



DEVELOPMENT SERVICES DEPARTMENT

## BOARD OF VARIANCE NOTICE OF MEETING

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A meeting of the Board of Variance will be held on Thursday, 2022-APR-07, at 4:00 p.m. in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

<b>APPEAL NO:</b>	<b>BOV00758</b>
<b>Applicant:</b>	RAJK HOMES LTD
<b>Civic Address:</b>	3570 PLANTA ROAD
<b>Legal Description:</b>	LOT 1, DISTRICT LOT 29, WELLINGTON DISTRICT, PLAN EPP110977
<b>Purpose:</b>	The "City of Nanaimo Zoning Bylaw 2011 No. 4500" (Zoning Bylaw) requires a minimum flanking side yard setback of 4.0m for properties within the R1 Single Dwelling Residential zone. The applicant is requesting to reduce the required flanking side yard setback from 4.0m to 2.2m in order to allow a proposed single residential dwelling. This represents a flanking side yard setback variance of 1.8m.
<b>Zoning Regulations:</b>	Single Dwelling Residential – R1 The applicant is requesting a variance to the Zoning Bylaw:  <i>Section 7.5.1 – Siting of Buildings</i> <i>A minimum flanking side yard setback of 4.0m is required.</i>

You are being notified as an owner or tenant of land that is adjacent to the property 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 an 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.

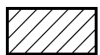
**WRITTEN SUBMISSION:** To submit comments in writing you must contact the Current Planning Section no later than 2:30 p.m., April 7<sup>th</sup>, 2022 by emailing [planning@nanaimo.ca](mailto:planning@nanaimo.ca), or by calling Sadie Robinson, Planner, at: 250-755-4460, Ext. 4302.

**ATTEND IN-PERSON (ELECTRONICALLY):** To attend electronically as a delegation, you must register no later than 11:00 a.m., Friday April 4<sup>th</sup>, 2022 by emailing: [planning@nanaimo.ca](mailto:planning@nanaimo.ca), or by calling Sadie Robinson, Planner, at: 250-755-4460, Ext 4302.

# LOCATION PLAN



## BOARD OF VARIANCE APPLICATION NO. BOV00758

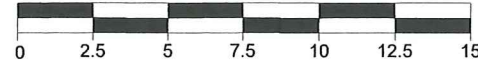


**Subject Property**

CIVIC: 3570 PLANTA ROAD

LEGAL: LOT 1, DISTRICT LOT 29, WELLINGTON DISTRICT, PLAN EPP110977

**B.C. LAND SURVEYOR'S CERTIFICATE OF PROPOSED LOCATION ON:  
LOT 1, DISTRICT LOT 29, WELLINGTON DISTRICT, PLAN EPP110977.**



ALL DISTANCES AND ELEVATIONS ARE IN METRES AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

THE INTENDED PLOT SIZE OF THIS PLAN IS 356 mm IN WIDTH BY 216 mm IN HEIGHT (LEGAL SIZE) WHEN PLOTTED AT A SCALE OF 1:250.

LOT DIMENSIONS ARE DERIVED FROM REGISTERED PLANS.

CIVIC ADDRESS: NOT ASSIGNED YET.

PID: 031-563-708 ZONING: R1.

**LEGEND:**

- DENOTES LEGAL POST FOUND;
- + DENOTES ELEVATION AT HOUSE CORNER;
- FG DENOTES FINISHED GRADE;
- NG DENOTES NATURAL GRADE.

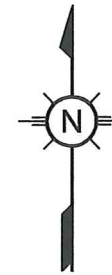
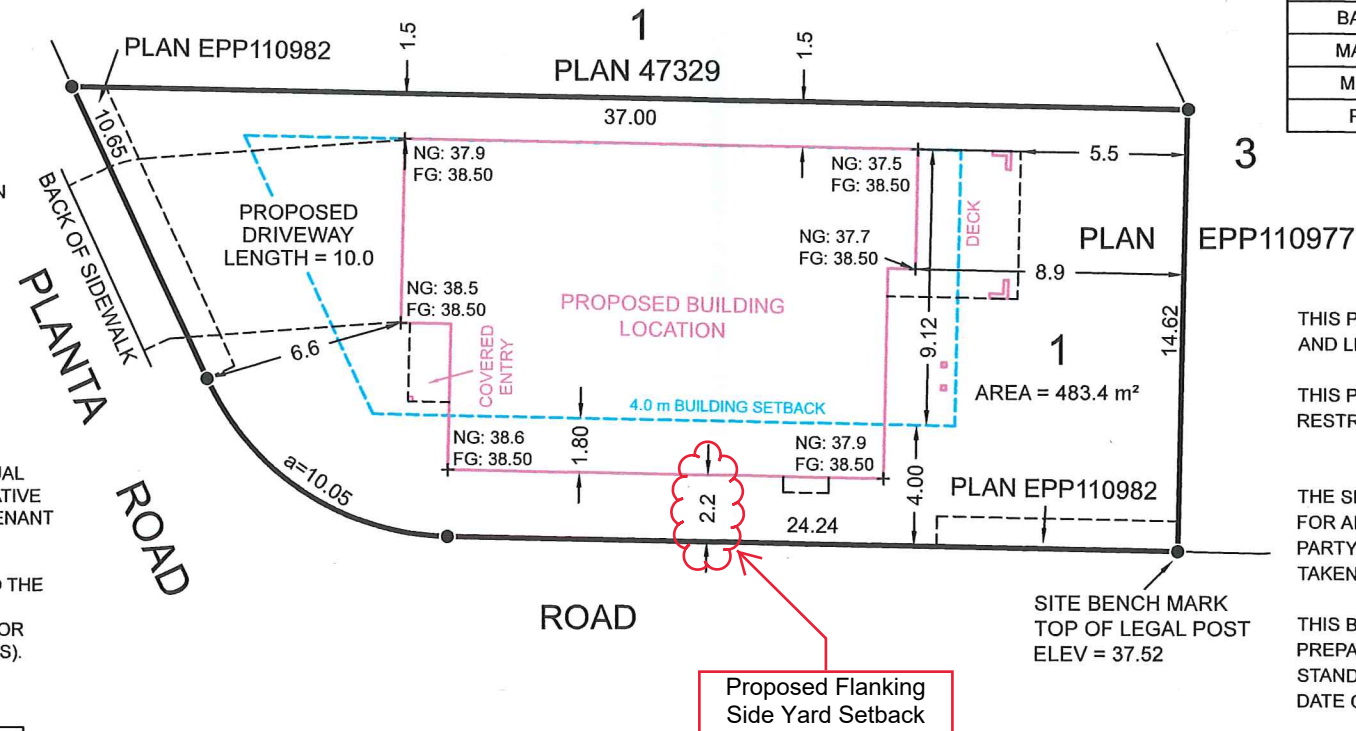
ELEVATION DATUM IS DERIVED FROM OBSERVATION TO GEODETIC MONUMENT 92H0724 MONUMENT ELEVATION = 38.464 (CVD28BC).

HOUSE DESIGN FROM STRAIGHT STREET DESIGN.

THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND/OR PROPOSED IMPROVEMENT(S) SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S). THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENT(S) RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S). THIS PLAN IS NOT TO BE USED TO REESTABLISH BOUNDARY LINES.

**Harbour City Land Surveying Ltd.**  
1825 LATIMER ROAD © 2021  
NANAIMO BC V9S 5H2  
PHONE: 250-758-4180

DRAWING: 21172 LOT 1 HS VAR.DWG  
BASE PLAN: 21172 BASEPLAN.DWG  
LAYOUT: LAYOUT1



MAXIMUM HOUSE HEIGHT CALCULATION	
MEAN FG	38.50
MEAN NG	38.02
MAXIMUM HEIGHT PER BYLAW	9.00
MAXIMUM ROOF PEAK	47.02
PROPOSED BASEMENT FLOOR	38.70
PROPOSED MAIN FLOOR	41.72
HEIGHT BASEMENT TO PEAK	5.15
PROPOSED ROOF PEAK	46.87

MIN. GARAGE SLAB ELEVATION PER CITY OF NANAIMO GUIDELINES FOR SINGLE FAMILY ACCESSES	
BACK OF SIDEWALK ELEVATION	39.29
MAXIMUM RECOMMENDED FALL	-1.00
MIN. GARAGE SLAB ELEVATION	38.29
PROPOSED SLAB ELEVATION	38.60

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES, INTERESTS AND LEGAL NOTATIONS AS SHOWN ON TITLE NO: CA9484935.

THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

THE SIGNATORY 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.

THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS DATE OF : FEBRUARY 16, 2022.

Digitally signed by Andre McNicoll QHSJGW  
DN: OU=Verify ID at www.juricent.com/UKUP.cfm?id=QHSJGW\*, O=BC Land Surveyor, CN=Andre McNicoll QHSJGW, C=CA  
Location: Nanaimo  
Reason: Variance  
Contact Info: andremcnicol199@gmail.com  
Date: 2022.02.16 12:19:07-0800

ANDRÉ MCNICOLL B.C.L.S.  
THIS DOCUMENT IS INVALID UNLESS DIGITALLY SIGNED.

THE UNDERSIGNED CONFIRMS THAT HE HAS BEEN RETAINED BY HARJIT KAHLON TO PROVIDE FOUNDATION LAYOUT IN ACCORDANCE WITH THE FOUNDATION LOCATION SHOWN ON THIS PLAN.