



PLANNING AND DEVELOPMENT DEPARTMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, May 2nd, 2024, 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: BOV00779

Applicant: NIVEDAN KAUSHAL, BOEHM CONSTRUCTION LTD

Civic Address: 480 WOODHAVEN DRIVE

Legal Description: STRATA LOT 178, SECTION 5, WELLINGTON DISTRICT, STRATA PLAN 830, (PHASE 3), TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Requested Variance: Section 6.5.1 of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” allows open decks to project a maximum of 2.0m into a required front yard.

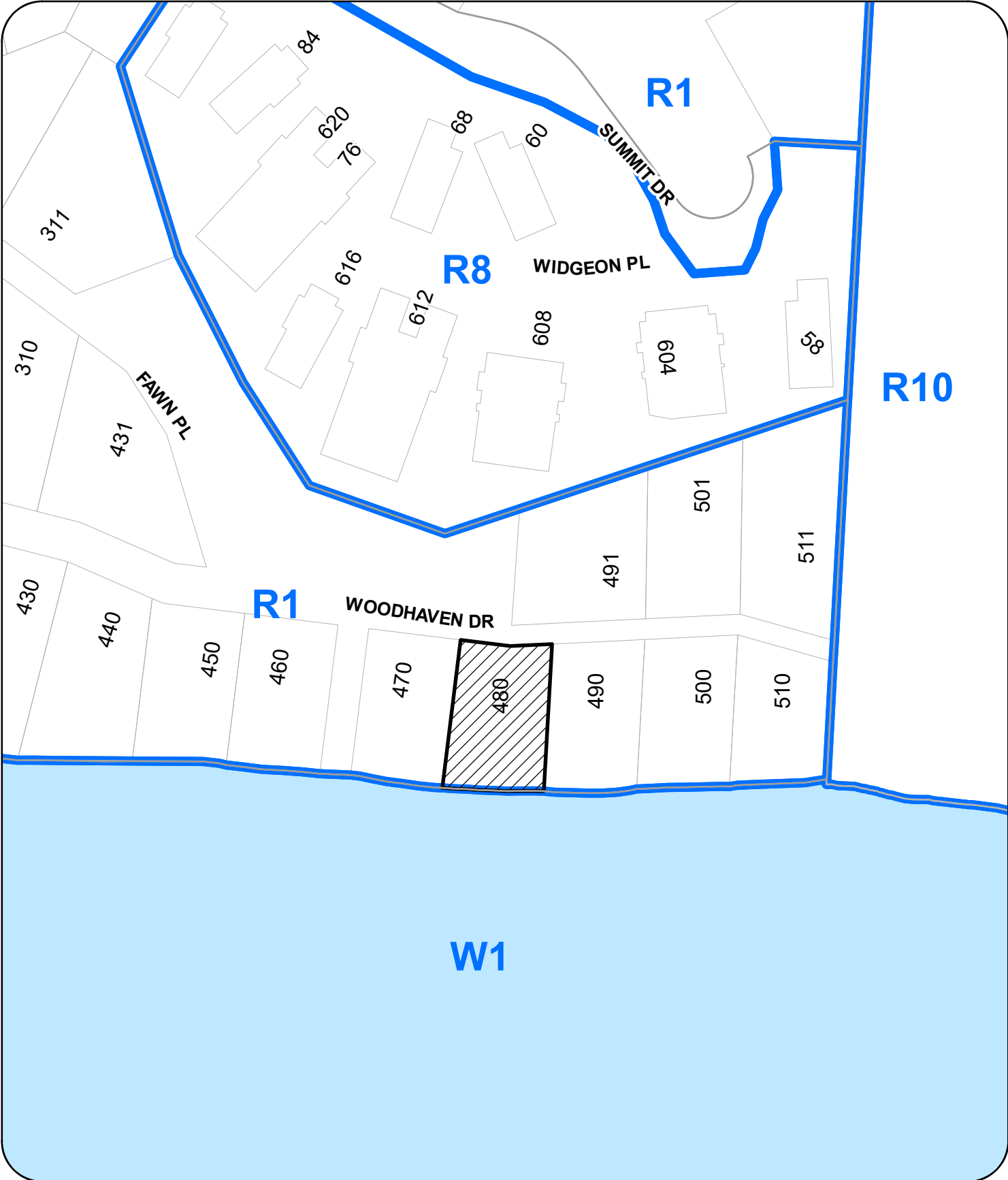
The applicant requests to increase the maximum projection from 2.0m to 2.06m to allow the replacement of the front deck as part of a renovation of the existing dwelling. This represents a variance of 0.06m.

You are being notified as an owner or tenant of land that is adjacent to the property that is the subject of this application. 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 Current Planning no later than 2:30 p.m. May 2nd, 2024, by contacting Kirsten Dafoe, Planning Assistant, by email at kirsten.dafoe@nanaimo.ca, or by calling 250-755-4460 Ext. 4509.

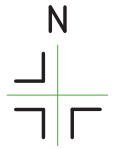
ATTEND IN-PERSON: To address this appeal in person you may attend this meeting, in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC on Thursday, May 2nd, 2024, at 4:00 p.m.

SUBJECT PROPERTY MAP



 480 WOODHAVEN DRIVE

Book of Reference – Variance			
Bylaw Projection	Front Setback	Actual	Variance Requested
Open Deck – Concrete	2.00m	2.06m	0.06m



Woodhaven Drive
(Common Property)

Variance Requested



- Legend**
- + 120.0 Denotes Spot Elevation
 - + 114.3 Denotes Spot Elevation (Footing)
 - + 113.6 Denotes Spot Elevation (Top Concrete Deck Post)
 - Denotes Coniferous Tree
 - Denotes Tree Trunk Diameter
 - Denoted Standard Iron Post Found
 - Denotes Manhole Benchmark (April 11, 1989)

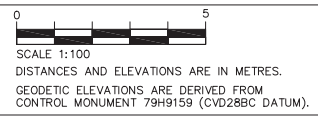
NOTE:
THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS AND INTERESTS:
M76300, LAND USE CONTRACT F98926, RIGHT OF WAY H40365, BUILDING SCHEME K3538, BUILDING SCHEME K98613, EASEMENT P32833.
THIS SITE PLAN DOES NOT CONFIRM OR VERIFY COMPLIANCE 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 DISCLAIMS 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.

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2024-APR-16
Current Planning

SITE PLAN SHOWING:
STRATA LOT 178, SECTION 5,
WELLINGTON DISTRICT, STRATA PLAN 830.

Client: JODIE WOOLMAN Civic Address: 480 WOODHAVEN DRIVE, NANAIMO
File: 18-101-178 Scale: 1:100 Drawn by: DRW Property Zoning: R1



Certified correct this 1st day of August, 2023.
Turner & Associates
land surveying
250.753.9778
435 Terminal Avenue North
Nanaimo, BC V9S 4J8
www.turnersurveys.ca



IMMERSIVE DESIGN

THIS DESIGN IS NOT TO BE REPRODUCED, COPIED OR REUSED WITHOUT THE WRITTEN APPROVAL OF IMMERSIVE DESIGN INC. THIS DESIGN IS TO BE UTILIZED ONLY FOR THE SITE INTENDED AND DESIGNATED ON THE DRAWINGS. IMMERSIVE DESIGN INC. NOR THE DESIGNER/DRAFTSMAN ACCEPT ANY RESPONSIBILITY FOR THE FOLLOWING CONFORMITY OF PLANS TO THE SITE. ERRORS AND OMISSIONS, VARIOUS ENGINEERING REQUIREMENTS, ANY HOUSE BUILT FROM THESE PLANS. INFORMATION PROVIDED ON EXISTING BUILDINGS OR SITE. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED OR REUSED WITHOUT THE WRITTEN APPROVAL OF IMMERSIVE DESIGN INC.

Project Name:
Renovation to a Single Family Residence

480 Woodhaven Drive
Nanaimo, B.C.

Drawing Name:
Elevations

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2024-APR-04
Current Planning

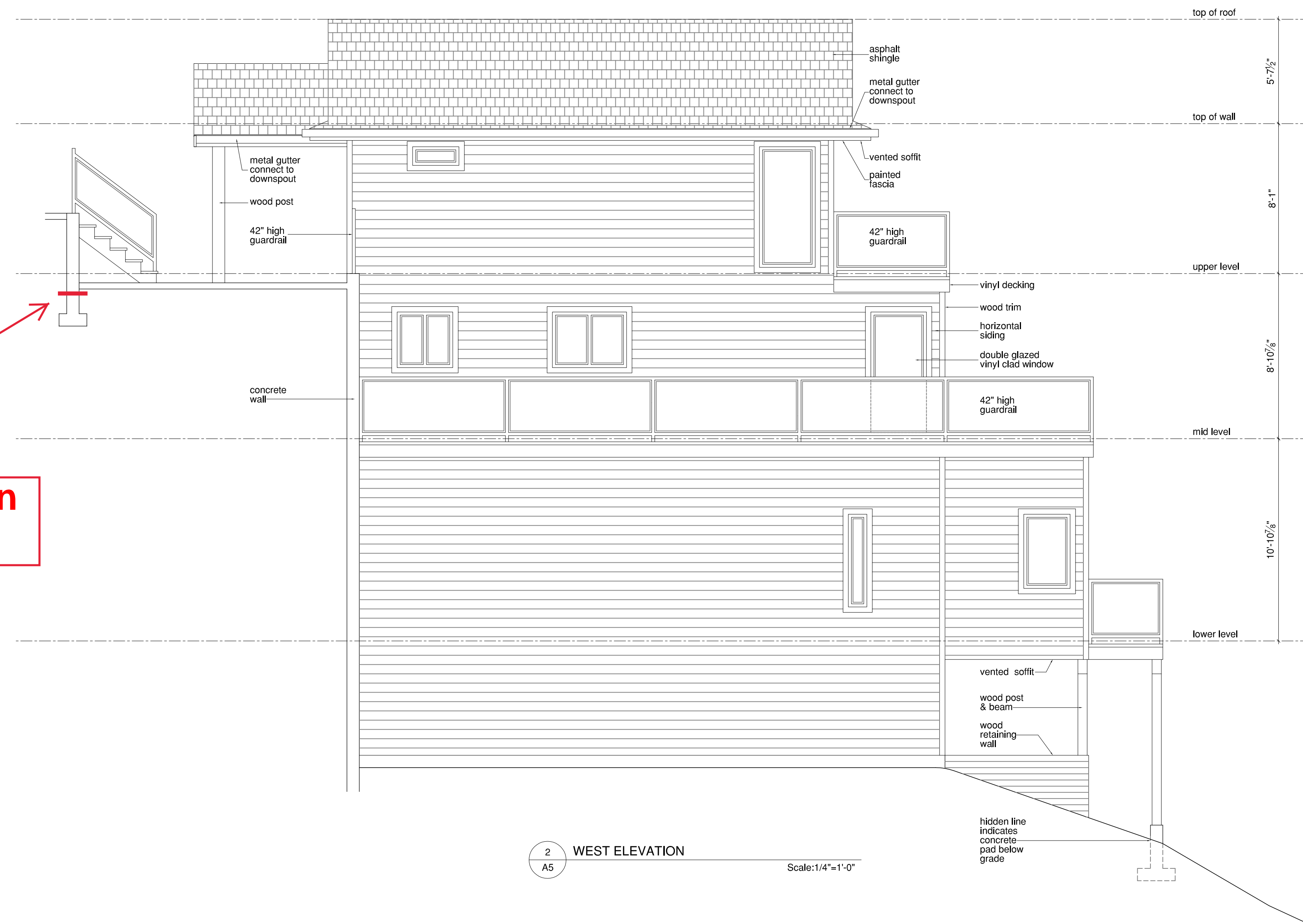
Scale: as noted Drawing No.

Drawn by: P.L.

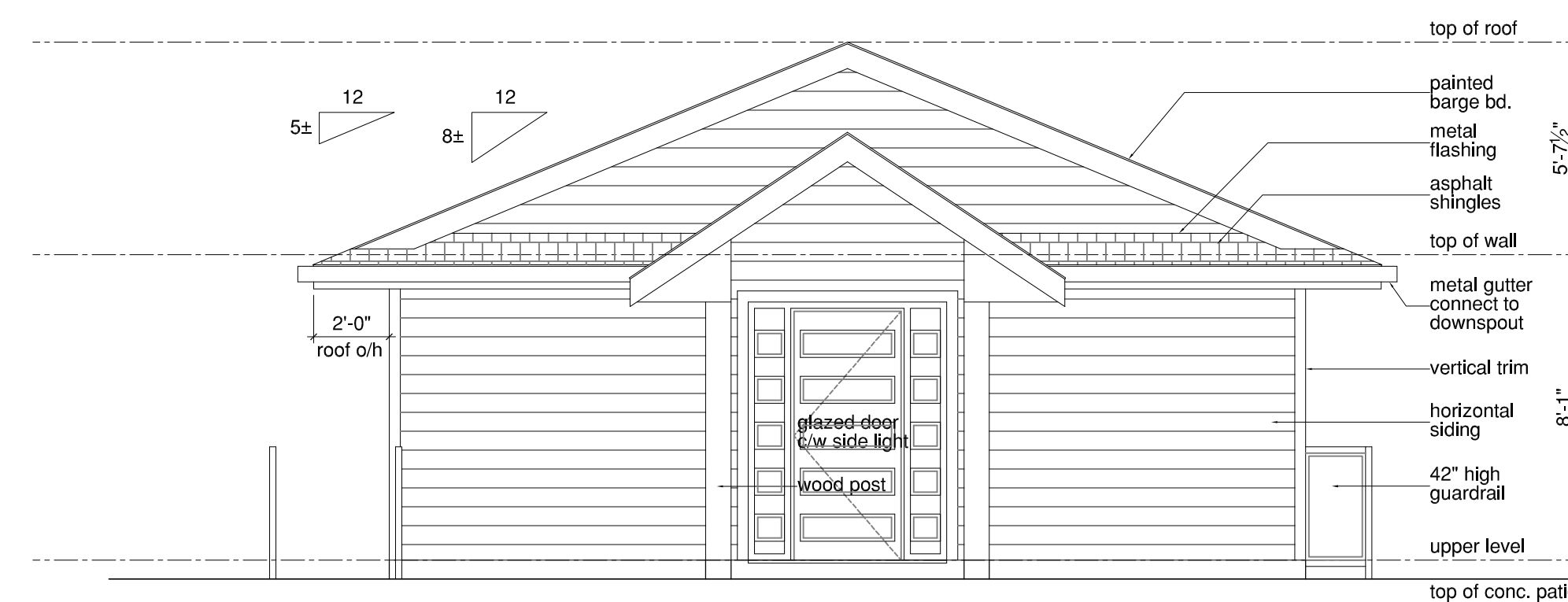
Date: 12/12/22

File Name: 2219

A5



Requested projection variance



1 NORTH ELEVATION
Scale: 1/4"=1'-0"