



DEVELOPMENT SERVICES DEPARTMENT

## BOARD OF VARIANCE NOTICE OF SPECIAL MEETING

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A meeting of the Board of Variance will be held on Thursday, August 4<sup>th</sup>, 2022, 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:** BOV00761

**Applicant:** GROUP 2 DEVELOPMENTS LTD. (Charles Janjic)

**Civic Address:** 5609 COUGAR RIDGE PLACE

**Legal Description:** LOT 5, DISTRICT LOT 50, WELLINGTON DISTRICT, PLAN EPP60831

**Purpose:** The "City of Nanaimo Zoning Bylaw 2011 No. 4500" (Zoning Bylaw) requires a minimum rear yard setback of 7.5m in the R10 zone. The applicant is requesting a reduced rear yard setback of 6.64m in order to construct a new proposed Single Residential Dwelling. This represents a rear yard setback variance of 0.86m.

**Zoning Regulations:** Steep Slope Residential – R10  
The applicant is requesting a variance to the Zoning Bylaw:

*Section 7.5.1 – Siting of Buildings*

*A minimum rear yard setback of 7.5m is required in the Steep Slope Residential (R10) zone.*

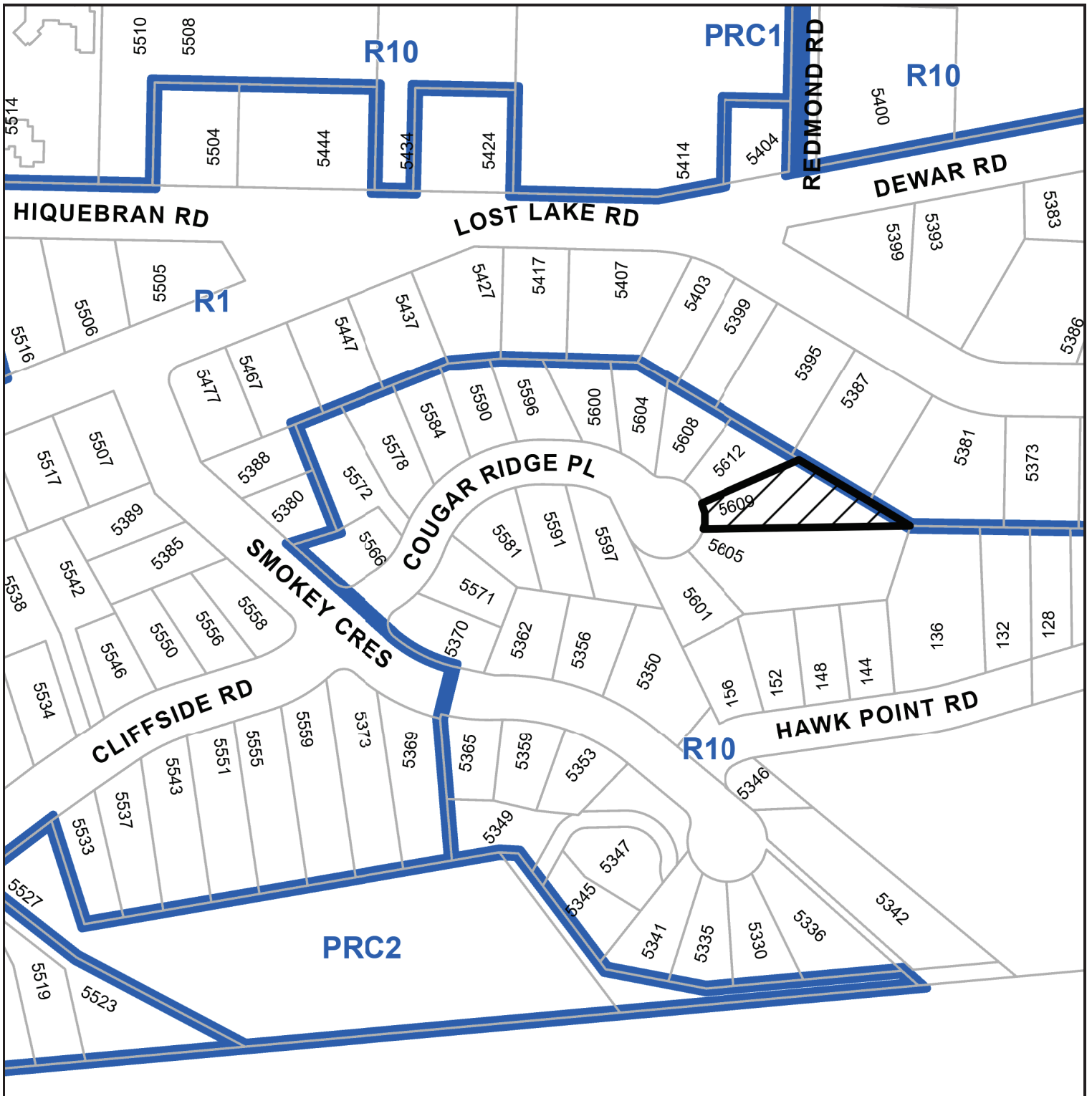
You are being notified as an owner or tenant of land that is adjacent to the property that is the subject of this application. The Board of Variance decision will apply to subsequent owners of the land.

If you deem your property is affected by the proposed variance, and wish to address this appeal, you will be given the opportunity to be heard at the Board of Variance meeting. Members of the public may submit comments in writing or attend the meeting in-person.

**WRITTEN SUBMISSION:** To submit comments in writing, you must contact the Current Planning Section no later than 2:30 p.m., August 4<sup>th</sup>, 2022 by contacting Caleb Horn, Planner, by email at: [caleb.horn@nanaimo.ca](mailto:caleb.horn@nanaimo.ca), or by calling: 250-755-4460 Ext. 4344.

**ATTEND IN-PERSON:** To address this appeal in person you must attend this meeting, in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC on Thursday August 4th, 2022 at 4:00 p.m.

# LOCATION PLAN



## BOARD OF VARIANCE APPLICATION NO. BOV761



**Subject Property**

CIVIC: 5609 COUGAR RIDGE PLACE

LEGAL: LOT 5 DISTRICT LOT 50 WELLINGTON DISTRICT PLAN EPP60831

**SKETCH PLAN**

File: 90373

Civic: 5609 Cougar Ridge Place, Nanaimo, B.C.

Legal: Lot 5, District Lot 50, Wellington District, Plan EPP60831.

Dimensions are in metres and are derived from Plan EPP60831.

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

This sketch plan has been prepared in accordance with the Professional Reference Manual and is certified correct this 9th day of May, 2022.

Douglas Holme VXC3QR Digitally signed by Douglas Holme VXC3QR  
Date: 2022.05.09 13:47:15 -07'00'

This document is not valid unless originally signed and sealed or digitally signed by BCLS

B.C.L.S.

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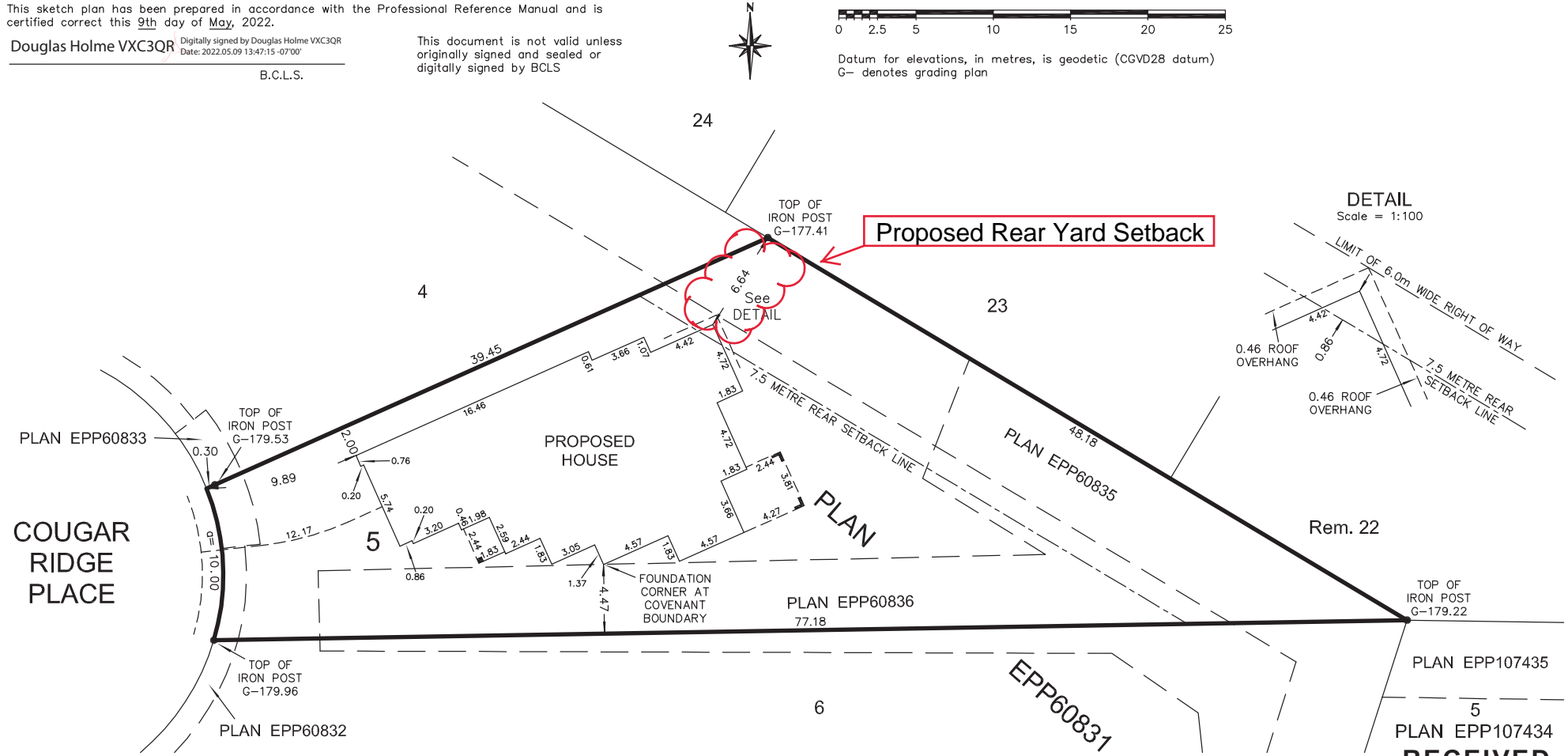
The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.

Subject to charges, legal notations, and interests shown on: Title No. CA9472803 (P.I.D. 030-042-402)

Scale 1:250



Datum for elevations, in metres, is geodetic (CGVD28 datum)  
G- denotes grading plan



**RECEIVED**  
**BOV761**  
**2022-MAY-25**  
Current Planning