



PLANNING & DEVELOPMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday March 6th, 2025, 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: **BOV00784**

Applicant: Keene Anderson, Anderson Greenplan Ltd.

Civic Address: 1018 Shelby Ann Avenue

Legal Description: LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN EPP73313

Requested Variance: Section 6.6.2 of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” sets out a minimum separation distance of 3.0m between a principal building and an accessory building containing a secondary suite.

The applicant requests to reduce the minimum separation distance from 3.0m to 1.39 to allow the conversion of an existing accessory building (garage) to an accessory building containing a secondary suite.

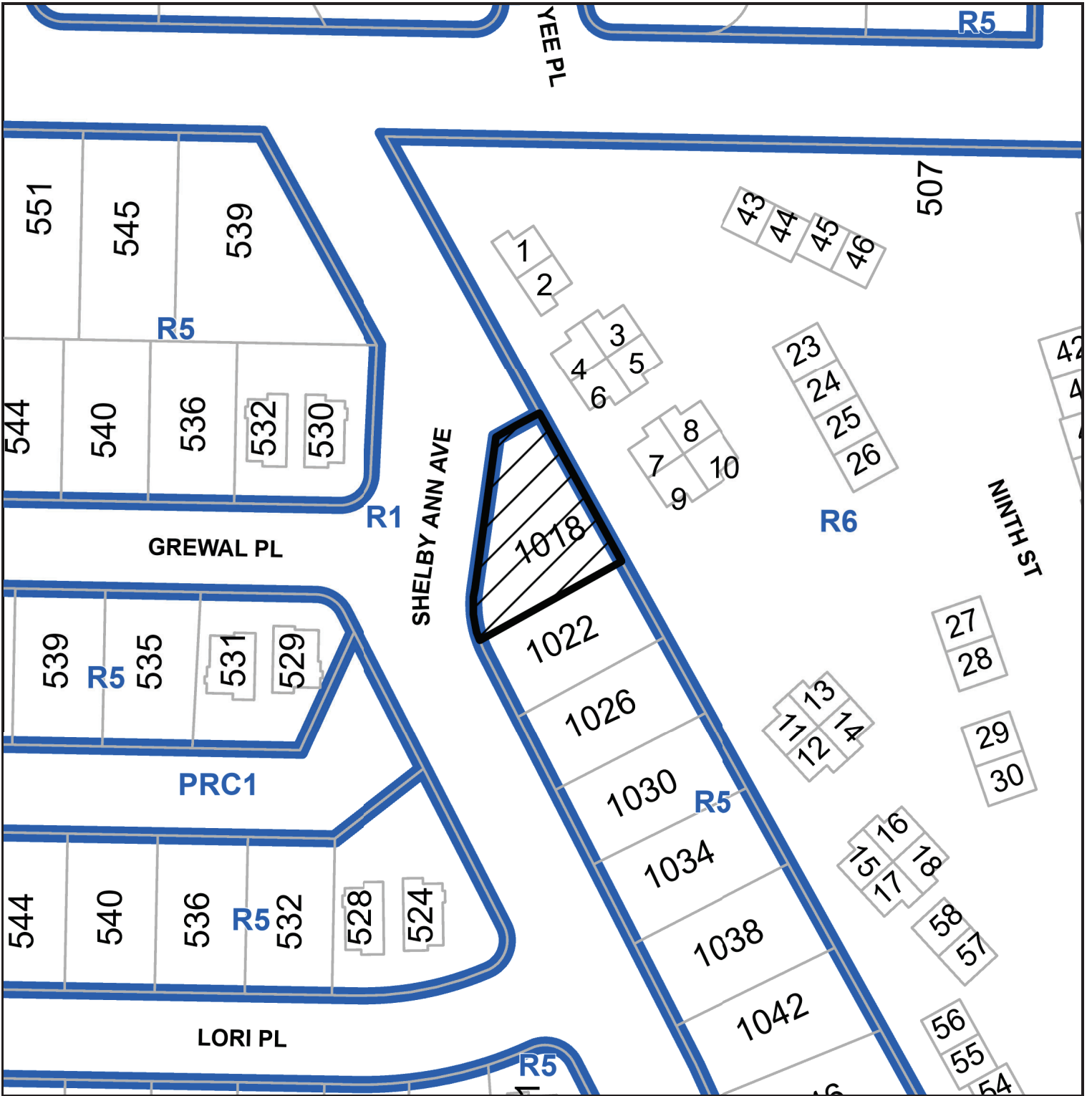
You are being notified as an owner or tenant of land that is adjacent to the property that is the subject of this application. If you deem your property is affected by the proposed variance, and wish to address this appeal, you will be given the opportunity to be heard at the Board of Variance meeting. Members of the public may submit comments in writing or attend the meeting in-person.

For questions, please contact Kirsten Dafoe, Planning Assistant by email at kirsten.dafoe@nanaimo.ca, or by phone at 250-755-4460 ext. 4509.

WRITTEN SUBMISSION: Written comments must be submitted by email to above address no later than 2:30 p.m. March 6th, 2025.

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, March 6th, 2025 at 4:00 p.m.

SUBJECT PROPERTY MAP



 Subject Property



B.C. LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE ON:

**LOT 1, SECTION 1,
NANAIMO DISTRICT, PLAN EPP73313**

PROPOSED
RESIDENCE

P.I.D. 030-348-919

Civic Address: 1018 SHELBY ANN AVENUE, NANAIMO

This document was prepared for municipal and mortgage purposes and is for the exclusive use of our client, ROGER CREEK DEVELOPMENT. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners. Turner Land Surveying Inc. 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 plan beyond its intended use.

Certified correct this 2nd day of June, 2020.

Matthew Schnurch Digitally signed by Matthew Schnurch KAHJN6
Date: 2020.06.02 10:07:28 -07'00'

Matthew D. Schnurch, B.C.L.S.

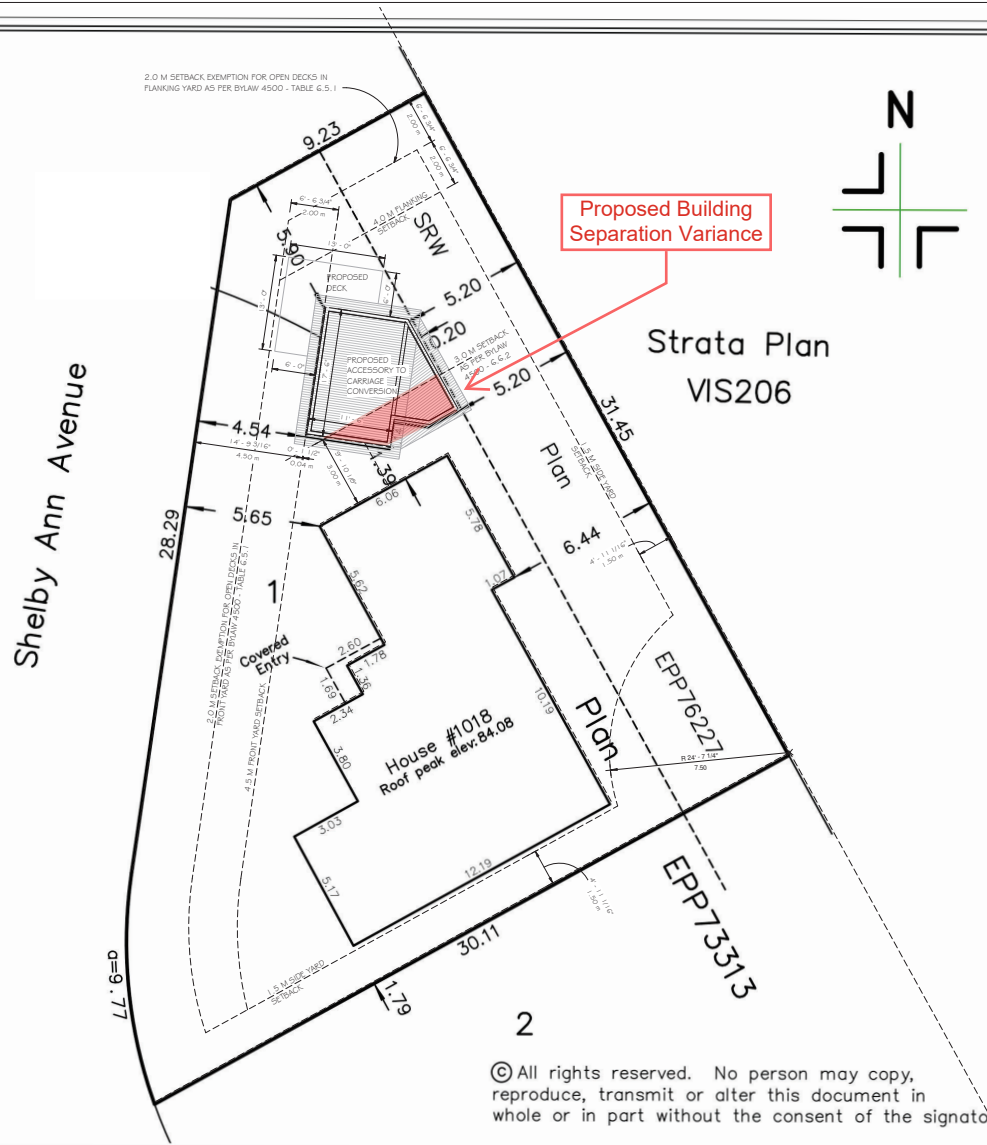
(This document is not valid unless originally signed and sealed.)

NOTE:
THIS PROPERTY IS AFFECTED BY THE FOLLOWING REGISTERED DOCUMENTS:
M76301, CA6557665, CA6557667, CA6557678, CA6557684 & CA6557686.

Scale 1:250
DISTANCES SHOWN ARE IN METRES.

Turner land surveying™

605 Comox Road
Nanaimo, B.C.
V9R 3J4
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www.turnersurveys.ca
File: 17-195-1



Revision

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1018 SHELBY ANN AVE
CARRIAGE HOUSE RENO CONCEPT

Greenplan
1655 Cedar Road
Nanaimo, B.C.
(250) 722-3456
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info@greenplan.ca

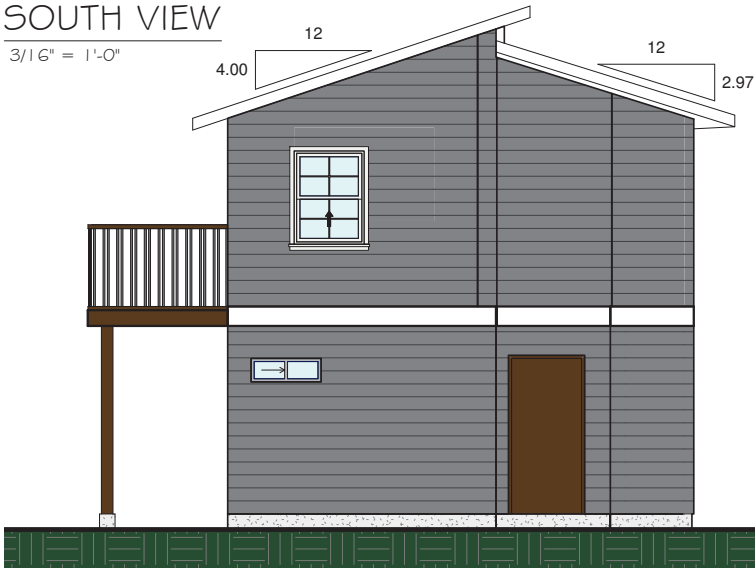
Designated	Drawn	Checked
Designer	Author	Checker
Date		
Project		
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Scale		
Sheet Title		
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RECEIVED
507784
2025-FEB-07
Current Planning

A-5

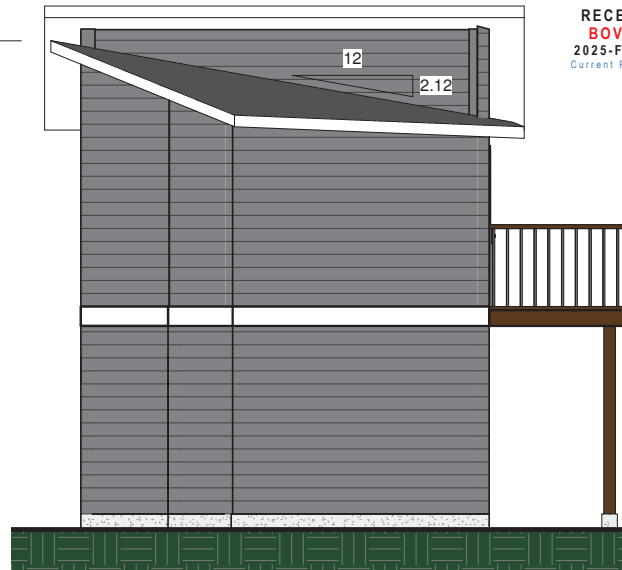
SOUTH VIEW

3/16" = 1'-0"



EAST VIEW

3/16" = 1'-0"



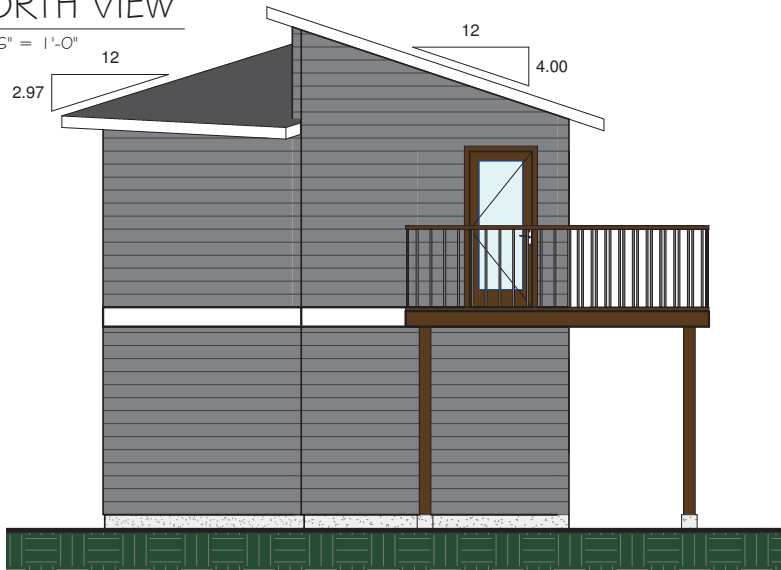
RECEIVED
BOV784
2025-FEB-07
Current Planning

Revisions

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NORTH VIEW

3/16" = 1'-0"



WEST VIEW

3/16" = 1'-0"



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CARRIAGE HOUSE
RENO CONCEPT



1665 Cedar Road
Nanaimo, B.C.
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Designed	Drawn	Checked
Designer	Author	Checker

Date
02/06/2025

Project
24114

Drawing #
24114-0206-71

Scale
3/16" = 1'-0"

Sheet Title
ELEVATIONS

Sheet #
A-E