



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: **BOV00765**

Applicant: ANDREA TREPANIER

Civic Address: 2261 EAST WELLINGTON ROAD

Legal Description: THE EAST 2 CHAINS OF THE NORTH 2 CHAINS 42.4 LINKS OF LOT 5, SECTION 14, RANGE 6, MOUNTAIN DISTRICT, PLAN 453

Purpose: Zoning Bylaw No. 4500 requires a minimum front yard setback of 7.5m for properties within the Urban Reserve (AR2) Zone. The applicant is requesting to reduce the required front yard setback adjacent to Swanson Road from 7.5m to 7.3m to allow an existing, non-conforming single residential dwelling to be retained as a secondary suite in an accessory building. This represents a front yard setback variance of 0.2m.

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

*Section 8.5.1 – Siting of Buildings
A minimum front yard setback of 7.5m is required.*

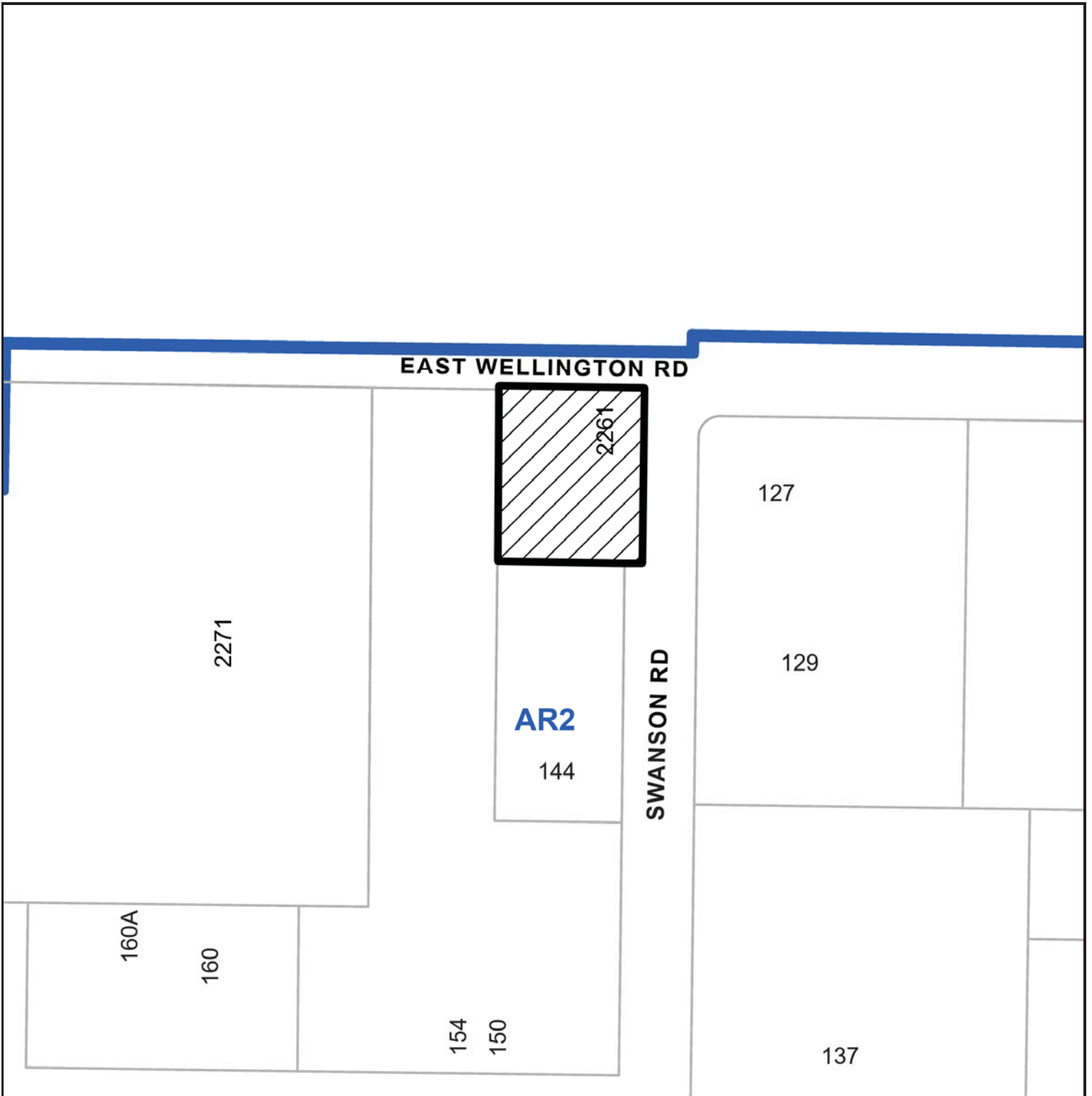
You are being notified as an owner or tenant of land that is adjacent to the property that is the subject of this application. The Board of Variance decision will apply to subsequent owners of the land.

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



Board Of Variance Application No. BOV00765



Subject Property

CIVIC: 2261 East Wellington Road

LEGAL: THE EAST 2 CHAINS OF THE NORTH 2 CHAINS 42.4 LINKS OF LOT 5,
SECTION 14, RANGE 6, MOUNTAIN DISTRICT, PLAN 453

**SITE PLAN OF THE EAST 2 CHAINS OF
THE NORTH 2 CHAINS 42.4 LINKS OF LOT 5,
SECTION 14, RANGE 6, MOUNTAIN DISTRICT, PLAN 453.**

SHOWING LOCATION OF EXISTING AND PROPOSED BUILDINGS THEREON

CITY OF NANAIMO
CIVIC ADDRESS: 2261 EAST WELLINGTON ROAD
PID: 000-356-875
ZONE: AR2
PARCEL AREA: 0.196 ha
CLIENT: ANDREA TREPANIER

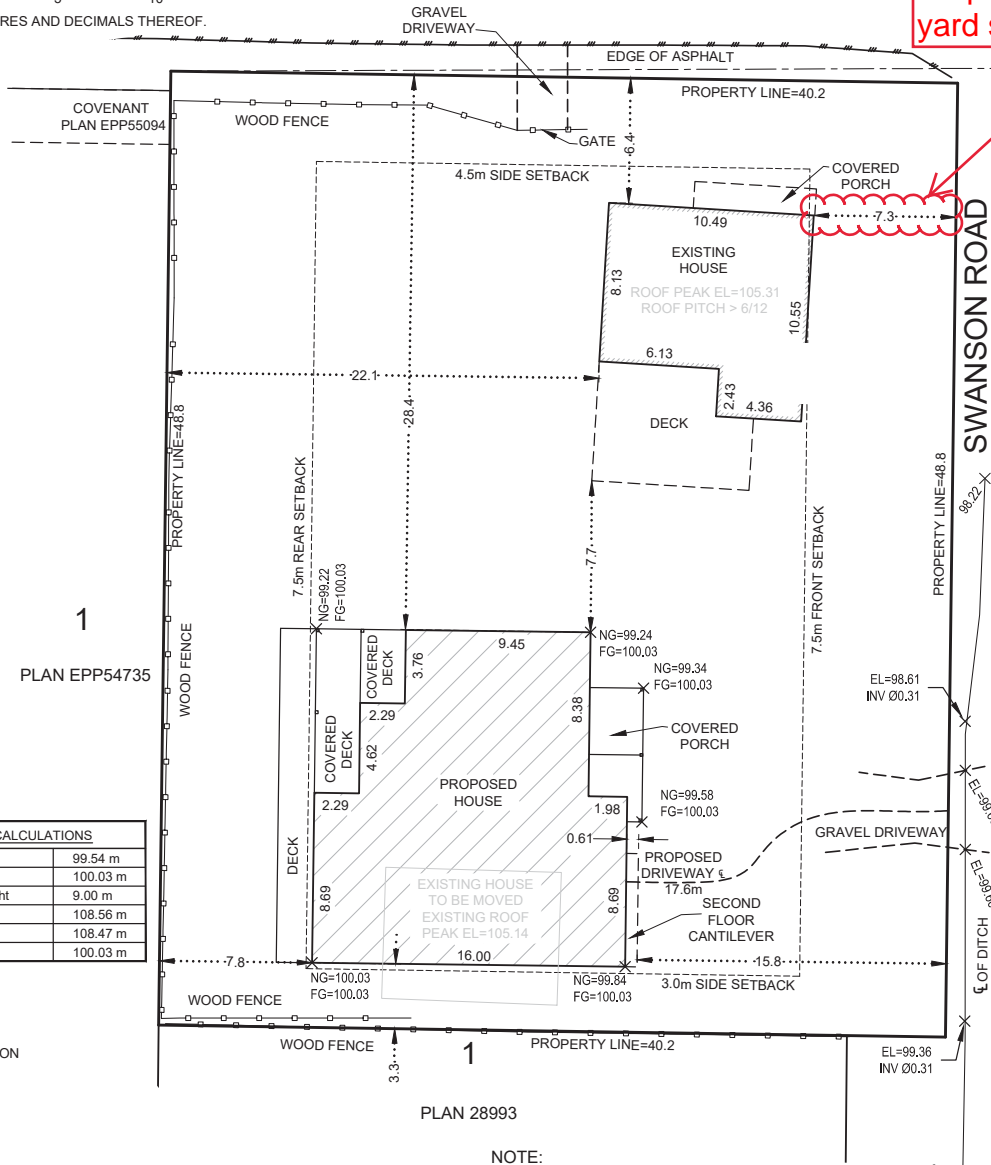
SCALE 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

EAST WELLINGTON ROAD

Proposed front yard setback



BUILDING AND HEIGHT CALCULATIONS	
Average Natural Grade (NG)	99.54 m
Average Finished Grade (FG)	100.03 m
Maximum Permitted Building Height	9.00 m
Maximum Roof Peak Elevation	108.56 m
Proposed Roof Peak Elevation	108.47 m
Proposed Garage Slab Elevation	100.03 m

LEGEND

EL - DENOTES ELEVATION

ELEVATIONS ARE ASSUMED.

PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM: PLAN 453.

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.

THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.

BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.

NOTE:

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THIS PLAN HAS BEEN PREPARED FOR PRELIMINARY PURPOSES ONLY AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT.

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CERTIFIED CORRECT



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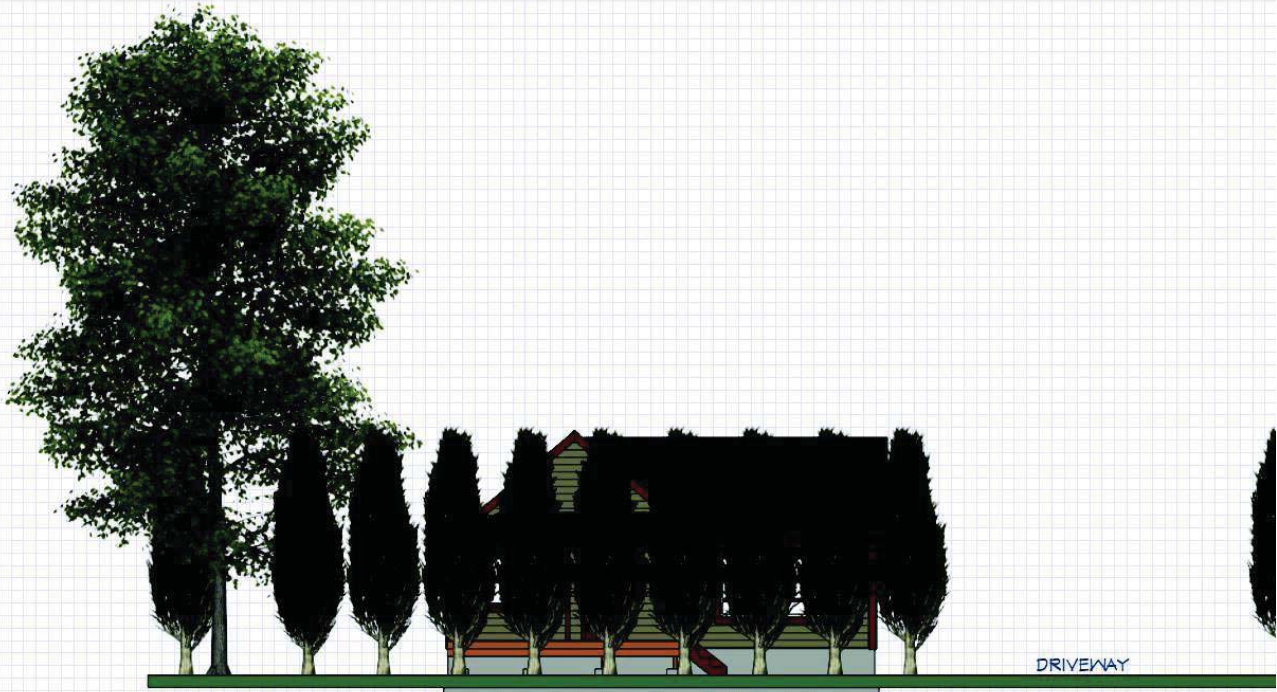
RECEIVED
BOV765
2022-AUG-11
Current Planning

Danu
Vandermark
FX6ACW

Digitally signed by Danu
Vandermark FX6ACW
Date: 2022.07.19
15:10:26 -07'00'

FIELD SURVEY COMPLETED ON 7TH OF JULY, 2022.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED OR DIGITALLY CERTIFIED.



VIEW FROM EAST WELLINGTON ROAD



VIEW FROM SWANSON ROAD