



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:

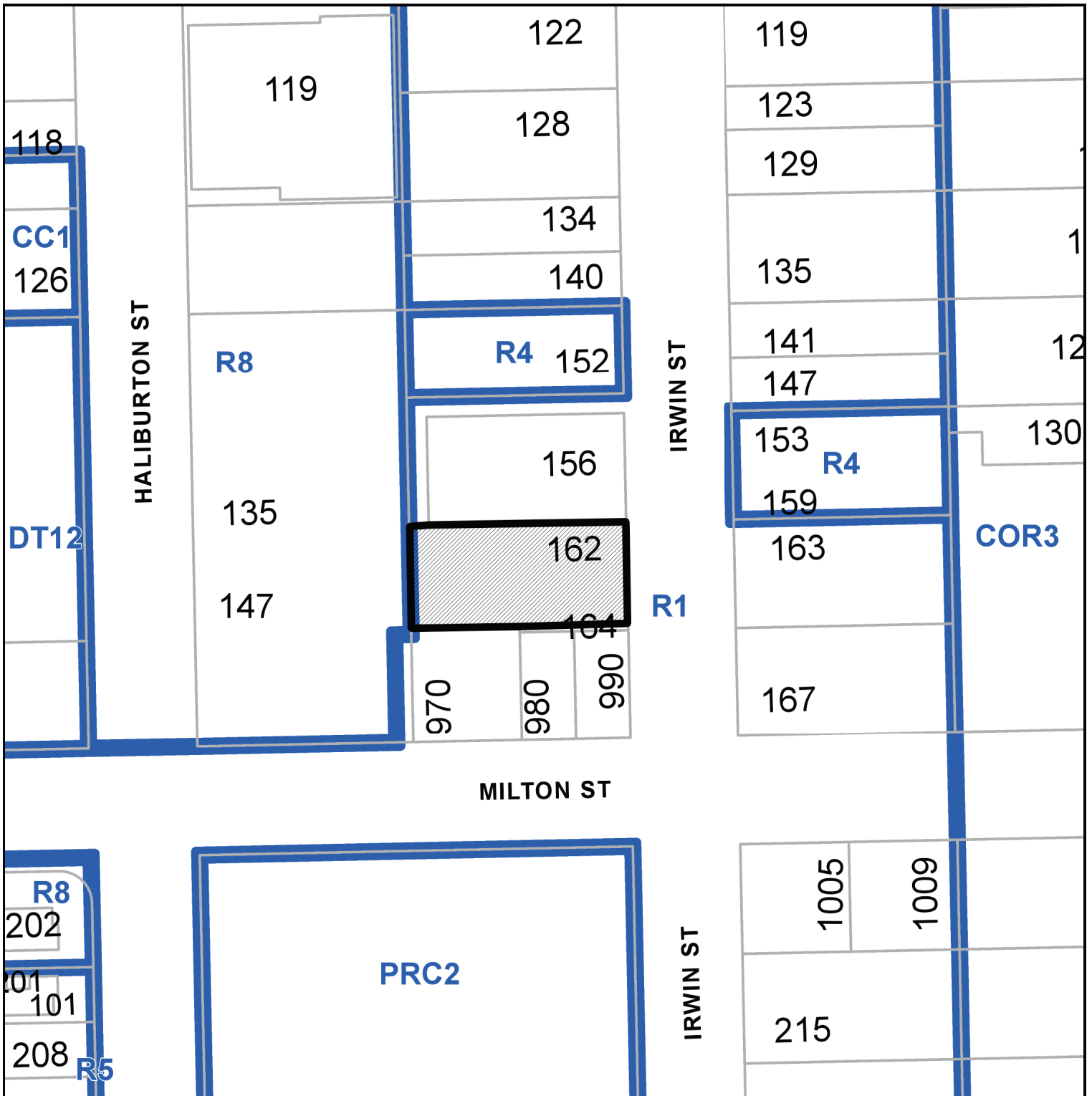
APPEAL NO:	BOV00755
Applicant:	RYAN PFEIFFER
Civic Address:	162 IRWIN STREET
Legal Description:	LOT 12, BLOCK 7, SECTION 1, NANAIMO DISTRICT, PLAN 584 EXCEPT THE SOUTHERLY 4' THEREOF
Purpose:	The applicant is requesting to reduce the required side yard setback from 1.5m to 1.01m, and the front yard setback from 4m to 3.72m to allow an addition to an existing, non-conforming single residential dwelling. This represents a side yard setback variance of 0.49m and a front yard setback variance of 0.28m.
Zoning Regulations:	Single Dwelling Residential – R1. The applicant requests a variance to the “City of Nanaimo Zoning Bylaw 2011 No. 4500”: <i>Section 7.5.1 – Siting of Buildings</i> <i>A minimum side yard setback of 1.5m is required; and</i> <i>A minimum front yard setback of 4m is required where a side yard setback of 3m or more is provided on at least one side yard.</i>

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



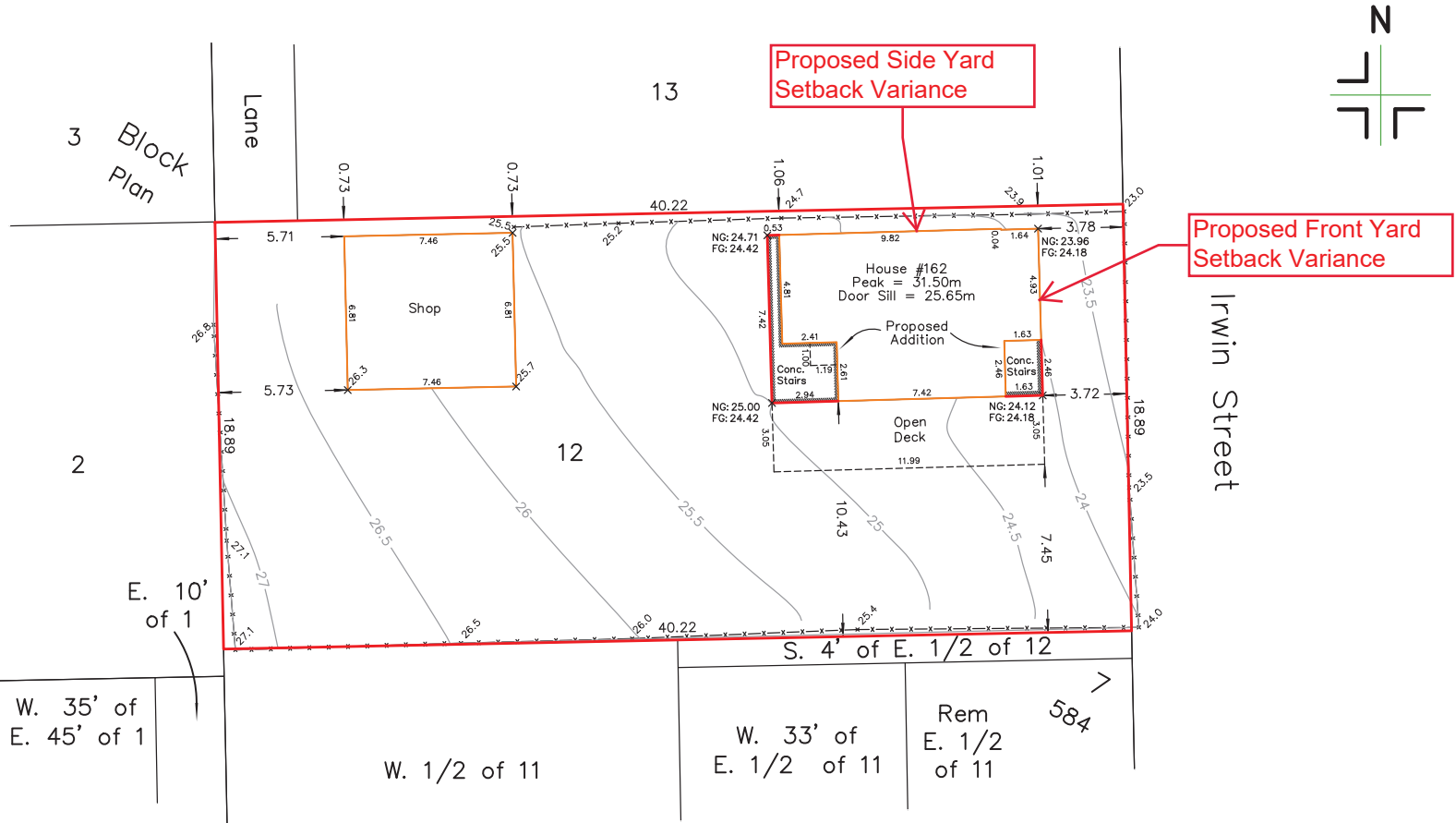
BOARD OF VARIANCE APPLICATION NO. BOV00755

 **Subject Property**

CIVIC: 162 IRWIN STREET

LEGAL: LOT 12, BLOCK 7, SECTION 1, NANAIMO DISTRICT, PLAN 584 EXCEPT THE SOUTHERLY 4' THEREOF

PROPOSED BUILDING HEIGHT CALCULATION	
Average of grading plan elevations	24.45
Average finished grade	24.30
Maximum building height (R1 Zone)	9.00
Maximum building elevation	33.30
Proposed roof peak elevation	33.25



NOTE:
THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS AND INTERESTS:
M76301
THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE NOTED DOCUMENTS.

DISTANCES AND ELEVATIONS ARE IN METRES.
GEODETIC ELEVATIONS ARE DERIVED FROM CONTROL MONUMENT 77H5077 (CVD28BC DATUM).

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 DISCLAIM 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.

SITE PLAN SHOWING:
LOT 12, BLOCK 7, SECTION 1, NANAIMO DISTRICT,
PLAN 584, EXCEPT THE SOUTHERLY 4' THEREOF

Certified correct this 24th day of March, 2021.

Brody Phillips
954A28

Digitally signed by Brody Phillips
954A28
Date: 2021.06.04 14:33:18 -07'00'

B.C.L.S.

(This document is not valid unless originally signed and sealed.)

RECEIVED
BOV755
2021-JUN-04
Current Planning

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

Client: RYAN PFEIFFER
Civic Address: 162 IRWIN STREET, NANAIMO
File: 16-076-12
Scale: 1:200
Drawn by: BEP
Property Zoning: R1