



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, October 6<sup>th</sup>, 2022, at 5:30 p.m. in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

**APPEAL NO:** BOV00763

**Applicant:** BRANDON RIOPKA

**Civic Address:** 2812 GORGE VALE PLACE

**Legal Description:** LOT 4, SECTION 5, WELLINGTON DISTRICT, PLAN 30392

**Requested Variance:** Section 6.6.5 of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” sets out a maximum building height of 4.5m for accessory buildings with a roof pitch of less than 6:12.

The applicant requests to vary maximum height by 0.21m, from 4.5m to 4.71m, to allow the height of a recently constructed garage.

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., October 6<sup>th</sup>, 2022 by contacting Kirsten Dafoe, Planning Assistant, by email at [kirsten.dafoe@nanaimo.ca](mailto:kirsten.dafoe@nanaimo.ca), or by calling 250-755-4460 Ext. 4509.

**ATTEND IN-PERSON:** To address this appeal in person you may attend this meeting, in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC on Thursday, October 6<sup>th</sup>, 2022, at 5:30 p.m.

# LOCATION PLAN



## LOCATION PLAN BOARD OF VARIANCE APPLICATION NO. BOV00763



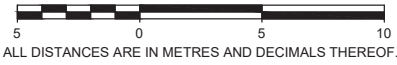
**Subject Property**

CIVIC: 2812 GORGE VALE PLACE

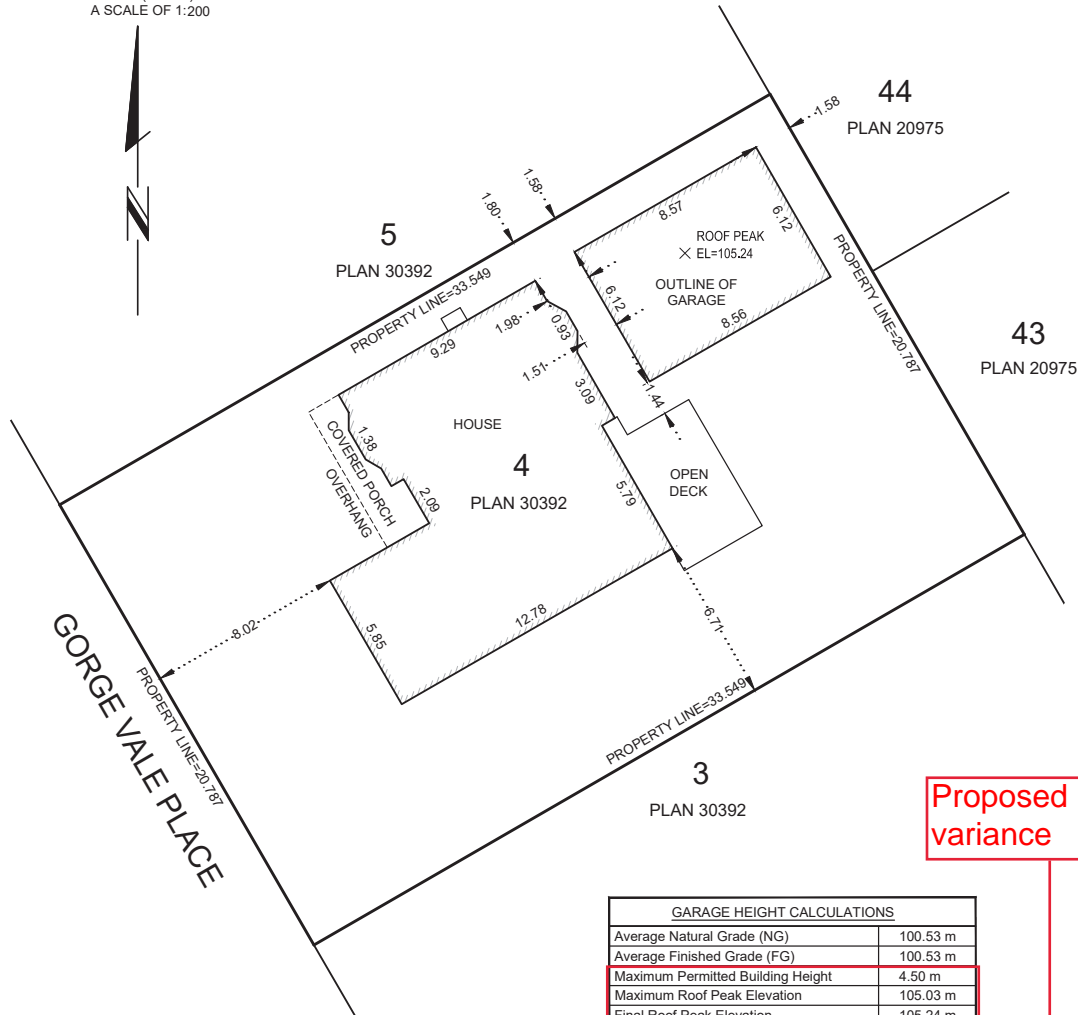
LEGAL: LOT 4, SECTION 5, WELLINGTON DISTRICT, PLAN 30392

# B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION OF FOUNDATION AND FINAL ROOF PEAK ON LOT 4, SECTION 5, WELLINGTON DISTRICT, PLAN 30392.

CITY OF NANAIMO  
 CIVIC ADDRESS: 2812 GORGE VALE PLACE  
 PID: 001-253-743  
 ZONE: R1  
 PARCEL AREA: 697.4m<sup>2</sup>  
 CLIENT: BRANDON RIOPKA



THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 280mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200



Proposed height variance

GARAGE HEIGHT CALCULATIONS	
Average Natural Grade (NG)	100.53 m
Average Finished Grade (FG)	100.53 m
Maximum Permitted Building Height	4.50 m
Maximum Roof Peak Elevation	105.03 m
Final Roof Peak Elevation	105.24 m
Height Variance Required	0.21 m

**LEGEND**

EL - DENOTES ELEVATION

PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM: PLAN 30392.  
 OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.  
 REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL, EXISTING OR PENDING CHARGES.  
 FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH BENNETT LAND SURVEYING LTD.

**DATUM:**

ELEVATIONS ARE ASSUMED.

**NOTE:**

THIS PLAN HAS BEEN PREPARED FOR MORTGAGE AND OR MUNICIPAL PURPOSES ONLY AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT.  
 ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF BENNETT LAND SURVEYING LTD.  
 BENNETT LAND SURVEYING LTD. 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.

**RECEIVED**  
**BOV00763**  
**2022-SEP-08**  
 Current Planning

CERTIFIED CORRECT

Danu Vandermark  
 FX6ACW  
 Digitally signed by Danu Vandermark FX6ACW  
 Date: 2022.09.07 17:06:31 -07'00'

**bennett**  
 LAND SURVEYING LTD.  
 BC LAND SURVEYORS  
 2339-UNIT B DELINEA PL.  
 NANAIMO, BC  
 V9T 5L9  
 TEL 250-754-5518  
 www.bennettsurveys.com

FB110489 P1-3 (GCS DP) P1 (RP)  
 v2022-Sep-07

FIELD SURVEY COMPLETED ON THE 7TH OF SEPTEMBER, 2022.  
 THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED OR DIGITALLY CERTIFIED.