



CORRECTION

NOTICE OF DEVELOPMENT VARIANCE PERMIT RESOLUTION

Notice is hereby given that Council, of the City of Nanaimo, at its meeting to be held on 2022-DEC-05, at 7:00 p.m. in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, B.C., will consider the approval of a resolution to issue a development variance permit as follows:

Development Variance Permit No. DVP00441 – 133 Pirates Lane (Protection Island)

Variances

A development variance permit application, DVP441, was received from Richard Gafney to allow the construction of a carriage house and make lawful the siting of a heat pump. The following provisions of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) and the “Off-Street Parking Regulations Bylaw 2018 No. 7266” (the “Parking Bylaw”) are proposed to be varied:

1. Section 7.5.1 of the Zoning Bylaw requires a minimum front yard setback of 6.0m within the R3 zone. The applicant proposes to reduce the minimum required front yard setback from 6.0m to 2.16m. This represents a variance of 3.84m.
2. Section 7.5.1 of the Zoning Bylaw requires a minimum side yard setback of 1.5m within the R3 zone. The applicant proposes to reduce the minimum required side yard setback from 1.5m to 0.9m on the north property line. This represents a variance of 0.6m.
3. Section 6.6.2 of the Zoning Bylaw requires a minimum distance between a principal building and accessory building containing a secondary suite of 3.0m. The applicant proposes to reduce the minimum required distance from 3.0m to 1.93m. This represents a variance of 1.07m.
4. Section 6.6.5 of the Zoning Bylaw requires a maximum height of an accessory building with an 8:12 roof pitch of 5.5m. The applicant proposes to increase the maximum height from 5.5m to 6.78m. This represents a variance of 1.28m.
5. Section 7.2 of the Parking Bylaw requires a minimum of 3 parking spaces (for a single residential dwelling and secondary suite). The applicant proposes to reduce the minimum required parking spaces from 3 to 2. This represents a variance of 1 parking space.
6. Section 6.5.2 of the Zoning Bylaw requires a minimum side yard setback of 1.5m for heat pumps. The applicant proposes to reduce the minimum required side yard setback from 1.5m to 1.2 (for an existing heat pump) on the north property line. This represents a variance of 0.3m.

Location

The subject property is located at 133 Pirates Lane. This property is legally described as LOT 247, DOUGLAS ISLAND (ALSO KNOWN AS PROTECTION ISLAND), NANAIMO DISTRICT, PLAN 14111. The subject property is identified on Attachment A.

For more information, please visit:

<https://www.nanaimo.ca/whatsbuilding/Folder/DVP00441> or the Notice Board at the front entrance of Nanaimo City Hall, 455 Wallace Street, Nanaimo, B.C., during normal business hours 8:00 a.m. to 4:30 p.m., Monday to Friday, excluding statutory holidays from 2022-NOV-25 to 2022-DEC-05, inclusive. The staff report to Council can be viewed online once the meeting Agenda is published (generally, Thursdays, preceding Council meetings) at: <https://www.nanaimo.ca/your-government/city-council/council-meetings/meeting-documents-and-videos>.

Public Input

Anyone wishing to address this matter in-person will be given an opportunity at the time the application is considered by Council. Anyone wishing to address this matter via Zoom must contact Legislative Services to be heard at the Council meeting, and are required to register before the deadline of 11:00 a.m., Friday, 2022-DEC-02. Please apply online at the following link: <https://www.nanaimo.ca/goto/delegation>.

This notification is published in accordance with Section 499 of the *Local Government Act*.

Current Planning

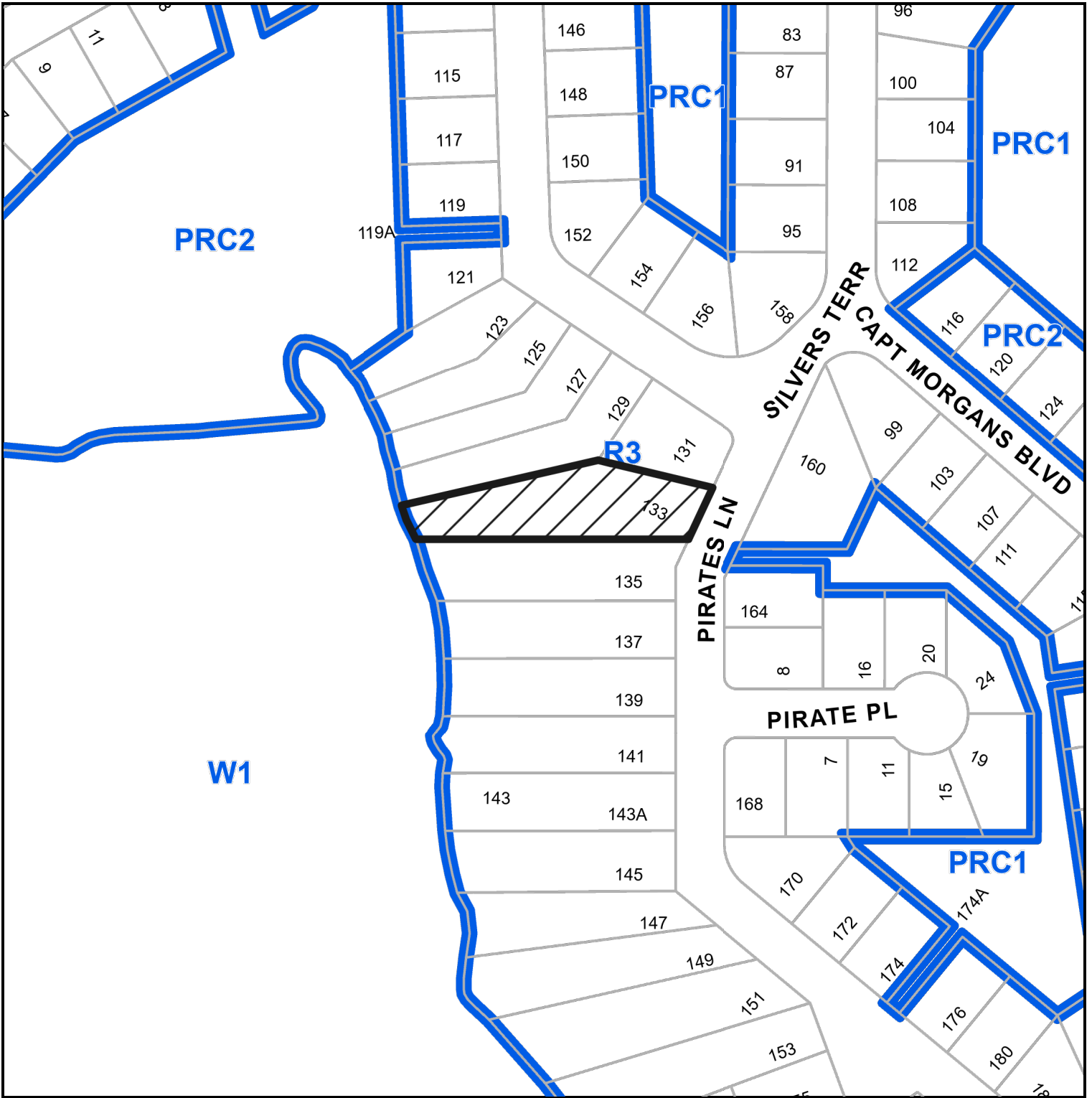
Development Approvals

CITY OF NANAIMO

Tel: (250) 755-4429

Email: planning@nanaimo.ca

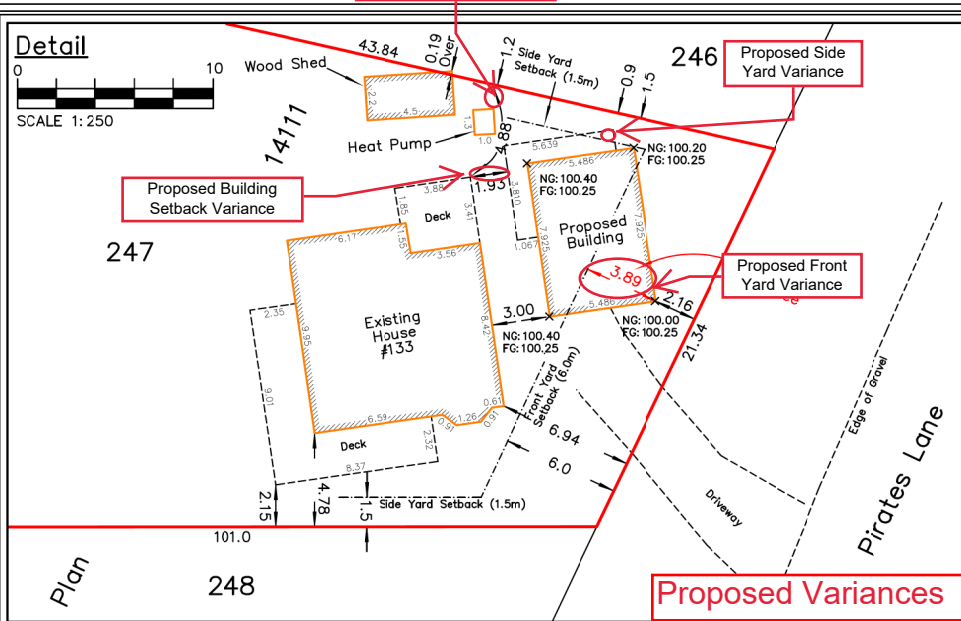
**ATTACHMENT A
SUBJECT PROPERTY MAP**



DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP00441

 **133 PIRATES LANE**

ATTACHMENT B SITE SURVEY

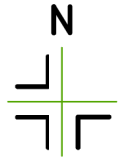


THIS SITE PLAN SHOWS THE RELATIVE LOCATION OF THE EXISTING AND PROPOSED STRUCTURES/IMPROVEMENTS WITH RESPECT TO THE BOUNDARIES OF THE DESCRIBED PARCEL ONLY.

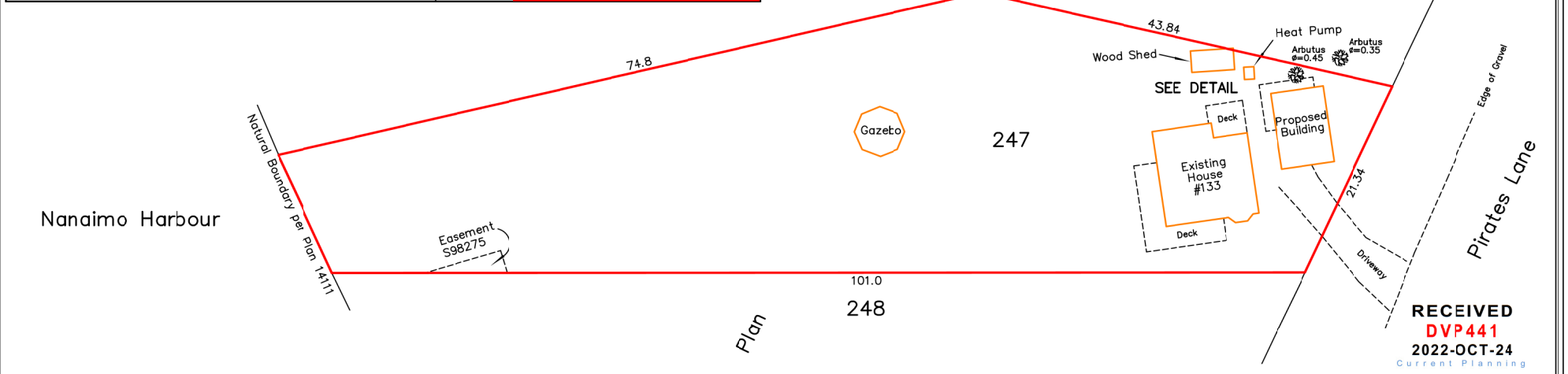
THIS SITE PLAN SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.

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.

NOTE:
THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS AND INTERESTS:
327640G, D23415, S98275 & FB441326.
THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE NOTED DOCUMENTS.

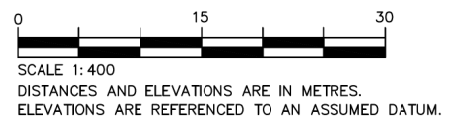


PROPOSED BUILDING HEIGHT CALCULATION	
Average natural grade	10C.25
Average finished grade	10C.25
Maximum building height (R3 Zone)	7.00
Maximum building elevation	107.25
Proposed roof peak elevation	107.03
Proposed slab elevation	10C.25



RECEIVED
DVP441
2022-OCT-24
Current Planning

SITE PLAN SHOWING PROPOSED VARIANCE ON:
LOT 247, DOUGLAS ISLAND (ALSO KNOWN AS PROTECTION ISLAND),
NANAIMO DISTRICT, PLAN 14111.



Certified correct this 6th day of April, 2022.

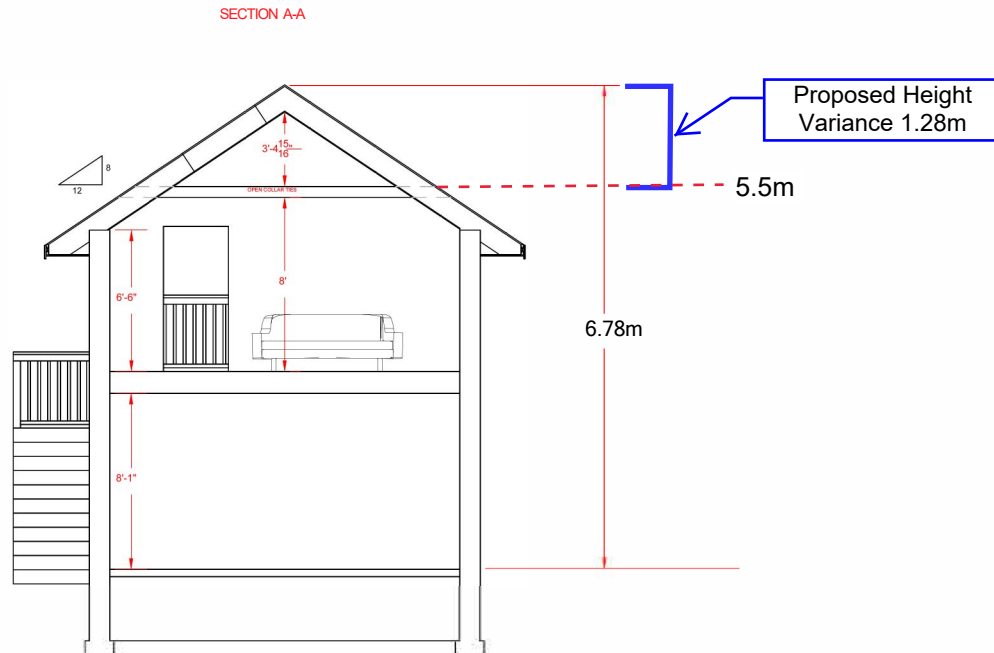
Turner & Associates
land surveying™
250.753.9778
435 Terminal Avenue North
Nanaimo, BC V9S 4J8
www.turnersurveys.ca

Client: RICHARD GAFNEY Civic Address: 133 PIRATES LANE, NANAIMO
File: 20-114 Scale: 1:400 Drawn by: DRW Property Zoning: R3

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

ATTACHMENT C BUILDING SECTION

Proposed Accessory Building



BUILDING SECTION

RECEIVED
DVP441
2022-AUG-24
Current Planning

DRAWING TITLE
PLANS & SECTION
PROJECT
CARRIAGE HOUSE
CLIENT
GAFNEY-ROMOUGH
133 PIRATES LANE
NANAIMO, BC
V9R6R1
DRAWN BY
Joy Sarauer
421 North St
Nanaimo, B.C.
V9R4J5
DATE
November 16, 2021
SCALE
AS INDICATED
SHEET NO
A-03