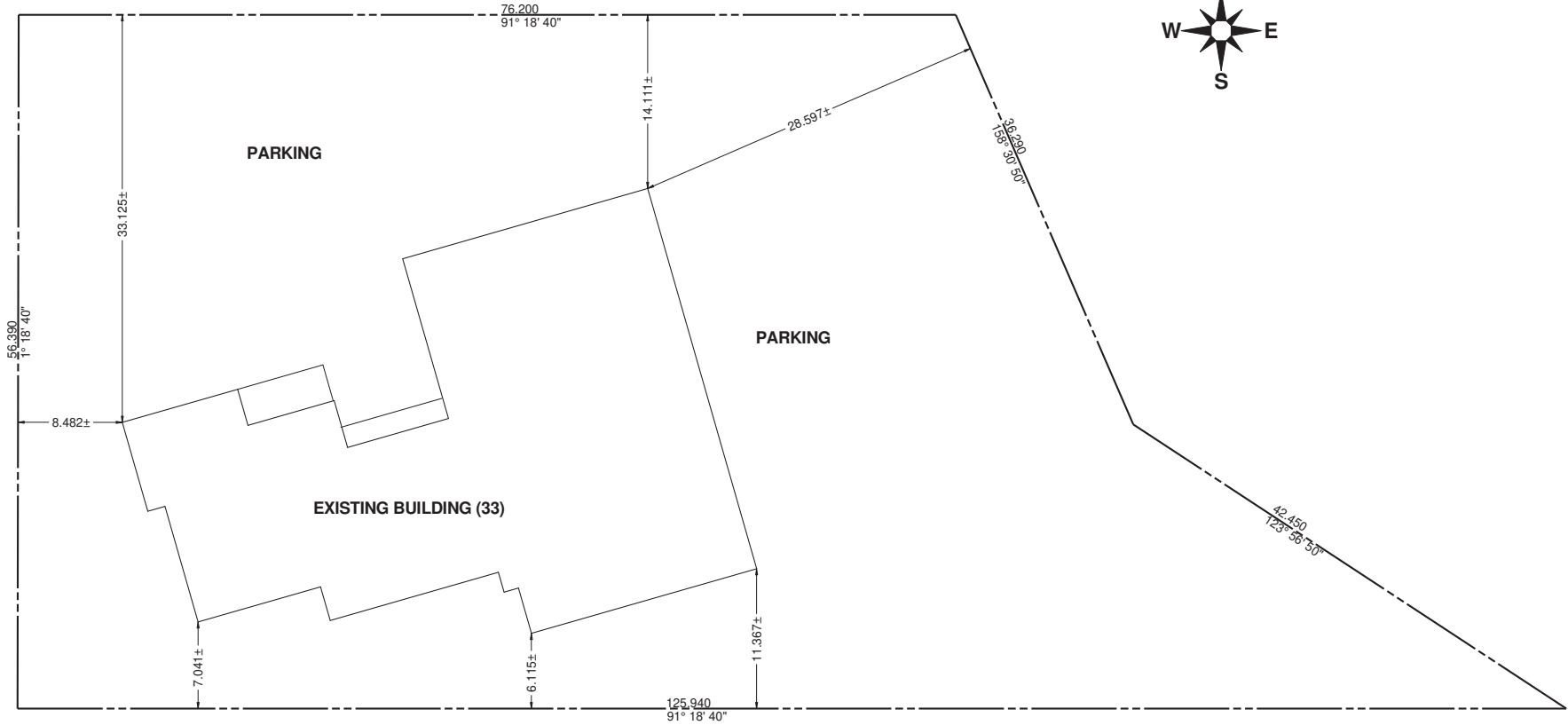


BOARD OF VARIANCE APPLICATION NO. BOV00754

 **Subject Property**

CIVIC: 33 MAKI ROAD
LEGAL: LOT 1, SECTION 2, NANAIMO DISTRICT, PLAN 16950

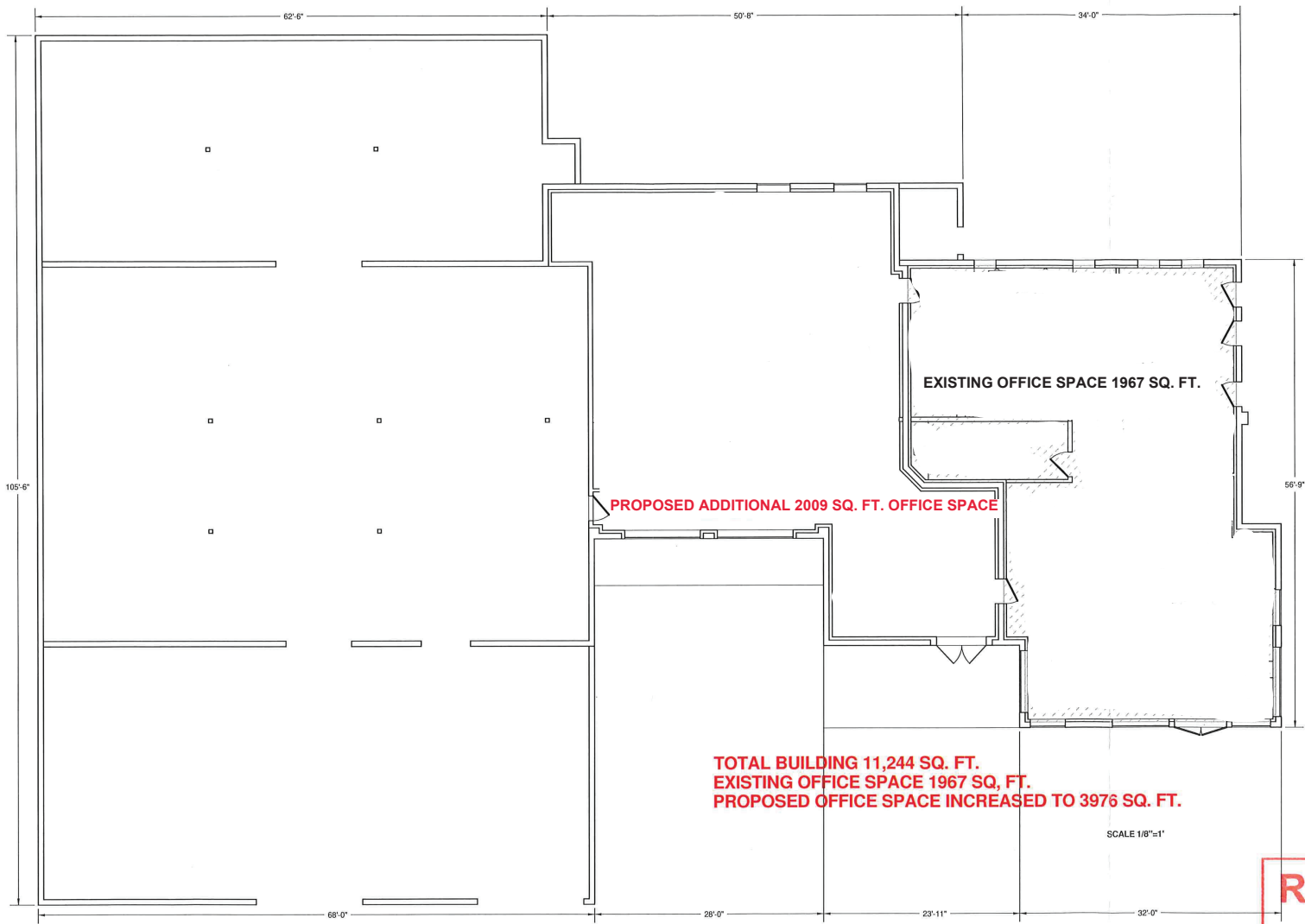
MAKI ROAD



PLOT PLAN
SCALE 1:200

RECEIVED
2021-JUN-11
Current Planning

DRAWN	FROM	JUNE 11-2021	33 MAKI ROAD	
CHECKED			NANAIMO, B.C.	
ENGINEER			PAPER SIZE	DWG NUMBER
APPROVED			30x18	
SCALE 1:200	REV			SHEET 1 OF



PROPOSED ADDITIONAL 2099 SQ. FT. OFFICE SPACE

EXISTING OFFICE SPACE 1967 SQ. FT.

**TOTAL BUILDING 11,244 SQ. FT.
EXISTING OFFICE SPACE 1967 SQ. FT.
PROPOSED OFFICE SPACE INCREASED TO 3976 SQ. FT.**

SCALE 1/8"=1'

RECEIVED
80754.
JUN 03 2021
CITY OF NANAIMO
COMMUNITY DEVELOPMENT