

**REGIONAL DISTRICT OF NANAIMO
BOARD OF VARIANCE
AGENDA**

Wednesday, January 9, 2019

4:00 P.M.

Committee Room

Pages

- 1. CALL TO ORDER**
- 2. APPROVAL OF THE AGENDA**
- 3. ADOPTION OF MINUTES**
 - 3.1 Board of Variance Meeting - December 12, 2018** **2**

That the minutes of the Board of Variance meeting held December 12, 2018, be adopted.
- 4. APPEALS**
 - 4.1 Board of Variance Appeal No. PL2018-214 - Lot 6 Collingwood Drive, Electoral Area E** **4**

That the Board vary "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987"

That the maximum height requirement for a dwelling unit be increased from 8.0 metres to 8.7 metres as shown on the attached plan.
- 5. NEW BUSINESS**
- 6. ADJOURNMENT**

**REGIONAL DISTRICT OF NANAIMO
MINUTES OF THE BOARD OF VARIANCE MEETING**

**Wednesday, December 12, 2018
4:00 P.M.
Committee Room**

In Attendance:	D. Wiwchar	Chair
	L. Mathews	BOV Member
	D. Holme	BOV Member
Also in Attendance:	P. Thompson	Manager, Current Planning
	S. Syme	BOV Secretary

CALL TO ORDER

The Chair called the meeting to order 3:52 PM.

APPROVAL OF THE AGENDA

It was moved and seconded that the agenda be approved as presented.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Board of Variance Meeting - November 14, 2018

It was moved and seconded that that the minutes of the Board of Variance meeting held November 14, 2018, be adopted.

CARRIED UNANIMOUSLY

APPEALS

The Chair detailed for each individual appeal the selection and structure for the Board of Variance and introduced the other Board members and staff. Excerpts of the *Local Government Act* were read and the grounds upon which an appeal may be granted were explained.

Board of Variance Appeal No. PL2018-194 - 2795 Webster Road, Electoral Area C

Notification of the appeal was given to the owners and occupiers of all real property located within 50 metres of the property about which this appeal was being heard. The applicant provided no letters of support from neighbours and no additional correspondence was received.

Kristopher Staines spoke in support of the appeal.

It was moved and seconded that as the Board of Variance found undue hardship and is of the opinion that the request does constitute a minor variance. The appeal submitted by Kristopher and Tanina Staines to vary "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500, 1987" so that the maximum height requirement for an accessory building be increased from 9.0 metres to 9.06 metres, and that the maximum combined floor area of accessory buildings be increased from 400 m² to 409 m², be granted.

CARRIED UNANIMOUSLY

Board of Variance Appeal No. PL2018-206 - 1856/1858 Kirkstone Way, Electoral Area A

Notification of the appeal was given to the owners and occupiers of all real property located within 50 metres of the property about which this appeal was being heard. The applicant provided no letters of support from neighbours and no additional correspondence was received.

Jack Anderson from Greenplan spoke in support of the appeal.

It was moved and seconded that as the Board of Variance found undue hardship and is of the opinion that the request does constitute a minor variance. The appeal submitted by Colin and Jennifer Jones to vary "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500, 1987" so that the maximum height requirement for an accessory building be increased from 6.0 metres to 8.0 metres, be granted.

Opposed (1): D. Wiwchar

CARRIED

ADJOURNMENT

It was moved and seconded that the meeting be adjourned.

TIME: 4:20 PM

CARRIED UNANIMOUSLY

CHAIR

TO: Board of Variance **DATE:** January 9, 2019

FILE: PL2018-214

**SUBJECT: Board of Variance Appeal No. PL2018-214
Lot 6 Collingwood Drive – Electoral Area E**

OWNER:	Gionet Construction LTD., INC. NO. BC1025805
LOCATION:	LOT 6, DISTRICT LOT 8, NANOOSE DISTRICT, PLAN 51142
CIVIC:	Lot 6 Collingwood Drive
ELECTORAL AREA	E
PURPOSE	<p>The applicant is requesting the following:</p> <p>That the Board vary “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987”</p> <ul style="list-style-type: none"> • That the maximum height requirement for a dwelling unit be increased from 8.0 m to 8.7 m as shown on the attached plan.

The appeal seeks a variance from the following provisions of the *"Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987"*.

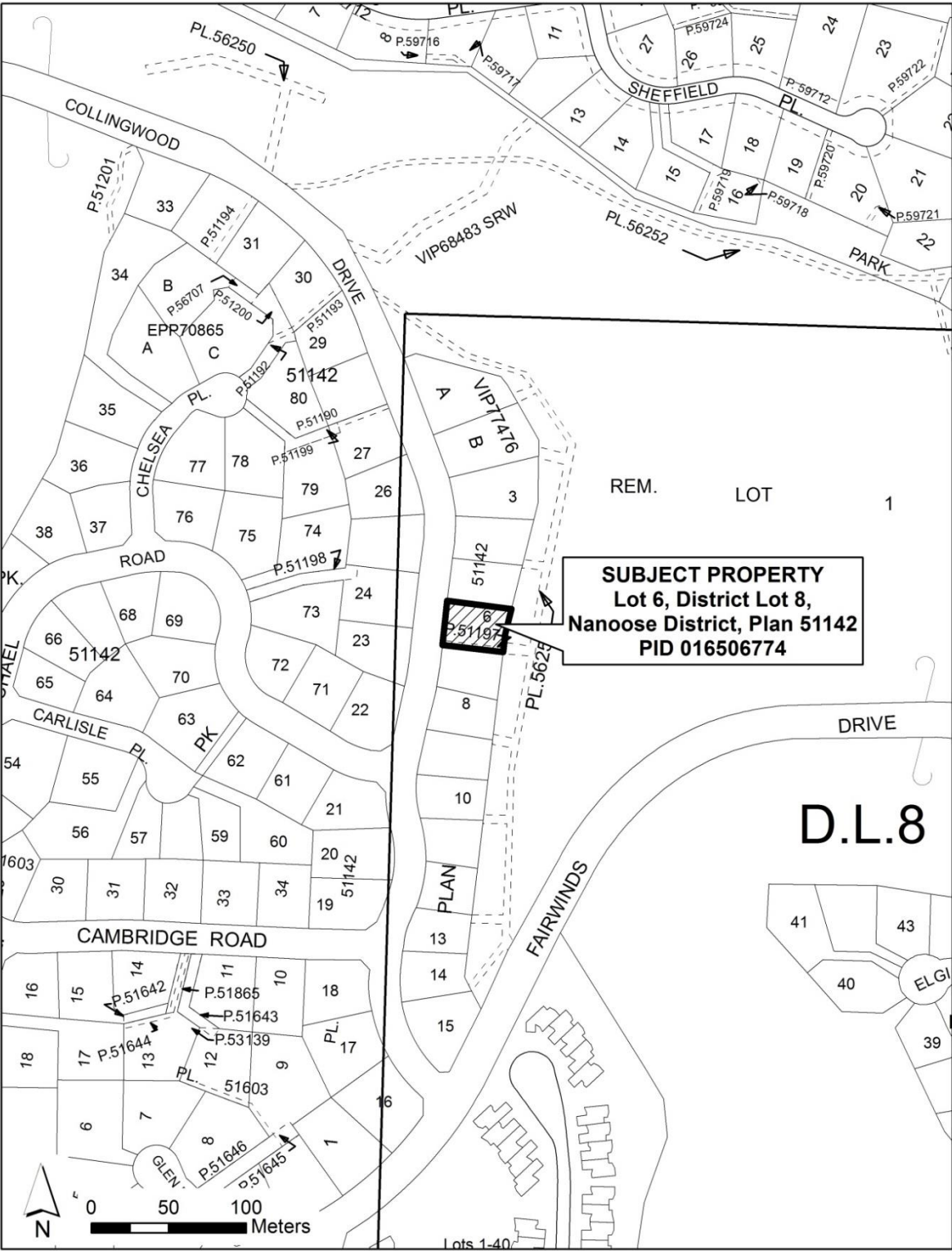
Section 3.4.61

*Maximum Number and Size of Buildings and Structures
Dwelling Unit Height – 8.0 m*

Attachments to this appeal include:

1. Subject Property Map
2. Application
3. Certificate of Title
4. Site Plan
5. Elevations
6. Notification

**Attachment 1
Subject Property Map**



**Attachment 2
Application
(1 of 6)**



December 6, 2018

Board of Variance
Strategic & Community Development
Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, BC V9T 6N2

Re: Lot 6 Collingwood Drive, Nanoose Bay, BC
Lot 6, D.L. 8, Nanoose District, Plan 51142

Dear Board Members,

As registered owners of lot 6, Collingwood Dr., Nanoose Bay, Calais and I are requesting a height variance of .70 m (2') or 8m to 8.7m to build our proposed residence. The variance request is required due to the hardship presented by the severity of the sloping lot. The building design has been well thought through to lessen the height variance request, however, we are still presented with an extreme driveway slope of 22% and the need to back into or drive into traffic while on the steep grade. The variance will reduce the grade to a 15% slope resulting in a much safer approach to Collingwood Drive.

To summarize, we are requesting a .70 (2') metre height variance to increase the permitted building height from 8 metres to 8.7 metres due to the undo hardship as presented by the severe lot profile.

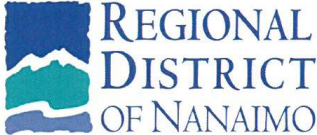
Thank you for taking our request under consideration.

Sincerely,

Gionet Construction Ltd.

Aaron Gionet, President

**Attachment 2
 Application
 (2 of 6)**



Strategic & Community Development
 6300 Hammond Bay Road Nanaimo, BC V9T 6N2
 (250) 390-6510 (Nanaimo) 1-877-607-4111 (within BC)
 Fax: (250) 390-7511

Board of Variance Application Form

OFFICE USE ONLY

Application Fee: 400 Receipt No. _____ File No. PL2018-214

SECTION 1: DESCRIPTION OF PROPERTY
(AS INDICATED ON THE STATE OF TITLE CERTIFICATE)

Legal Description lot 6, DL 8, Nanoose District, Plan 51142

Civic Address Lot 6 Collingwood Drive, Nanoose Bay BC

Electoral Area E Parcel Identifier (P I D) 016-506-774

SECTION 2: OWNER INFORMATION
(ATTACH ADDITIONAL PAGE IF MORE THAN TWO OWNERS)

1) <u>Aaron Gionet</u> Name _____ Mailing Address _____ Town / Province _____ Postal Code _____ Telephone/ Cell _____ Fax _____ Email _____	2) _____ Name _____ Mailing Address _____ Town / Province _____ Postal Code _____ Telephone/ Cell _____ Fax _____ Email _____
--	--

I would prefer all correspondence via: email regular mail fax

SECTION 3: AGENT INFORMATION

Peter Jorgensen(Jorgensen Osmond L _____ _____
 Name Mailing Address Town/Province

_____ _____ _____ _____
 Postal Code Telephone/ Cell Fax Email

I would prefer all correspondence via: email regular mail fax

SECTION 4: REASON FOR APPEAL

I/ We, the registered owner(s) of the above noted property, hereby appeal to the Board of Variance for the following:

To review a decision made by the Regional District of Nanaimo Manager of Building, Bylaw & Emergency Planning Services pursuant to Section 532 of the **Local Government Act**.

Or,

To determine that compliance with the following will cause undue hardship:

Relating to siting, size and dimensions of a building or structure, or the siting of a manufactured home in a manufactured home park. (Note: use and density, including varying maximum building size provisions, will not be considered for variance)

The prohibition of structural alteration and addition pursuant to Section 531 of the **Local Government Act**.

A subdivision servicing requirement pursuant to Section 506 of the **Local Government Act** in an area zoned for agricultural or industrial uses.

**Attachment 2
Application
(3 of 6)**

SECTION 5: APPLICATION COMPLETION CHECKLIST:
ALL MEASUREMENTS TO BE IN METRIC

- A copy of Certificate of Infeasible Title (dated within past 30 days) *Corporate Registry*
- A letter of authorization *Search Comming*
- A letter outlining the details of the appeal *Via Email*
- Application fee as required by Bylaw No. 1259, 2002
- Two (2) survey plans certified by a BC Land Surveyor to a maximum scale of 1:500, showing location of existing and proposed buildings and structures and parts thereof
- Electronic copies of all plans *Via Email*
- Property Declaration Form

Additional information may be required, such as:

- Two (2) building elevation plans to a maximum scale of 1:100
- Two (2) survey plans certified by a BC Land Surveyor including topographical information
- Professional Engineer's Report
- RDN Sustainable Development Checklist
- Other _____
- _____

SECTION 6: Registered Owner's Authorization
(ATTACH ADDITIONAL PAGE IF MORE THAN TWO OWNERS)

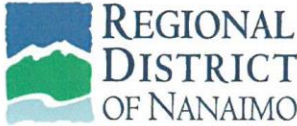
I hereby declare that all the above noted statements and information contained in this application and supporting documents are true and correct.

<i>[Signature]</i> _____ Signature of Registered Owner	<i>Dec 10/18</i> _____ Date
_____ Signature of Registered Owner	_____ Date

In order to process your application, please provide all necessary documentation with your application. Please refer to the Board Of Variance Guide for further information. Contact the Board of Variance Secretary if you require assistance.

Submit the completed application form, required fee, plans, and supporting material to the Regional District of Nanaimo. The fee is payable to the "Regional District of Nanaimo".

**Attachment 2
Application
(4 of 6)**



Authorization Letter for Agent

I/ We Peter Jorgensen, Jorgensen Osmond Ltd., the owner(s) of property legally described as Lot 6, DL 8, Nanoose District, Plan 51142
(Legal Description)
at lot6, Collingwood Road Nanoose Bay BC
(Civic Address)
authorized Peter Jorgensen, Jorgensen Osmond Ltd.
(Name of Agent)

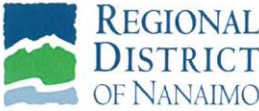
To act as my/our agent for all purposes in relation to the application for permits from the Planning Department of the Regional District of Nanaimo and I/we acknowledge the authority of the agent to bind me/us in all matters relating to the work to be preformed under the permit.

The person signing the permit documents, if not the owner, acknowledges that his or her signature is as agent for the owner and that he or she is authorized to bind the owner who will be deemed to know of and to understand the contents of the documents.

X  *Signature of Owner* X Dec 10 /18 *Date*
X _____ *Signature of Owner* X _____ *Date*



**Attachment 2
Application
(5 of 6)**



Property Declaration Form
for Riparian Areas, Nesting Trees,
and Site Profiles

Subject Property Legal Description:

Subject Property Civic Address:

Subject Property PID:

Riparian Areas

I (we) acknowledge that the province of British Columbia enacted the *Riparian Areas Regulation* to protect the critical features, functions, and conditions required to sustain fish habitat. Furthermore, this legislation prohibits the Regional District of Nanaimo (RDN) from approving or allowing a development to proceed adjacent to a watercourse until it has received notice that a report prepared by a Qualified Environmental Professional has been received by the Ministry of Environment.

I (we) understand that a water feature includes any of the following:

- a) any watercourse, whether it usually contains water or not;
- b) any pond, lake, river, creek or brook; and/or,
- c) any ditch, culvert, spring, or wetland.



I (we) declare that I (we) are familiar with the property and area, and have inspected the property and immediate area for the existence of any water features. I (we) declare that (***please check the one that applies:***):

- that there are no water features located on the subject property; or
- there are water features located on the subject property.

I (we) declare that all proposed development including land alteration, vegetation removal, alteration or construction of a building or structure (***please check the one that applies:***):

- is greater than 30.0 metres from a water feature; or
- is less than 30.0 metres from a water feature.

Eagle and Heron Nesting Trees

I (we) acknowledge that the *Wildlife Act* protects Bald Eagles and Great Blue Herons, their eggs and nests. Bald Eagles and Great Blue Herons are sensitive to development near their nesting sites and may return to a nest that has been unused for a number of years.

While the provincial government and the RDN undertake mapping of nesting sites from time to time, not all are mapped. Some on private property may have been undetected, and new nests are continually being built. Typically, a 60 metre radius for an eagle nesting tree and depending on the level of development in an area, a 60 - 300 metre radius for a heron nesting tree (or trees) is considered to be sensitive to disturbance. Electoral Areas A, E, G and H require that a development permit be obtained prior to development near an eagle or heron nest.

Mapped eagle and heron nest trees can be found on the Community Mapping Network at www.cmnmaps.ca/WITS/ and www.cmnmaps.ca/GBHE/.

I (we) declare that I (we) are familiar with the property and area, and have inspected the property and immediate area

**Attachment 2
Application
(6 of 6)**

for the existence of eagle or heron nests prior to completing this form. I (we) declare that (*please check the one that applies*):

- there are no eagle or heron nesting trees on or within 100 metres of the subject property; or
- there is an eagle or heron nesting tree on or within 100 metres of the subject property.

Site Profile

I (we) acknowledge that when an application is made to the RDN, Section 40(1) of the *Environmental Management Act* requires that a Site Profile be completed when the applicant knows, or reasonably should know, that the land is being used or has been used for industrial or commercial purposes of the type listed in Schedule 2 of the *Contaminated Sites Regulation* unless otherwise exempt under the Regulation. Please find the Site Profile Form and Schedule 2 on the Government of BC website at www2.gov.bc.ca/gov/content/environment/air-land-water/site-remediation/site-profiles or on the RDN's website. Please contact the RDN Planning Department if any of the activities listed in Schedule 2 apply to the subject property.


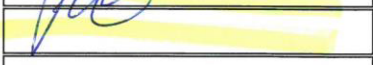


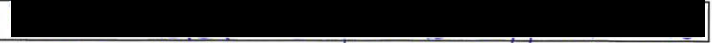

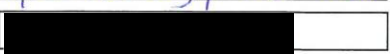
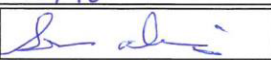
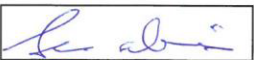
I (we) declare that (*please check the one that applies*):

- I (we) have read the *Contaminated Sites Regulation* Schedule 2 document, and determined that the subject property has been used for purposes listed in Schedule 2, and filled out the Site Profile Form; or
- I (we) have read the *Contaminated Sites Regulation* Schedule 2 document and am (are) not required to submit a Site Profile Form as to my (our) knowledge, the subject property has not been used for any of the activities listed in Schedule 2; or
- I (we) have read the *Contaminated Sites Regulation* Schedule 2 document and am (are) exempted from being required to submit a Site Profile Form under Section 4 of the *Contaminated Sites Regulation*. I (we) have provided the following information in support of this exemption: (list information below)

DECLARATION SIGNATURE

All registered owners shown on the certificate of title must sign the declaration. Please provide an additional page with owners' names and signatures if required.

I (we) declare that I (we) have read and filled out the above form.

Owner/Agent 1	<input type="text" value="Peter Jorgensen"/>	Signature	
Owner 2	<input type="text" value="Aaron Gionet"/>	Signature	
Owner 3		Signature	
Applicant Mailing Address:			
Email:		Phone:	
Date:	<input type="text" value="1 Dec 10/18"/>		
Witnessed By Name:		Witnessed By Name:	

**Attachment 3
Certificate of Title
(1 of 4)**

TITLE SEARCH PRINT

File Reference: Quote
Declared Value \$221000

2018-12-10, 15:33:57
Requestor: Guy Fletcher

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District Land Title Office	VICTORIA VICTORIA
Title Number From Title Number	CA6835962 EF119539
Application Received	2018-05-31
Application Entered	2018-06-06
Registered Owner in Fee Simple Registered Owner/Mailing Address:	GIONET CONSTRUCTION LTD., INC.NO. BC1025805 1698 TIMBERWOLF PLACE NANOOSE BAY, BC V9P 9M6
Taxation Authority	Port Alberni Assessment Area
Description of Land Parcel Identifier: Legal Description:	016-506-774 LOT 6 DISTRICT LOT 8 NANOOSE DISTRICT PLAN 51142



Legal Notations
CONDITION, SEE DD 36265N

HERETO INTER ALIA IS ANNEXED RESTRICTIVE COVENANT EB106039 OVER LOTS 1 TO 60, PLAN 47638, AND LOTS 1 TO 22, PLAN 47639. DOMINANT TENEMENT IN RESPECT OF EB106039 CANCELLED AS TO PART IN PLAN 49060 - EC91422 - 08.09.1989 - K JACQUES PER DC DOMINANT TENEMENT IN RESPECT OF EB106039 CANCELLED AS TO PART IN PLAN 48585 - EC91411 - 08.09.1989 - K JACQUES PER DC

HERETO INTER ALIA IS ANNEXED RESTRICTIVE COVENANT EC90316 OVER LOTS 1 TO 58, PLAN 49060

**Attachment 3
Certificate of Title
(2 of 4)**

TITLE SEARCH PRINT

File Reference: Quote
Declared Value \$221000

2018-12-10, 15:33:57
Requestor: Guy Fletcher

Charges, Liens and Interests

Nature: STATUTORY RIGHT OF WAY
Registration Number: EB33
Registration Date and Time: 1988-01-04 09:14
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA, WITH PRIORITY OVER K32096
(SEE S132213)

Nature: COVENANT
Registration Number: EB38728
Registration Date and Time: 1988-05-12 09:04
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
Remarks: THE REGIONAL DISTRICT OF NANAIMO
INTER ALIA, INCLUDES INDEMNITY UNDER SECTION 215 (2) (A) LTA, WITH PRIORITY OVER K32096
(SEE S132213)

Nature: STATUTORY BUILDING SCHEME
Registration Number: ED100368
Registration Date and Time: 1990-09-21 13:59
Remarks: INTER ALIA, SECTION 216, LTA
WITH PRIORITY OVER EB41024 AND K32096 (SEE S132213 AND EC105053)
MODIFIED BY ED115330

**Attachment 3
Certificate of Title
(3 of 4)**

TITLE SEARCH PRINT

File Reference: Quote
Declared Value \$221000

2018-12-10, 15:33:57
Requestor: Guy Fletcher

Nature:
Registration Number:
Registration Date and Time:
Remarks:

RESTRICTIVE COVENANT
ED100369
1990-09-21 13:59
INTER ALIA, APPURTENANT TO:
1) DISTRICT LOT 8, NANOOSE DISTRICT, EXCEPT PARTS
IN PLANS 15193, 48548, 48585, 49060, 49669,
50872 AND 51142
2) DISTRICT LOT 30, NANOOSE DISTRICT, EXCEPT PARTS
IN PLANS 15193, 26219 AND 48585
3) LOT A, DISTRICT LOTS 8, 30 AND 78, NANOOSE
DISTRICT, PLAN 15193, EXCEPT PARTS IN PLANS
15983, 19688, 20762, 22994, 23477, 23478,
25828, 28544, 28595, 31959, 47638, 47639,
48548 AND 48585
4) DISTRICT LOT 78, NANOOSE DISTRICT, EXCEPT
PART OUTLINED IN RED ON PLAN DD 19579I,
EXCEPT PARCELS A AND B (DD 7528N), AND
EXCEPT PARTS IN PLANS 813R, 1567 OS, 14212,
14250, 14275, 15075, 15193, 22836, 24012,
25366, 26219, 27129, 27206, 29869, 34675,
47638, 48548, 48585, 49669, 50872 AND
51142
5) DISTRICT LOT 7, NANOOSE DISTRICT, EXCEPT
PART OUTLINED IN RED ON PLAN 1567 OS,
AND EXCEPT PART IN PLAN 48548
6) DISTRICT LOT 11, NANOOSE DISTRICT, EXCEPT
PART OUTLINED IN RED ON PLAN 1567 OS,
AND EXCEPT PART IN PLAN 48548
7) LOT 1, DISTRICT LOTS 30 AND 78, NANOOSE
DISTRICT, PLAN 26219, EXCEPT PARTS IN
PLANS 28246, 29574, 30072, 30262, 34675,
36514 AND 48548
8) LOT 2, DISTRICT LOT 78, NANOOSE DISTRICT,
PLAN 28544
9) LOT 8, DISTRICT LOT 78, NANOOSE DISTRICT,
PLAN 30262
10) LOT 1, DISTRICT LOTS 8, 30 AND 78, NANOOSE
DISTRICT, PLAN 48585, EXCEPT PART IN PLAN
51142
MODIFIED BY ED115329

Nature:
Registration Number:
Registration Date and Time:
Remarks:

EASEMENT
ED104616
1990-10-03 09:04
PART IN PLAN 51197,
APPURTENANT TO LOT 1, PLAN 48585, EXCEPT PART IN
PLAN 51142

**Attachment 3
Certificate of Title
(4 of 4)**

TITLE SEARCH PRINT

2018-12-10, 15:33:57
Requestor: Guy Fletcher

File Reference: Quote
Declared Value \$221000

Nature: RESTRICTIVE COVENANT
Registration Number: ED115329
Registration Date and Time: 1990-11-01 14:54
Remarks: INTER ALIA, MODIFICATION OF ED100369

Nature: STATUTORY BUILDING SCHEME
Registration Number: ED115330
Registration Date and Time: 1990-11-01 14:54
Remarks: INTER ALIA, SECTION 216 LAND TITLE ACT, MODIFICATION OF ED100368

Nature: MORTGAGE
Registration Number: CA6835963
Registration Date and Time: 2018-05-31 14:50
Registered Owner: JOHN JOSEPH O'CONNOR
CAROL ELLEN O'CONNOR
AS JOINT TENANTS

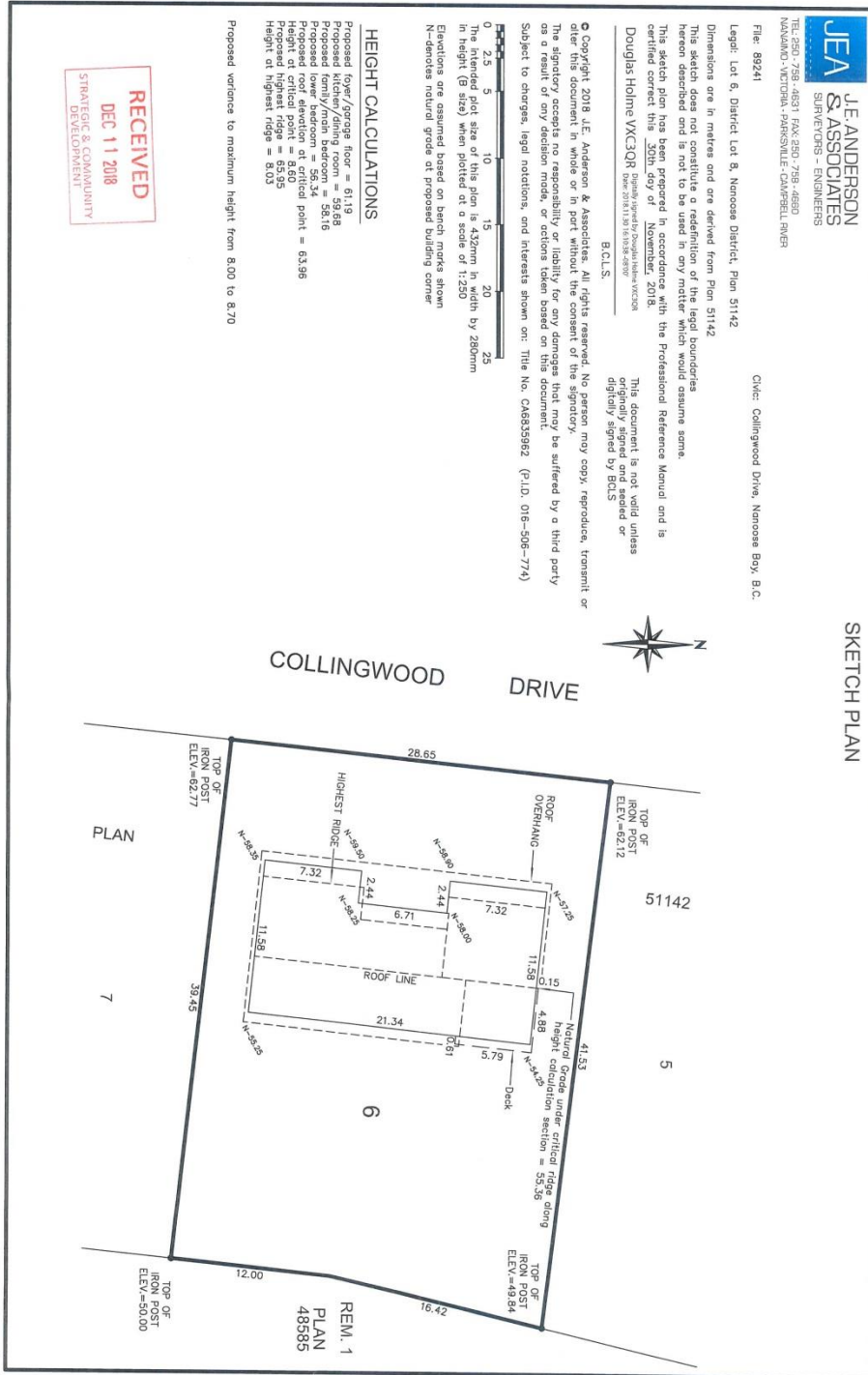
Nature: ASSIGNMENT OF RENTS
Registration Number: CA6835964
Registration Date and Time: 2018-05-31 14:50
Registered Owner: JOHN JOSEPH O'CONNOR
CAROL ELLEN O'CONNOR

Duplicate Indefeasible Title NONE OUTSTANDING

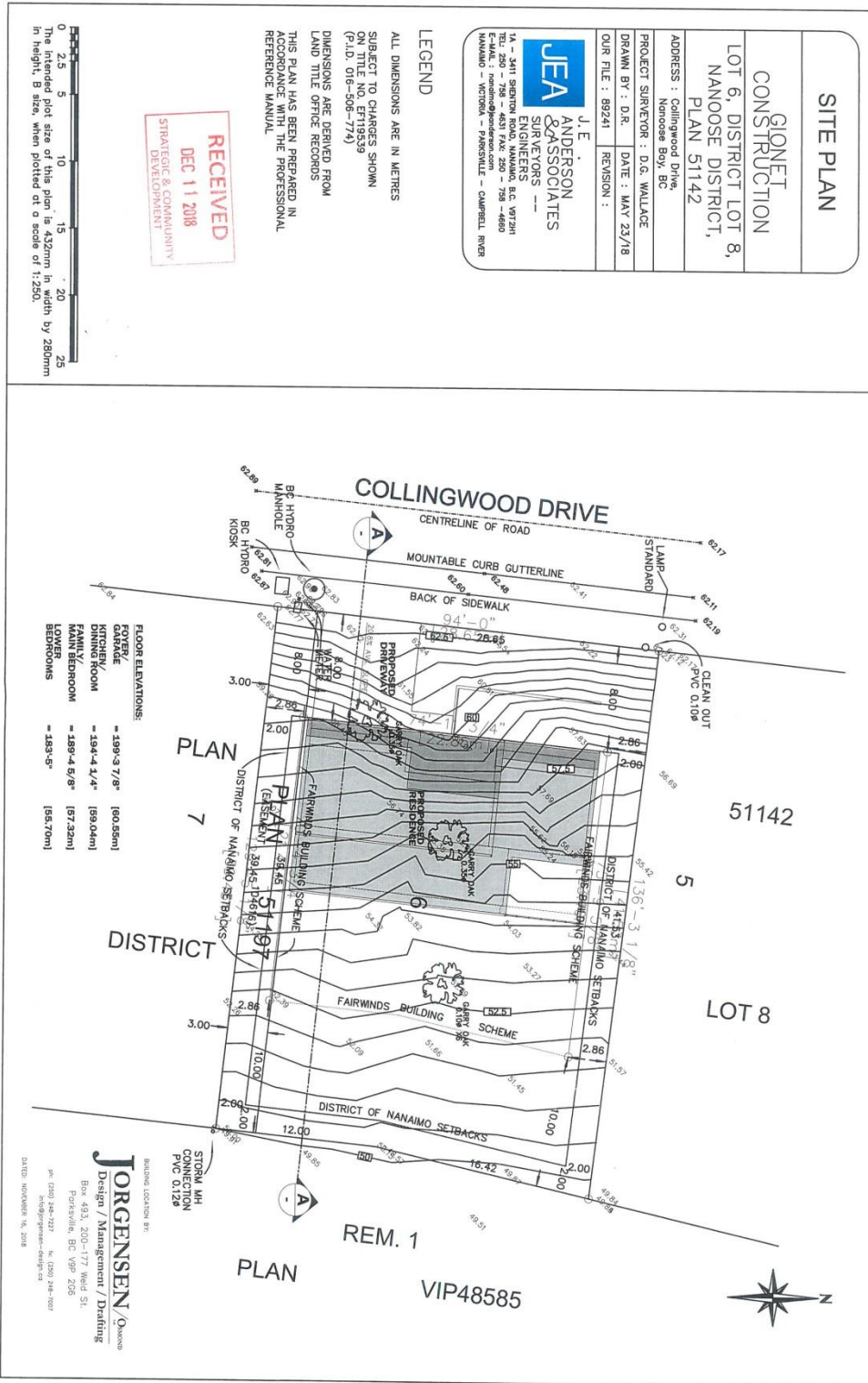
Transfers NONE

Pending Applications
Parcel Identifier: 016-506-774
Application Number/Type: CA7222921 TO CA7222922 TRANSFER OF CHARGE OWNERSHIP

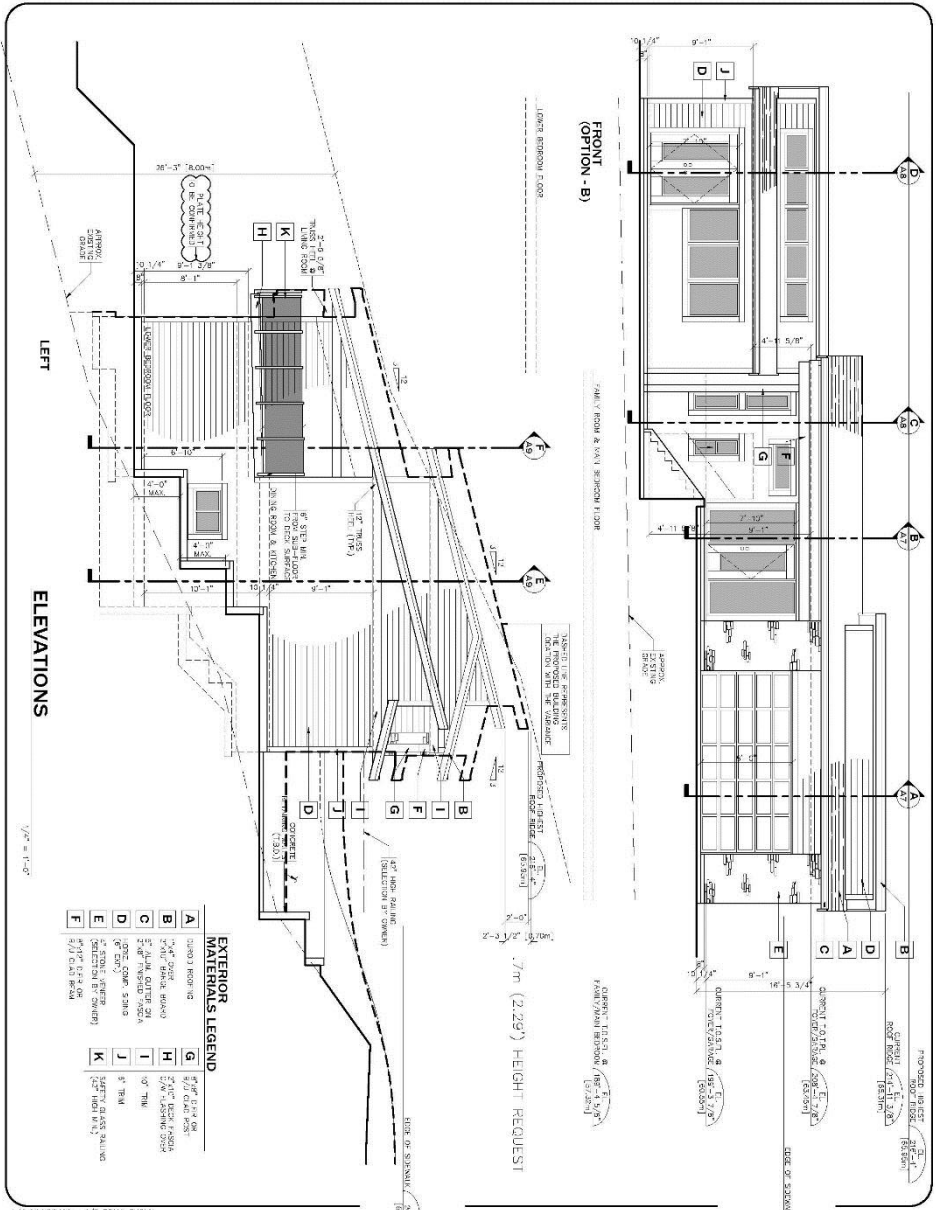
Attachment 4
Site Plan
(1 of 2)



**Attachment 4
 Site Plan(2 of 2)**



Attachment 5
 Elevations
 (1 of 2)



1:1	Proposed Residence
1/2\"/>	

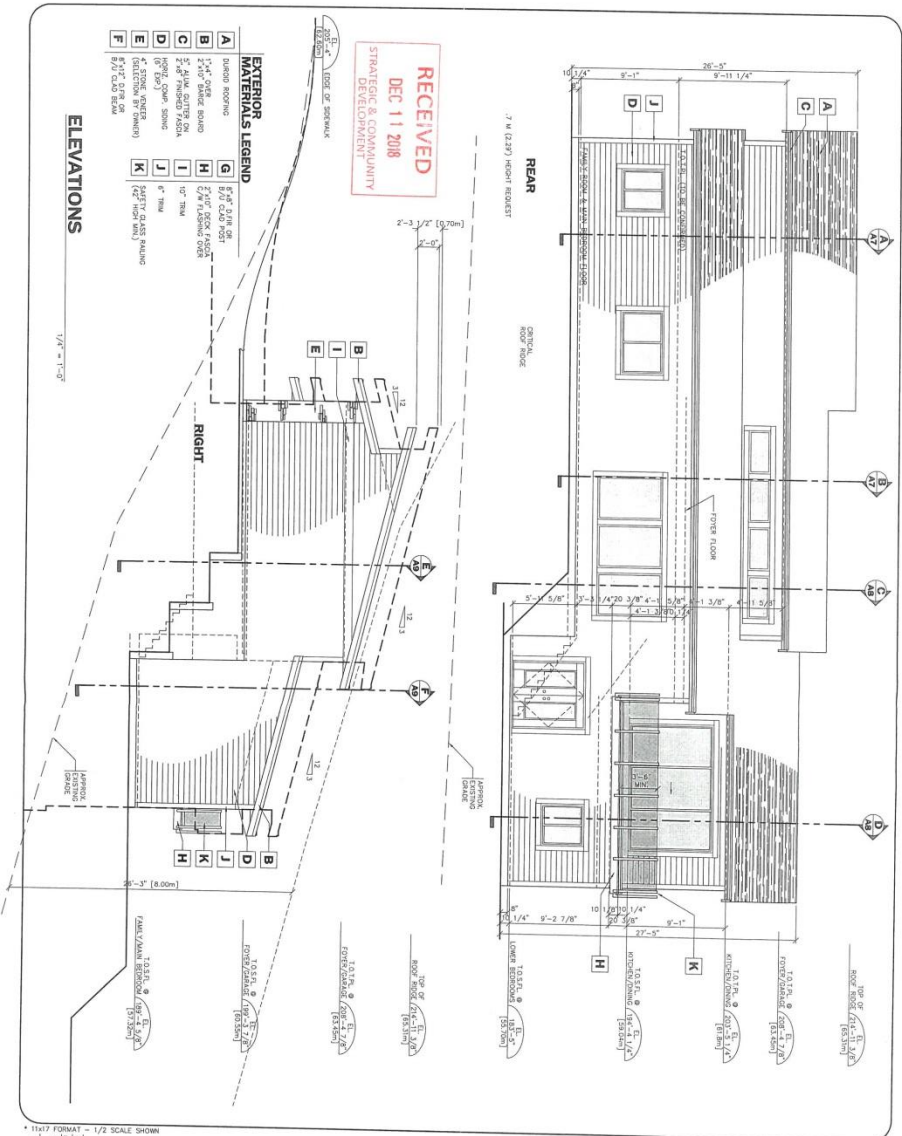
DATE: 01/11/2019
 DRAWING NO: J018832

JORGENSEN Construction
 1000 West 10th Street, Suite 100
 Vancouver, BC V6H 2G6
 Tel: 604-271-1111
 Fax: 604-271-1112
 www.jorgensenconstruction.com

Proposed Residence
 2000 St. John St.
 Vancouver, BC V6H 2G6

A5/10

Attachment 5
 Elevations
 (2 of 2)



EXTERIOR MATERIALS LEGEND

A	Painted stucco	G	5/8" oak gl. sh.
B	1-1/4" oak sh. sh.	H	2/1" oak sh. sh.
C	2-1/4" oak sh. sh.	I	1" trim
D	1" trim	J	1" trim
E	1" trim	K	1" trim
F	1" trim		

ELEVATIONS

1/8" = 1'-0"

1167 FORM 1 - 1/2 SCALE SHOWN

JORGENSEN/VAN
 ARCHITECTS
 1000 West 10th Avenue
 Vancouver, BC V6H 3G9
 Tel: 604-681-1111
 Fax: 604-681-1112
 www.jorgensenvan.com

Proposed Residence

Project: 10151A, 10151B, 10151C, 10151D, 10151E, 10151F, 10151G, 10151H, 10151I, 10151J, 10151K, 10151L, 10151M, 10151N, 10151O, 10151P, 10151Q, 10151R, 10151S, 10151T, 10151U, 10151V, 10151W, 10151X, 10151Y, 10151Z

Scale: 1/8" = 1'-0"

Sheet: A6/10

Gionet Construction
 Collingwood Dr., Nanoose, B.C.

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	
2		
3		
4		
5		

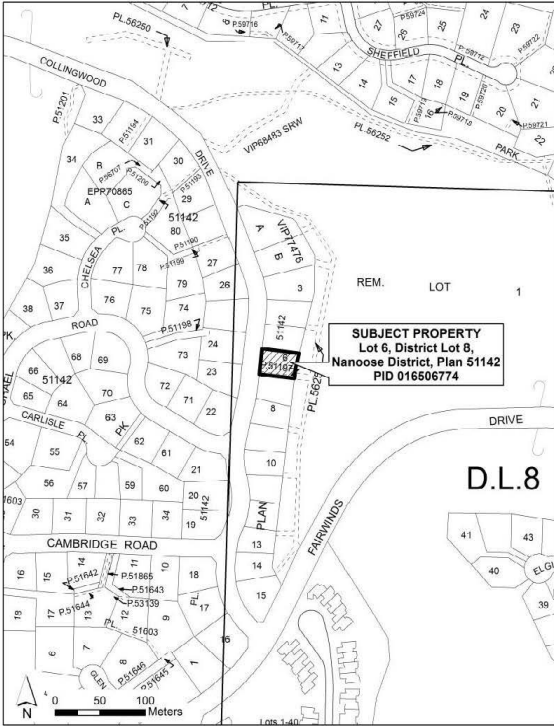
**Attachment 6
Notifications
(1 of 5)**



Pursuant to Section 541 of the *Local Government Act*, the Regional District of Nanaimo (RDN) advises of a meeting of the Board of Variance for the subject property shown on the location map below.

MEETING DETAILS

Wednesday, January 9, 2019 at 4:00 pm
Committee Room, 6300 Hammond Bay Road, Nanaimo



For more information please contact:
☎ 250-390-6510 or 1-877-604-4111
✉ planning@rdn.bc.ca

www.rdn.bc.ca

NOTICE OF MEETING
APPEAL NO. PL2018-214
Lot 6, Collingwood Drive
Electoral Area E

PURPOSE OF THE APPEAL

The applicant is requesting the following:
That the maximum height requirement for a dwelling unit be increased from 8.0 metres to 8.7 metres as shown on the attached plan.
The appeal seeks a variance from the following provisions of the "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987".

- **Section 3.4.61 Maximum Number and Size of Buildings and Structures Dwelling Unit Height – 8.0 m**

HAVE YOUR SAY

All persons who consider their property to be affected by the proposed appeal shall be afforded an opportunity to be heard in person or by written submission at the meeting. Written submissions can be provided in advance of the meeting and must be received at the RDN office by 3:30 pm Wednesday, January 9, 2019 to ensure their inclusion in the public record.

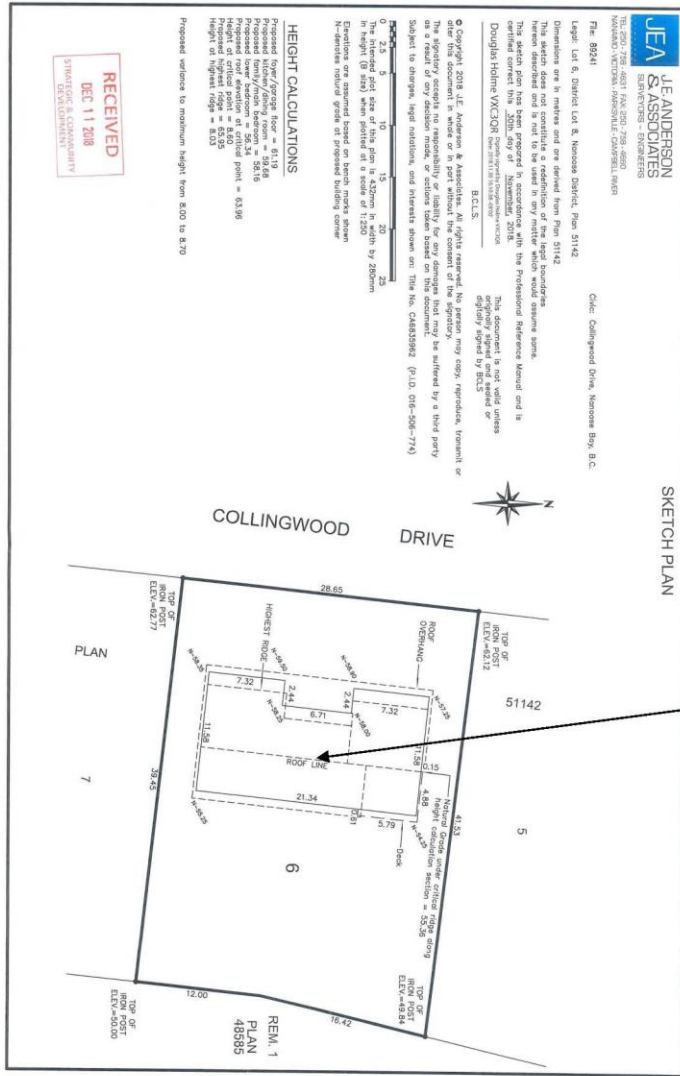
WHERE CAN I INSPECT THE DOCUMENTS?

A copy of the proposed appeal and relevant documents may be inspected at the hearing or until January 9, 2019 at the RDN Administration office located at 6300 Hammond Bay Road, Nanaimo, BC, Monday to Friday (excluding public holidays) 8:30 am to 4:30 pm, with extended business hours until 5:30 pm on Wednesdays.



**Attachment 6
 Notifications
 (2 of 5)**

**Attachment 1
 Site Survey**



Variance requested to increase the maximum height of a dwelling from 8.0 m to 8.7 m

**Attachment 6
Notifications
(3 of 5)**

**Attachment 2
Building Elevations
(1 of 2)**

The drawing shows architectural elevations of a building, including a 'FRONT (OPTION - B)' elevation and a 'LEFT' elevation. A callout box with an arrow pointing to the front elevation contains the text: 'Variance requested to increase the maximum height of a dwelling from 8.0 m to 8.7 m'. The drawing includes an 'EXTERIOR LEGEND' table, a 'PROPOSED RESIDENCE' stamp, and the 'Gionet Construction' logo and contact information.

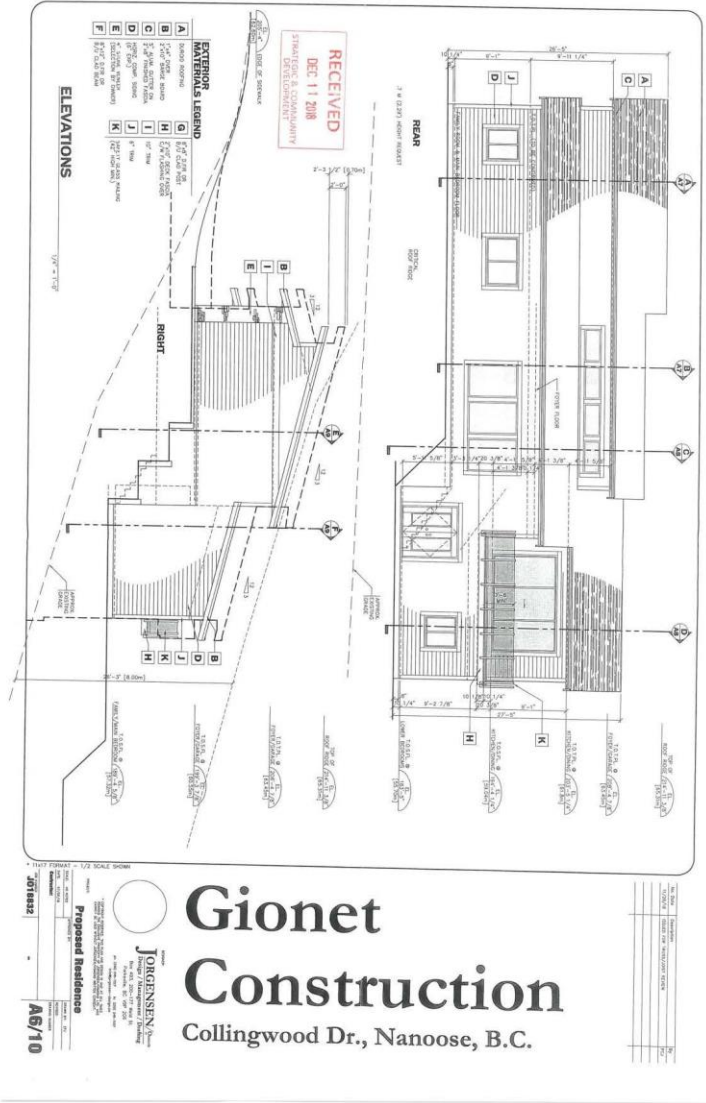
EXTERIOR LEGEND	
A	1/2" x 2" x 10' S.P. BRICK
B	1/2" x 2" x 10' S.P. BRICK
C	1/2" x 2" x 10' S.P. BRICK
D	1/2" x 2" x 10' S.P. BRICK
E	1/2" x 2" x 10' S.P. BRICK
F	1/2" x 2" x 10' S.P. BRICK
G	1/2" x 2" x 10' S.P. BRICK
H	1/2" x 2" x 10' S.P. BRICK
I	1/2" x 2" x 10' S.P. BRICK
J	1/2" x 2" x 10' S.P. BRICK
K	1/2" x 2" x 10' S.P. BRICK
L	1/2" x 2" x 10' S.P. BRICK
M	1/2" x 2" x 10' S.P. BRICK
N	1/2" x 2" x 10' S.P. BRICK
O	1/2" x 2" x 10' S.P. BRICK
P	1/2" x 2" x 10' S.P. BRICK
Q	1/2" x 2" x 10' S.P. BRICK
R	1/2" x 2" x 10' S.P. BRICK
S	1/2" x 2" x 10' S.P. BRICK
T	1/2" x 2" x 10' S.P. BRICK
U	1/2" x 2" x 10' S.P. BRICK
V	1/2" x 2" x 10' S.P. BRICK
W	1/2" x 2" x 10' S.P. BRICK
X	1/2" x 2" x 10' S.P. BRICK
Y	1/2" x 2" x 10' S.P. BRICK
Z	1/2" x 2" x 10' S.P. BRICK

Gionet Construction
Collingwood Dr., Nanoose, B.C.

PROPOSED RESIDENCE
AS/10

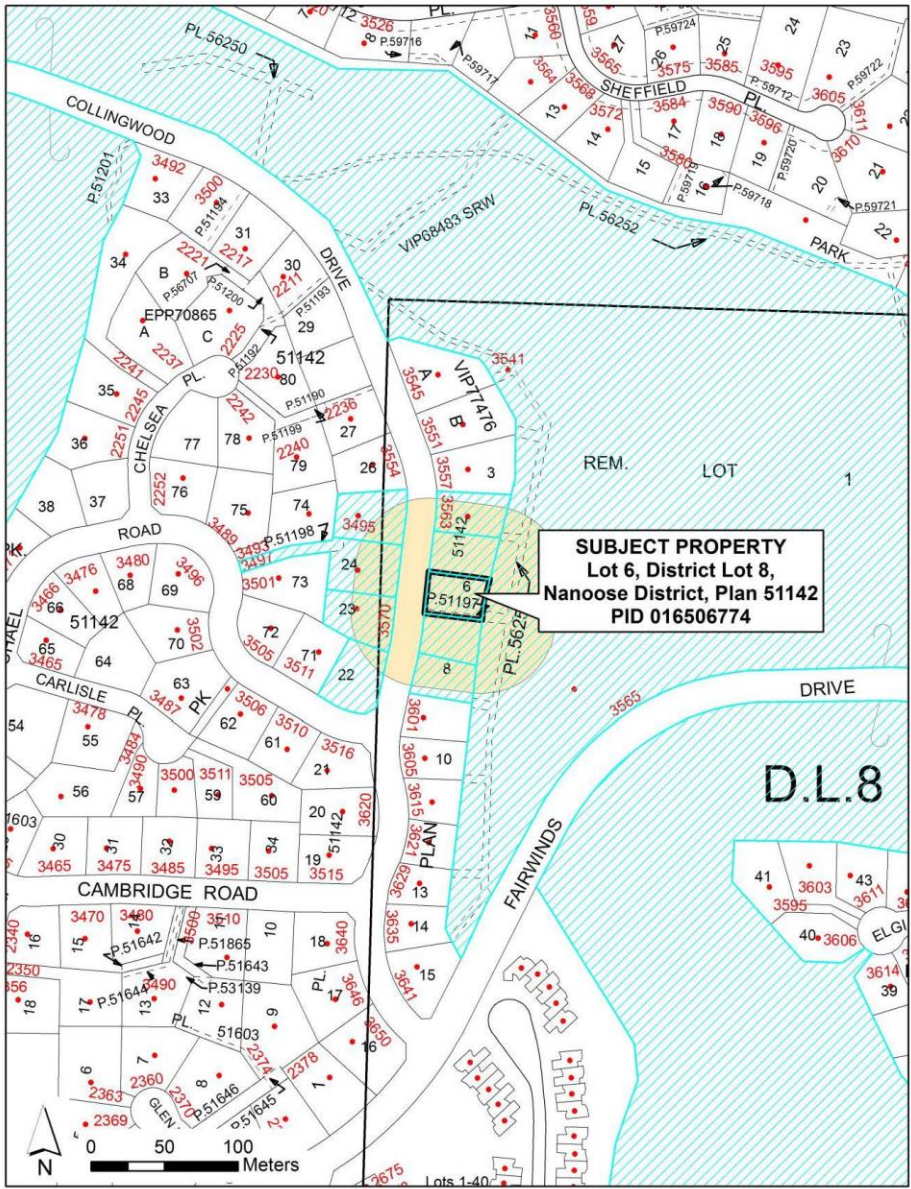
**Attachment 6
Notifications
(4 of 5)**

**Attachment 2
Building Elevations
(2 of 2)**



**Attachment 6
Notifications
(5 of 5)**

**Attachment 3
50 Metre Notification Map**



December 19, 2018

Board of Variance Application No. PL2018-214