

LEGAL SURVEYS
MUNICIPAL ENGINEERING
LAND DEVELOPMENT AND MANAGEMENT



J.E. ANDERSON
& ASSOCIATES
SURVEYORS - ENGINEERS

March 11, 2014

File No. 87841-200-01

RECEIVED
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CITY OF NANAIMO
DEVELOPMENT SERVICES
ENGINEERING DIVISION

City of Nanaimo
455 Wallace Street
Nanaimo, B.C.
V9R 5K6

Attention: Planning Department

RE: 102 Dines Place – Subdivision Application (PLA) and DVP Application

Please find enclosed a subdivision application for PLA and a development variance permit application with respect to a proposed subdivision of the above noted property at 102 Dines Place.

As discussed in a pre-application meeting with City of Nanaimo planning department staff on March 6, 2014, a tree management plan is not accompanying this application for PLA. Subject to a review of the road works required in the PLA, any removal of trees can be addressed at Design Stage Acceptance.

This subdivision application requires four variances to relax zoning requirements in Section 7.4 of City of Nanaimo Zoning Bylaw No. 4500. Proposed Lots A and B will require variances for lot depth (from 30.0 metres to 28.4 metres) and proposed Lots B and C will require variances for minimum lot frontage (from 15.0 metres to 14.7 metres). The rationale for requesting these variances is outlined below:

- In order to preserve the residence in its current location, proposed Lots A and B are limited to lot depth due to the minimum side yard setback requirements between the proposed lot lines and the existing residence;
- In order to maximize the lot depth of proposed Lots A and B, the remaining lot frontage of proposed Lots C and D is not large enough to meet the minimum frontage requirements for two lots;
- This proposed subdivision tries to minimize the total amount of variances required by dividing the variances between the four proposed lots proportionately;
- The proposed layout achieves the maximum density allowed under current zoning in order to make the subdivision feasible.

If you have any further questions or concerns, please contact the undersigned.

Yours truly,

J.E. Anderson and Associates

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DWH/ac

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