



NOTICE OF DEVELOPMENT VARIANCE PERMIT RESOLUTION

Notice is hereby given that the Council of the City of Nanaimo, at its meeting to be held on 2014-JAN-27, at 7:00 p.m. in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, B.C., will consider the adoption of a resolution to issue a development variance permit as follows:

Development Variance Permit No. DVP00225

Variance

A development variance permit application was received from Mrs. Christine Whitcomb, to vary the provisions of Sections 7.5 and 7.6 of the City of Nanaimo "ZONING BYLAW 2011 NO. 4500", in order to vary the side and rear yard setbacks as well as the maximum allowable building height, to construct a single residential dwelling with a suite.

Bylaw Regulations

Section 7.5.1 of the City of Nanaimo "ZONING BYLAW 2011 NO. 4500" requires a 3.0m side yard setback and a 10.5m rear yard setback within the Medium Density Residential (R8) zone. The applicant is requesting the side yard setback (both sides) be reduced to 1.5m and the rear yard be reduced to 9.0m, a proposed variance of 1.5m to the side and rear yard setbacks is required.

Section 7.6.4 of the City of Nanaimo "ZONING BYLAW 2011 NO. 4500" requires a maximum allowable building height for a flat roof (< 4:12 pitch) single family residential dwelling of 7m. The proposed dwelling will have a height of 10.3m, a proposed variance of 3.3m is required.

Location

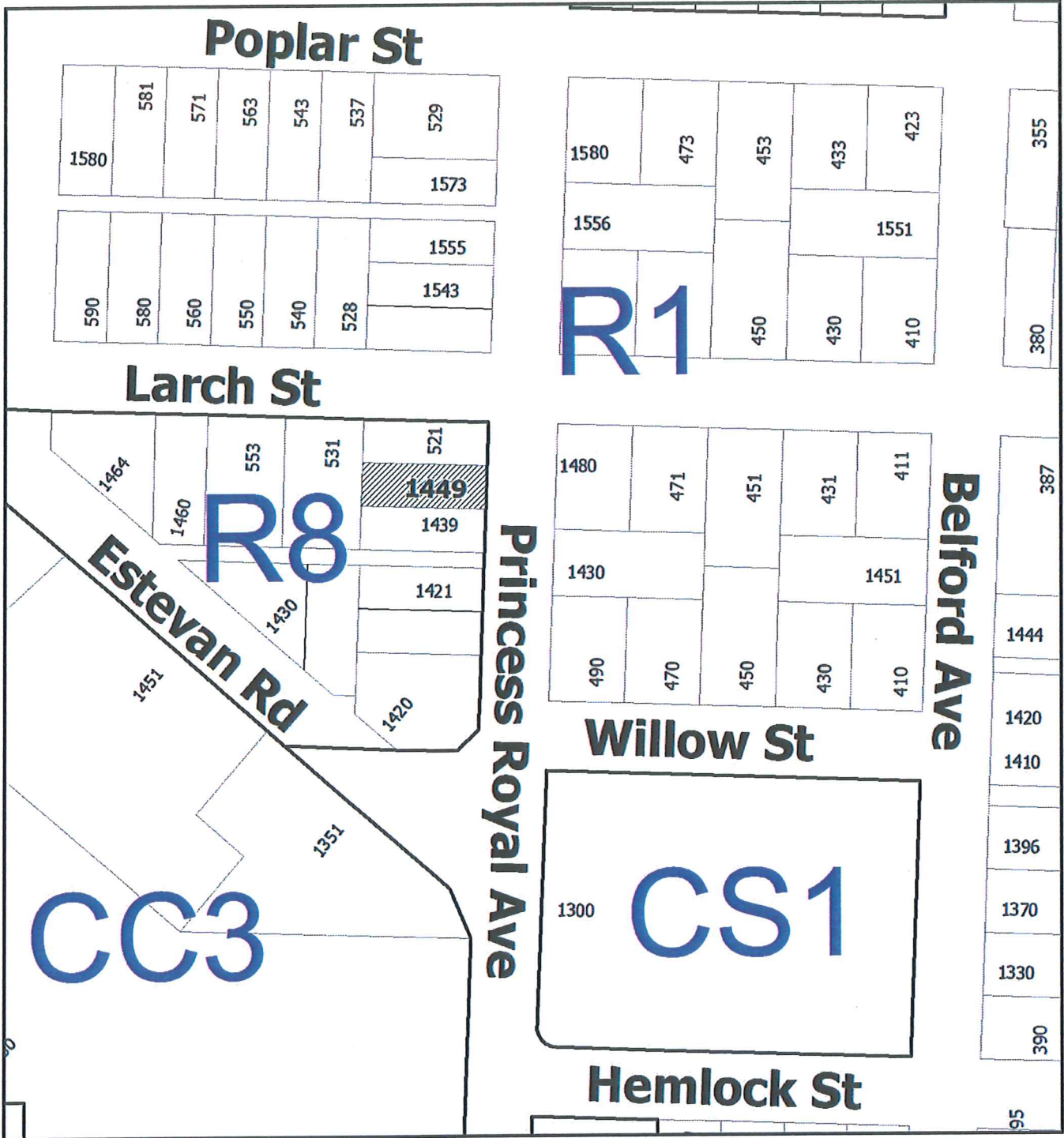
The subject property is located at 1449 PRINCESS ROYAL AVENUE. This property is legally described as LOT 5, BLOCK 8, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 1972. The subject property is identified on Schedule A.

This application may be reviewed at the Community Safety & Development Division, 411 Dunsmuir Street, Nanaimo, B.C., during normal business hours 8:30 a.m. to 4:30 p.m., Monday to Friday, excluding statutory holidays, from 2014-JAN-17 to 2014-JAN-27, inclusive. Anyone wishing to address this matter will be given the opportunity to be heard at the Council meeting.

This notification is published in accordance with Section 922 of the *Local Government Act*.

Community Development
CITY OF NANAIMO
250 755-4429

SCHEDULE A



DEVELOPMENT VARIANCE PERMIT NO. DVP00225

LOCATION PLAN

Civic: 1449 Princess Royal Avenue
 Lot 5, Block 8, Newcastle Reserve, Section 1,
 Nanaimo District, Plan 1972



 **Subject Property**