



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: BOV00771

Applicant: DANIEL PACHKOWSKY

Civic Address: 1510 WILSON ROAD

Legal Description: LOT C, SECTION 2, NANAIMO DISTRICT, PLAN 45585

Requested Variance: Section 6.6.2 of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” requires that an accessory building containing a secondary suite not be closer than 3.0m to a principal building.

The applicant requests to reduce the distance between a principal building and an accessory building containing a secondary suite from 3.00m to 2.22m to allow the construction of a carriage house. This represents a variance of 0.78m.

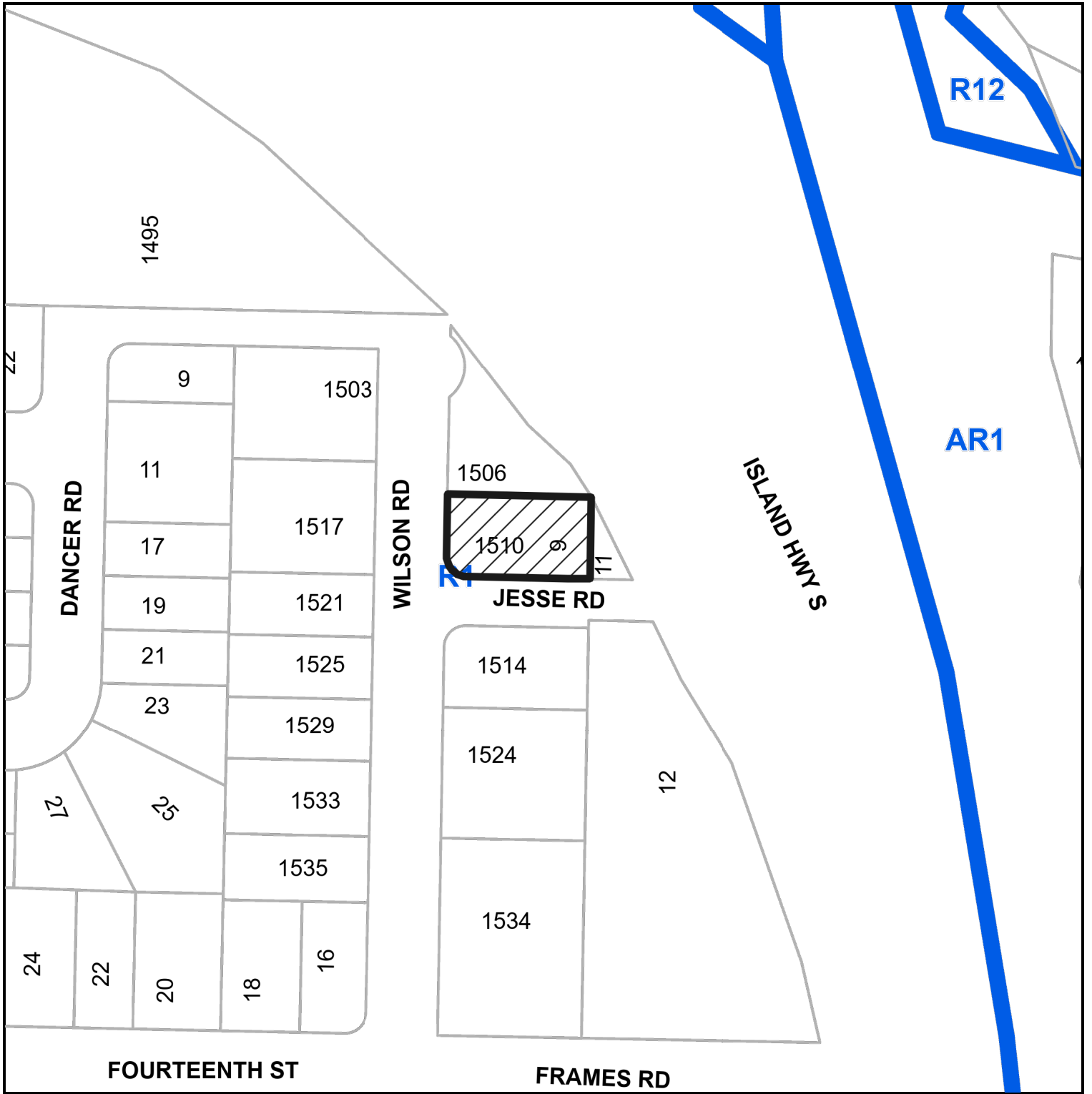
You are being notified as an owner or tenant of land that is adjacent to the property that is the subject of this application. The Board of Variance decision will apply to subsequent owners of the land.

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.

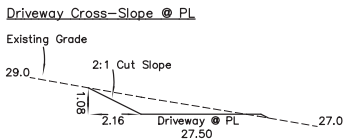
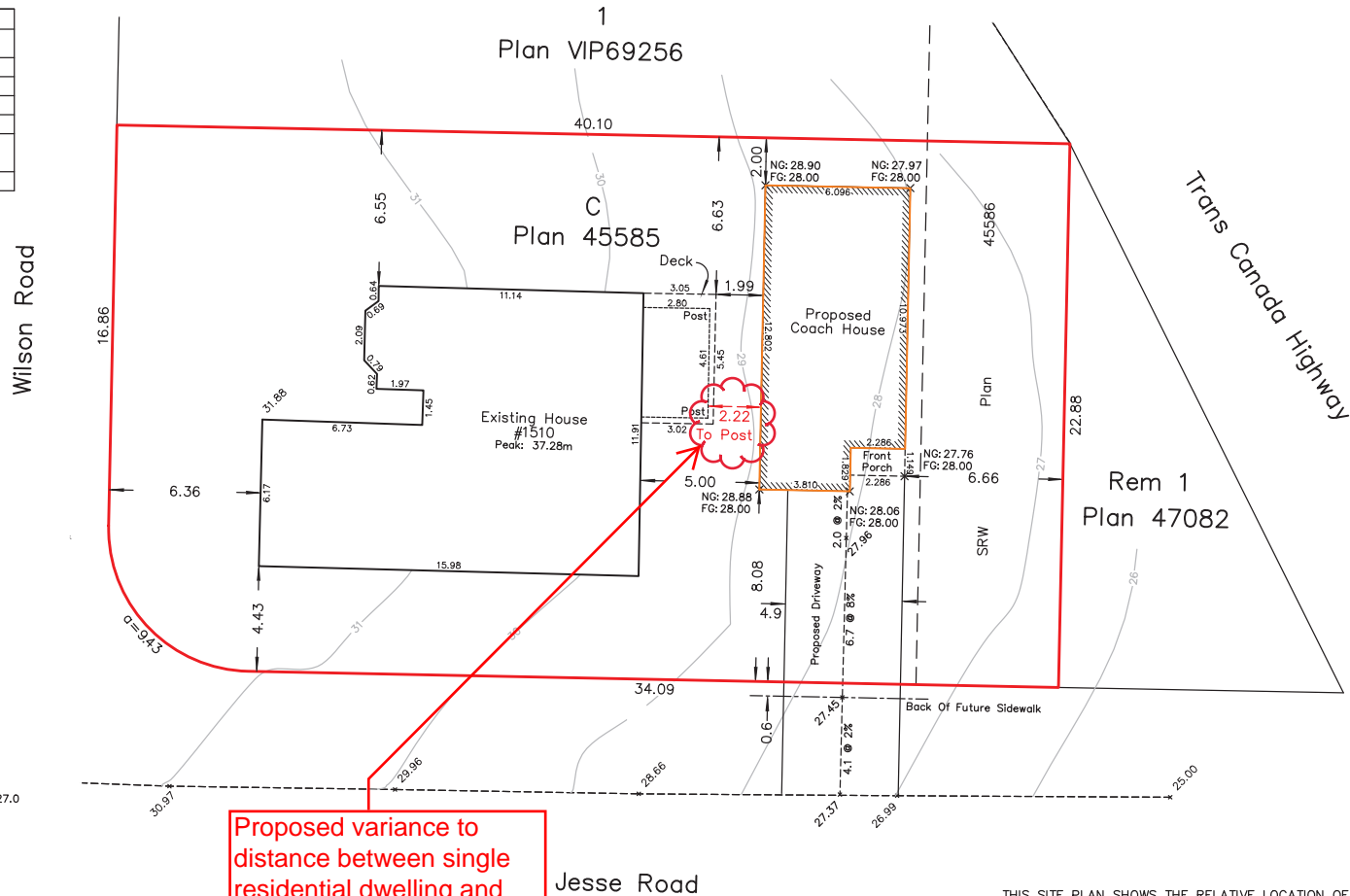
ATTEND IN-PERSON: To address this appeal in person you may attend this meeting, in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC on Thursday, April 6th, 2023, at 4:00 p.m.

SUBJECT PROPERTY MAP



 1510 WILSON ROAD

PROPOSED BUILDING HEIGHT CALCULATION	
Average natural grade	28.31
Average finished grade	28.00
Maximum building height (R1 Zone)	4.50
Maximum building elevation	32.50
MBFE	X
Proposed roof peak elevation	32.03
Proposed main floor elevation	28.10



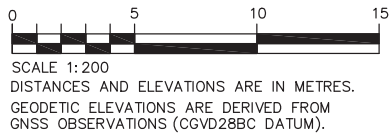
Proposed variance to distance between single residential dwelling and accessory building containing secondary suite

NOTE:
THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS AND INTERESTS:
M76301, S94518.
THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE NOTED DOCUMENTS.

THIS SITE PLAN SHOWS THE RELATIVE LOCATION OF THE EXISTING AND PROPOSED STRUCTURES/IMPROVEMENTS WITH RESPECT TO THE BOUNDARIES OF THE DESCRIBED PARCEL ONLY.
THIS SITE PLAN SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.
THE SIGNATORY ACCEPTS NO RESPONSIBILITY FOR AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE SITE PLAN BEYOND ITS INTENDED USE.

SITE PLAN SHOWING:
LOT C, SECTION 2,
NANAIMO DISTRICT, PLAN 45585

Client: ROGER CREEK DEVELOPMENTS
Civic Address: 1510 WILSON ROAD, NANAIMO
File: 22-020
Scale: 1:200
Drawn by: DRW
Property Zoning: R1

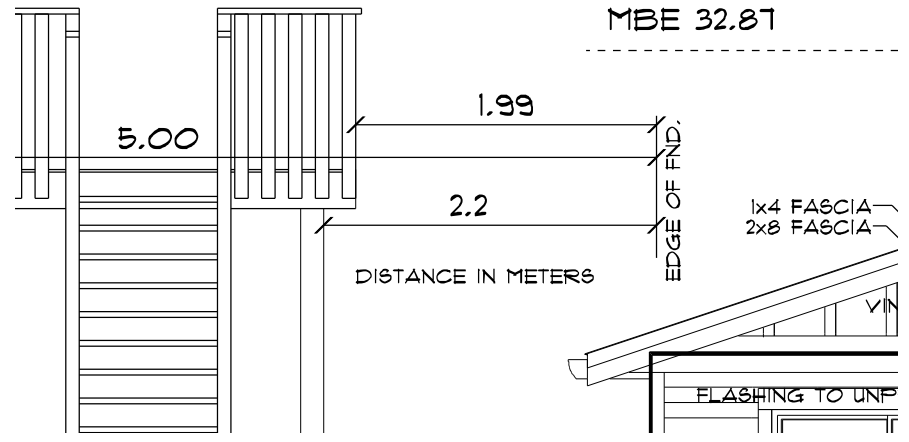


Certified correct this 10th day of March, 2023.
Digitally signed by Matthew Schnurch FXMA33
Date: 2023.03.12 15:00:41 -07'00'

B.C.L.S.
(This document is not valid unless originally signed and sealed.)

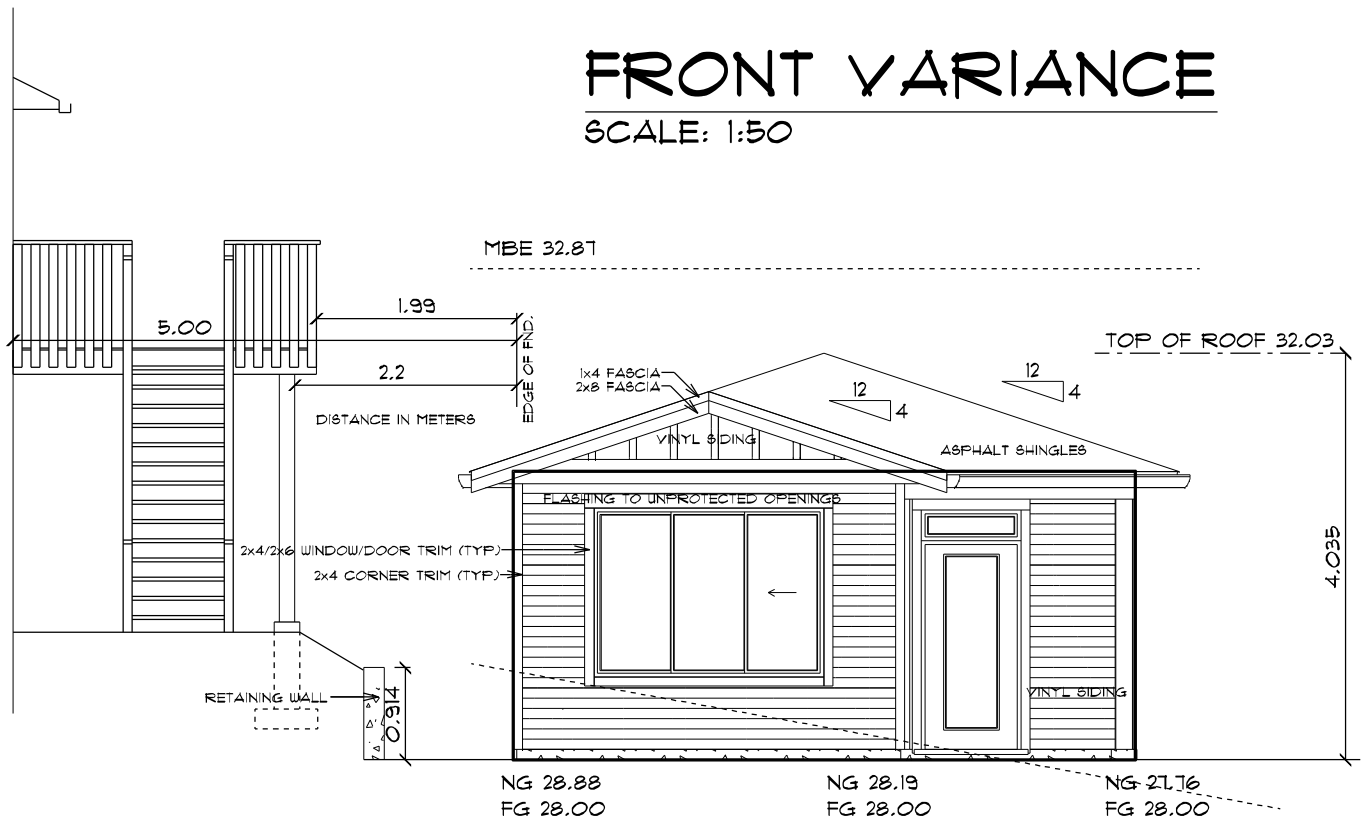
Turner & Associates
land surveying™
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435 Terminal Avenue North
Nanaimo, BC V9S 4J8
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RECEIVED
BOV771
2023-MAR-13
Current Planning



FRONT VARIANCE

SCALE: 1:50



FRONT VARIANCE

SCALE: 1:75

SPATIAL SEPARATION
 LIMITING DISTANCE 26'-3"
 WALL AREA 190.3 SF
 ALLOWABLE OPENINGS 190.3 SF (100%)
 ACTUAL OPENINGS 44.8 SF (23.5%)

RECEIVED
BOV771
2023-MAR-16
 Current Planning