



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: BOV00764

Applicant: DEEP ROOT DEVELOPMENTS LTD (PARMJIT TIWANA)

Civic Address: 101 ROYAL PACIFIC WAY

Legal Description: LOT 10 DISTRICT LOT 49 WELLINGTON DISTRICT PLAN EPP65336

Purpose: The applicant is requesting to vary the provisions of Zoning Bylaw 2011 No. 4500 in order to permit a heat pump to be located between the front of the principal building and the front lot line.

Zoning Regulations: Single Dwelling Residential - Small Lot – R2. The applicant requests a variance to the City of Nanaimo "ZONING BYLAW 2011 NO. 4500":

"Section 6.5.2 – Projections into Yards

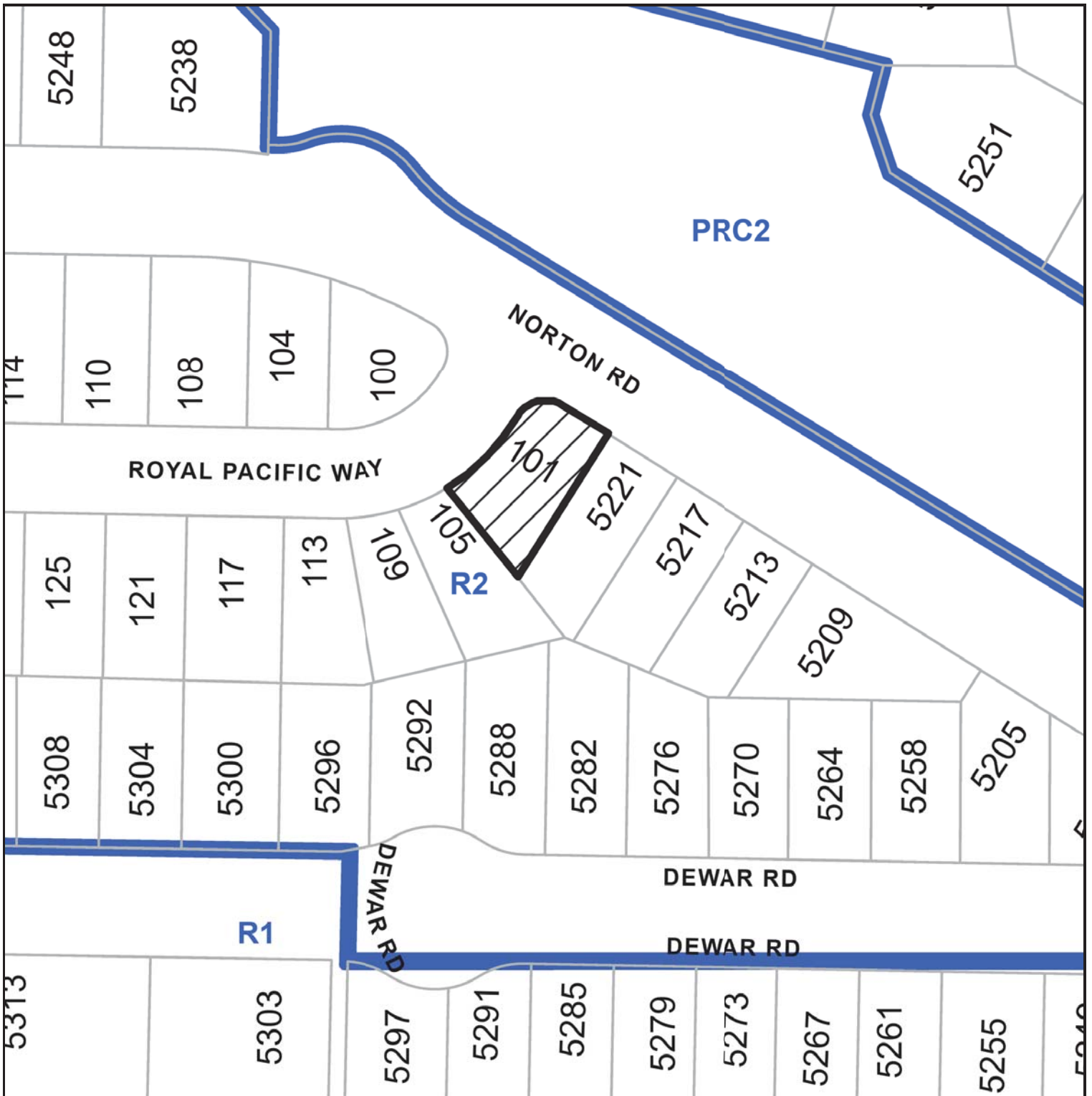
Where the principal use of the property is a single residential dwelling or duplex, heat pumps and central air conditioning units shall not be located between the front face of a principal building and the nearest front lot line, and shall not be closer than 1.5m to side lot lines or closer than 3m to rear lot lines. Heat pumps and central air conditioning units shall be screened from view from streets."

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



Board Of Variance Application No. BOV00764

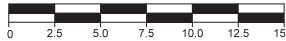
CIVIC: 101 Royal Pacific Way Nanaimo BC

LEGAL: LOT 10 DISTRICT LOT 49 WELLINGTON DISTRICT PLAN EPP65336



Subject Property

**B.C. LAND SURVEYOR'S CERTIFICATE OF HEAT PUMP LOCATION ON:
LOT 10, DISTRICT LOT 49, WELLINGTON DISTRICT, PLAN EPP65336.**



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: 101 ROYAL PACIFIC WAY, NANAIMO.

PID: 030-014-719 ZONING: R2.

LEGEND:

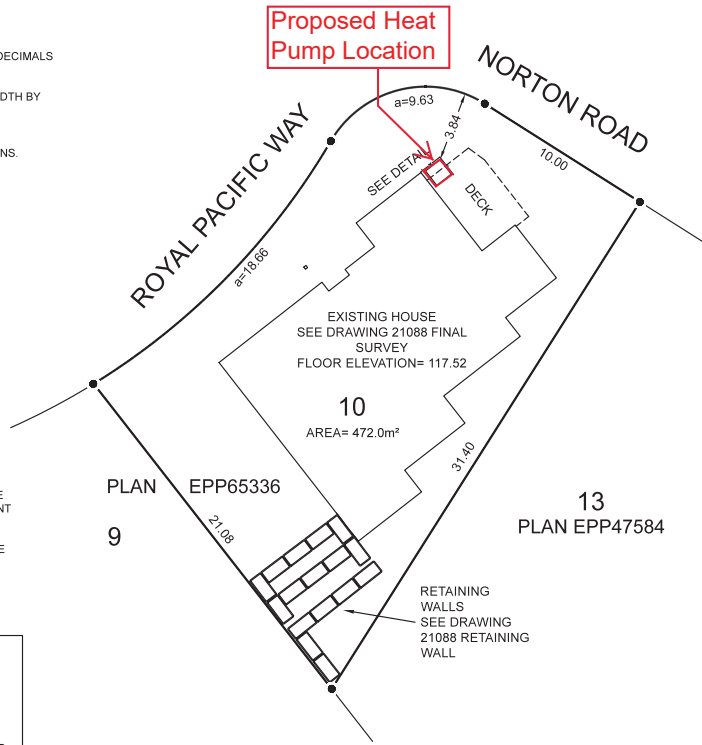
- DENOTES LEGAL POST FOUND;

ELEVATION DATUM IS DERIVED FROM THE FINAL LOT GRADING PLAN #21715 ON FILE AT THE CITY OF NANAIMO ENGINEERING DEPARTMENT.

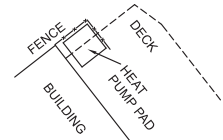
THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND/OR PROPOSED IMPROVEMENT(S) SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S). THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENT(S) 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 © 2022
NANAIMO BC V9S 5H2
PHONE: 250-758-4180

DRAWING: 21088 FINAL SURVEY HEAT PUMP.DWG
LAYOUT: 1



DETAIL
SCALE 1:150



THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES, INTERESTS AND LEGAL NOTATIONS AS SHOWN ON TITLE NO. CA9048949.

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 AUGUST 2, 2022.

Digitally signed by Andre
McNicoll QHSJGW
Date: 2022.08.02
11:48:19 -07'00'

Andre McNicoll
QHSJGW

RECEIVED
BOV764
2022-AUG-02
Current Planning

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