



DEVELOPMENT SERVICES DEPARTMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, April 6th, 2023, 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: BOV00770

Applicant: WENDY RIDING

Civic Address: 802 VICTORIA ROAD

Legal Description: LOT 11, BLOCK 1, SECTION 1, NANAIMO DISTRICT, PLAN 2009

Requested Variance: Section 7.5.1 of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” requires a minimum 7.5m rear yard setback for a principal building in the Single Dwelling Residential (R1) zone.

The applicant requests to reduce the minimum rear yard setback from 7.50m to 6.89m to authorize a residential addition constructed without a permit. This represents a variance of 0.61m.

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. April 6th, 2023, by contacting Kirsten Dafoe, Planning Assistant, by email at 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, April 6th, 2023, at 4:00 p.m.

SUBJECT PROPERTY MAP




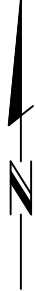
802 VICTORIA ROAD

B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION OF HOUSE AND ROOF PEAK ELEVATION ON LOT 11 BLOCK 1 SECTION 1 NANAIMO DISTRICT PLAN 2009

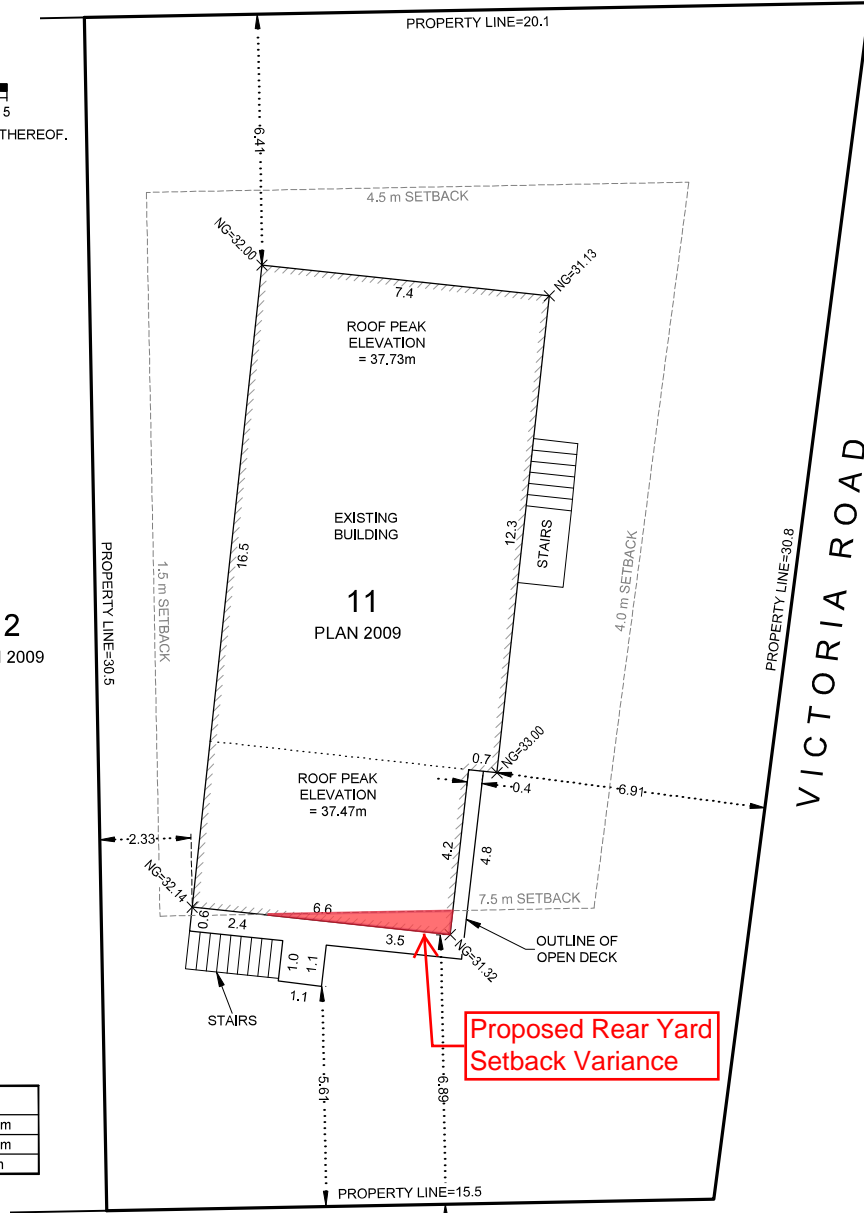
CITY OF NANAIMO
 CIVIC ADDRESS: 802 VICTORIA ROAD
 PID: 006-640-443
 ZONE: R1
 PARCEL AREA: 542.9m²
 CLIENT: RIDING, WENDY

RAINER STREET

SCALE 1:125

 ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.



12
 PLAN 2009



BUILDING AND HEIGHT CALCULATIONS	
Average Natural Grade (NG)	31.92 m
Roof Peak Elevation	37.73 m
Building Height	5.81 m

LANE

ELEVATIONS ARE GEODETIC AND DERIVED FROM CONTROL MONUMENT 77H5231.
 PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM: PLANS 2009 & 49120.
 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:

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

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CERTIFIED CORRECT



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Todd
 MacKenzie
 A92B72

Digitally signed by Todd
 MacKenzie A92B72
 Date: 2023.02.24
 12:59:29 -08'00'

FIELD SURVEY COMPLETED ON 8TH OF FEBRUARY, 2023.

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

FB110730 P1-4 (AR)
 v2023-Feb-21