



DEVELOPMENT SERVICES DEPARTMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, September 1st, 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: **BOV00762**

Applicant: ANDERSON GREENPLAN LTD. (KEENE ANDERSON)

Civic Address: 450 CHESTNUT STREET

Legal Description: LOT 6, SECTION 1, NANAIMO DISTRICT, PLAN 10791

Purpose: Zoning Bylaw No. 4500 requires a minimum side yard setback of 1.5m for properties within the R1 Single Dwelling Residential Zone. The applicant is requesting to reduce the required side yard setback from 1.5m to 1.4m along the east property line to allow the siting and replacement of an existing non-conforming carport. This represents a side yard setback variance of 0.1m.

Zoning Regulations: Single Dwelling Residential – R1. The applicant requests a variance to the “City of Nanaimo Zoning Bylaw 2011 No. 4500”:

*Section 7.5.1 – Siting of Buildings
A minimum side yard setback of 1.5m is required.*

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., September 1st, 2022 by contacting Sadie Robinson, Planner, by email at Sadie.robinson@nanaimo.ca, or by calling 250-755-4429 Ext. 4302.

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, September 1st, 2022, at 4:00 p.m.

LOCATION PLAN



Location Plan Board Of Variance Application No. BOV00762



Subject Property

CIVIC: 450 Chestnut Street Nanaimo BC

LEGAL: LOT 6, SECTION 1, NANAIMO DISTRICT, PLAN 10791

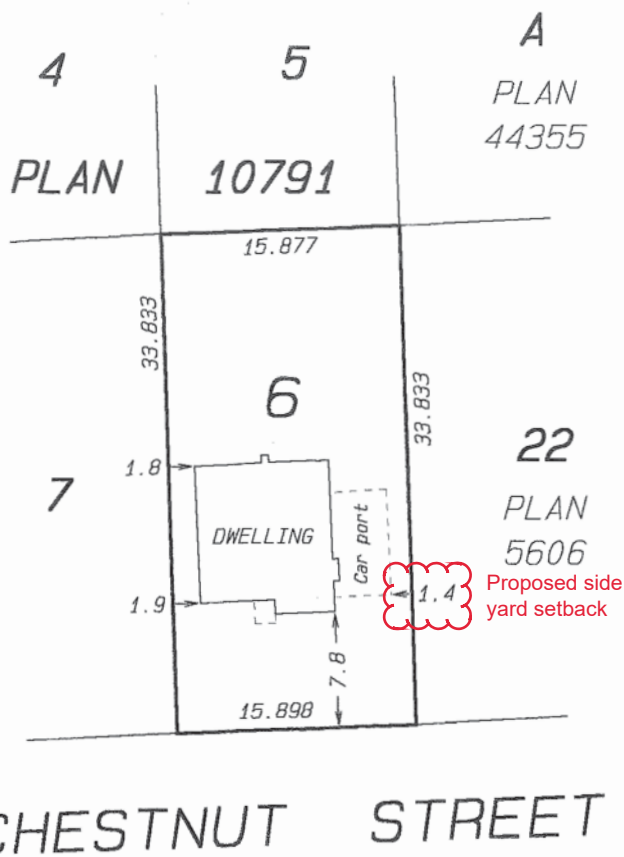
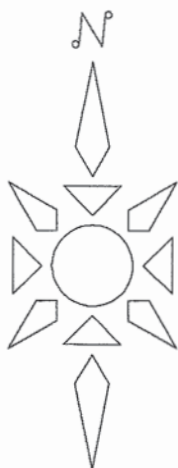
B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION OF BUILDING(S) ON
LOT 6, SECTION 1,
NANAIMO DISTRICT, PLAN 10791.

Civic address - 450 Chestnut Street, Nanaimo.

Scale = 1:500

LEGEND

All distances are in metres.



RECEIVED
BOV762
2022-JUL-26
 Current Planning

Field survey completed January 23, 1997.

BOWERS & ASSOCIATES

B.C. LAND SURVEYOR
 BOX 736, 2856 CASWELL STREET,
 CHEMAINUS, B.C., V0R 1K0
 PHONE/FAX: 246-4928

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This document is not valid unless originally signed and sealed.

This plan is for the protection of the mortgagee only and not for the re-establishment of property boundaries.

Certified correct this 23rd day of Jan, 1997.

Philip J. Bowers

Philip J. Bowers

B.C.L.S.