



DEVELOPMENT SERVICES DEPARTMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, 2021-OCT-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:	BOV00756
Applicant:	ANDERSON GREEN PLAN LTD. (KEENE ANDERSON)
Civic Address:	2544 ROSSTOWN ROAD
Legal Description:	LOT 5, SECTION 19, RANGE 6, MOUNTAIN DISTRICT, PLAN 43406
Purpose:	The applicant is requesting to reduce the required side yard setback from 1.5m to 0.9m in order to allow an entryway and vestibule for the principal dwelling to be built within the side yard setback to facilitate the addition of a secondary suite in an existing single residential dwelling. This represents a side yard setback variance of 0.6m.
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.</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., October 7th, 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., October 4th, 2021 by emailing planning@nanaimo.ca or contacting Sadie Robinson at 250-755-4429 (x4302).

LOCATION PLAN



BOARD OF VARIANCE APPLICATION NO. BOV00756



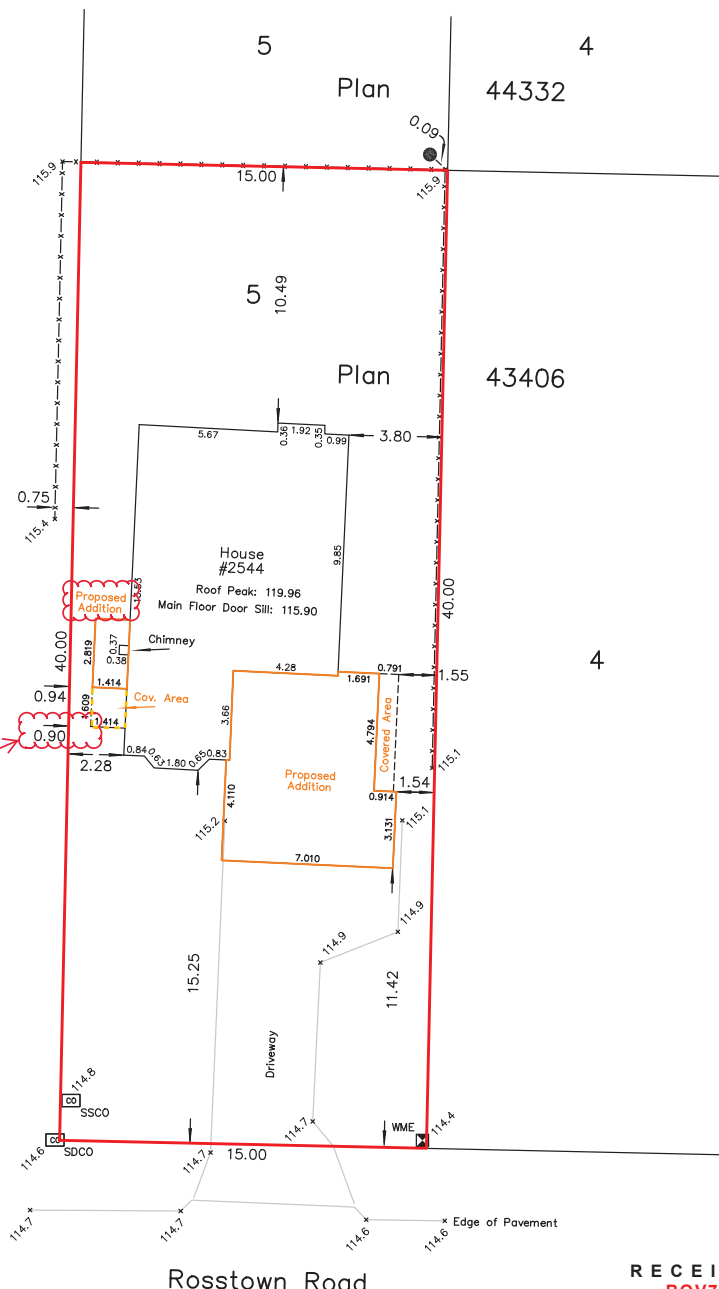
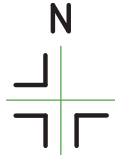
Subject Property

CIVIC: 2544 ROSSTOWN ROAD

LEGAL: LOT 5, SECTION 19, RANGE 6, MOUNTAIN DISTRICT, PLAN 43406

SITE PLAN SHOWING PROPOSED ADDITIONS TO:
 LOT 5, SECTION 19, RANGE 6,
 MOUNTAIN DISTRICT, PLAN 43406.

Client: BUCK ROBERTSON CONTRACTING			
Civic Address: 2544 ROSSTOWN ROAD, NANAIMO			
File: 21-051	Scale: 1:200	Drawn by: DRW	Property Zoning: R1



Proposed Side Yard Setback

RECEIVED
BOV756
2021-SEP-22
 Current Planning

Legend

- x-115.0 Denotes Spot Elevation
- Denotes Standard Iron Post Found
- ☐ SSCO Denotes Sanitary Sewer Cleanout
- ☐ SDCO Denotes Storm Drain Cleanout
- ⊠ WME Denotes Water Meter
- x-x-x- Denotes Fenceline

NOTE:
 THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS AND INTERESTS:
 MZ6301 & R15418.
 THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE NOTED DOCUMENTS.



SCALE 1:200
 DISTANCES AND ELEVATIONS ARE IN METRES.
 GEODETIC ELEVATIONS ARE DERIVED FROM CONTROL MONUMENT 78H5453 (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.

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

Certified correct this 1st day of September, 2021.

(Signature)
 Digitally signed by Matthew Schnurch FXMA33
 Date: 2021.09.01 10:18:04 -07'00'
 B.C.L.S.

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