

Pursuant to Section 541 of the *Local Government Act*, we advise you that a meeting of the Board of Variance has been scheduled for Wednesday, January 11, 2017 at 4:00 p.m. in the Committee Room of the Regional District of Nanaimo, 6300 Hammond Bay Road, Nanaimo, BC to hear the following appeal:

APPEAL NO.: BOV PL2016-187
OWNER: Gary and Linda St. Pierre
LOCATION: Lot B District Lot 1 Nanoose District Plan EPP49997
CIVIC: Maple Lane Drive
ELECTORAL AREA: 'G'
PURPOSE: The applicant is requesting the following to accommodate a new dwelling unit:

- That the maximum height requirement for a dwelling unit be increased from 8.0 m to 9.5 m as shown on the attached plan.

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

<i>Section 3.4.61</i>	<i>Maximum Number and Size of Buildings and structures</i>
	<i>Dwelling Unit Height</i> <i>8.0 m</i>

If you deem your property to be affected by this appeal, this meeting of the Board of Variance will be open to hear your representation either in person or by written submission.

This appeal may be inspected at the offices of the Regional District of Nanaimo located at 6300 Hammond Bay Road, Nanaimo, B.C. Office hours are Monday to Friday 8:30 am to 4:30 pm, with extended hours on Wednesdays 8:30 am to 5:30 pm, excluding statutory holidays.

If you require further details on this matter, please contact the Secretary to the Board of Variance at the Regional District of Nanaimo (RDN) Planning Department at:

- ▶ Phone: (250) 390-6510 or (250) 954-3798 in District 69 or 1-877-607-4111 toll free in BC
- ▶ Fax: (250) 390-7511 ▶ email: bfarkas@rdn.bc.ca ▶ web: www.rdn.bc.ca
- ▶ 6300 Hammond Bay Road, Nanaimo, BC V9T 6N2

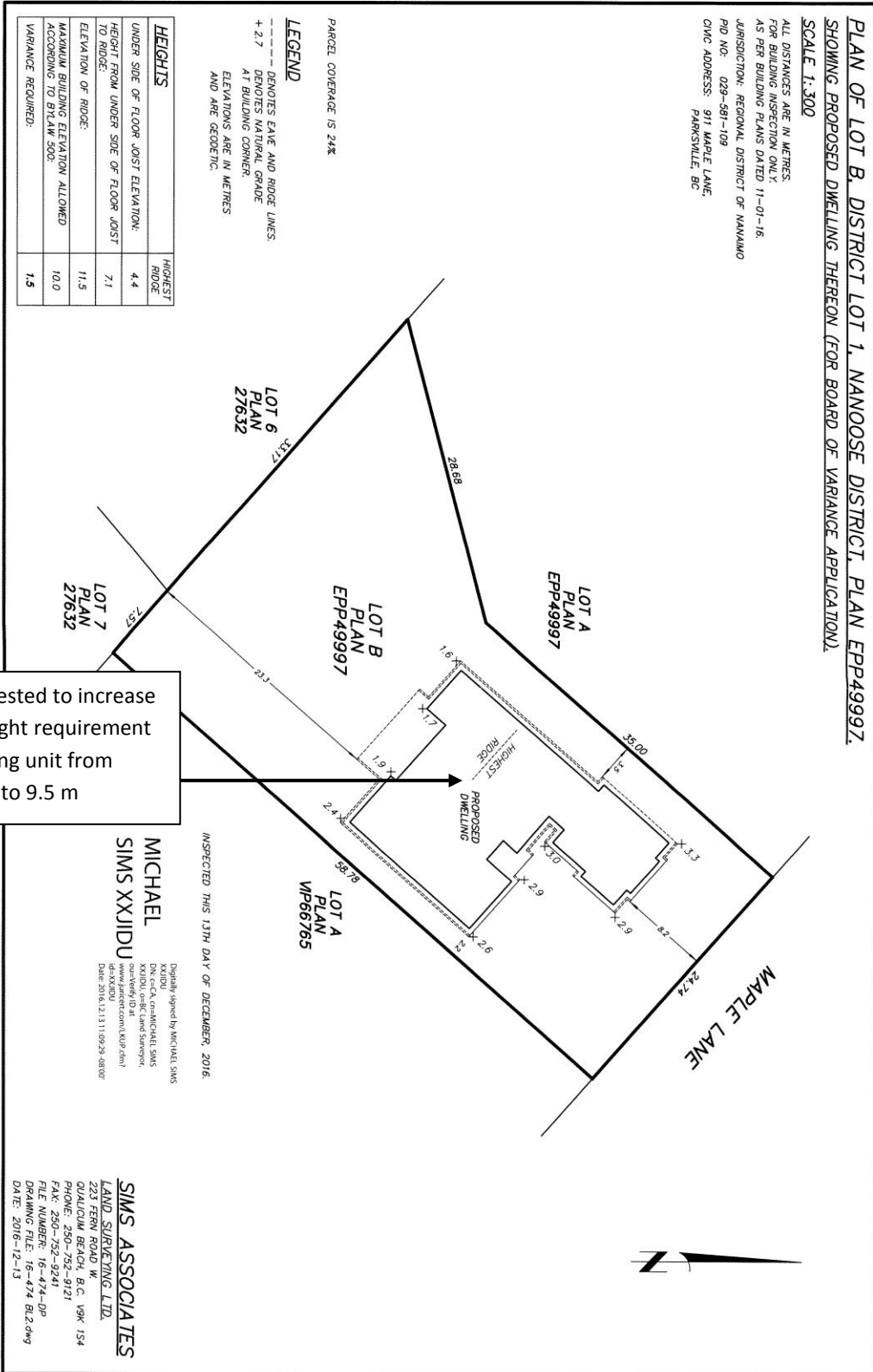
December 30, 2016

**Board of Variance Application No. PL2016-187
Site Plan Showing Variance Requested**

**PLAN OF LOT B, DISTRICT LOT 1, NANOOSE DISTRICT, PLAN EPP49997,
SHOWING PROPOSED DWELLING THEREON (FOR BOARD OF VARIANCE APPLICATION).**

SCALE: 1:300

ALL DISTANCES ARE IN METRES,
FOR BUILDING INSPECTION ONLY,
AS PER BUILDING PLANS DATED 11-01-16.
JURISDICTION: REGIONAL DISTRICT OF NANAIMO
PID NO: 029-981-109
CIVIC ADDRESS: 911 MAPLE LANE,
PARKSVILLE, BC



PARCEL COVERAGE IS 24%

LEGEND
 - - - - DENOTES FAIR AND RIDGE LINES.
 + 2.7 DENOTES NATURAL GRADE AT BUILDING CORNER.
 ELEVATIONS ARE IN METRES AND ARE GEODETIC.

HEIGHTS	HIGHEST RIDGE
UNDER SIDE OF FLOOR JOIST ELEVATION:	4.4
HEIGHT FROM UNDER SIDE OF FLOOR JOIST TO RIDGE:	7.1
ELEVATION OF RIDGE:	11.5
MAXIMUM BUILDING ELEVATION ALLOWED ACCORDING TO BYLAW 500:	10.0
VARIANCE REQUIRED:	1.5

INSPECTED THIS 13TH DAY OF DECEMBER, 2016.

MICHAEL SIMS XXJIDU
 Digital signed by MICHAEL SIMS
 XXJIDU
 EN: c:\cda\michael.sims
 XXXJIDU.enr (Land Surveyor,
 www.jactec.com\kjp.dwg)
 d-XXJIDU
 Date: 2016.12.13 11:09:29 -0800'

SIMS ASSOCIATES
 LAND SURVEYING LTD.
 223 FERN ROAD, W.
 QUAILCUM BEACH, B.C. V9K 1S4
 PHONE: 250-752-9121
 FAX: 250-752-9241
 FILE NUMBER: 16-474-0P
 DRAWING FILE: 16-474 BR2.dwg
 DATE: 2016-12-13

Variance requested to increase maximum height requirement for dwelling unit from 8.0 m to 9.5 m

**Board of Variance Application No. PL2016-187
 Drawings – Front and Right Elevations (Page 1 of 2)**

<p style="font-size: 8px;">DRAWING NO. 16</p> <p>LINDBERG CAD SERVICES</p> <p style="font-size: 8px;">10000 15th Avenue S.E. Bellevue, WA 98004 Phone: 206.453.1111 Fax: 206.453.1112</p>	<p style="font-size: 8px;">CONTRACT NO. 16000000000000000000</p> <p style="font-size: 8px;">REVISIONS: 01 - 11/15/16 02 - 11/15/16 03 - 11/15/16 04 - 11/15/16 05 - 11/15/16 06 - 11/15/16 07 - 11/15/16 08 - 11/15/16 09 - 11/15/16 10 - 11/15/16 11 - 11/15/16 12 - 11/15/16 13 - 11/15/16 14 - 11/15/16 15 - 11/15/16 16 - 11/15/16 17 - 11/15/16 18 - 11/15/16 19 - 11/15/16 20 - 11/15/16 21 - 11/15/16 22 - 11/15/16 23 - 11/15/16 24 - 11/15/16 25 - 11/15/16 26 - 11/15/16 27 - 11/15/16 28 - 11/15/16 29 - 11/15/16 30 - 11/15/16 31 - 11/15/16 32 - 11/15/16 33 - 11/15/16 34 - 11/15/16 35 - 11/15/16 36 - 11/15/16 37 - 11/15/16 38 - 11/15/16 39 - 11/15/16 40 - 11/15/16 41 - 11/15/16 42 - 11/15/16 43 - 11/15/16 44 - 11/15/16 45 - 11/15/16 46 - 11/15/16 47 - 11/15/16 48 - 11/15/16 49 - 11/15/16 50 - 11/15/16 51 - 11/15/16 52 - 11/15/16 53 - 11/15/16 54 - 11/15/16 55 - 11/15/16 56 - 11/15/16 57 - 11/15/16 58 - 11/15/16 59 - 11/15/16 60 - 11/15/16 61 - 11/15/16 62 - 11/15/16 63 - 11/15/16 64 - 11/15/16 65 - 11/15/16 66 - 11/15/16 67 - 11/15/16 68 - 11/15/16 69 - 11/15/16 70 - 11/15/16 71 - 11/15/16 72 - 11/15/16 73 - 11/15/16 74 - 11/15/16 75 - 11/15/16 76 - 11/15/16 77 - 11/15/16 78 - 11/15/16 79 - 11/15/16 80 - 11/15/16 81 - 11/15/16 82 - 11/15/16 83 - 11/15/16 84 - 11/15/16 85 - 11/15/16 86 - 11/15/16 87 - 11/15/16 88 - 11/15/16 89 - 11/15/16 90 - 11/15/16 91 - 11/15/16 92 - 11/15/16 93 - 11/15/16 94 - 11/15/16 95 - 11/15/16 96 - 11/15/16 97 - 11/15/16 98 - 11/15/16 99 - 11/15/16 100 - 11/15/16</p>	 <p style="text-align: center;">FRONT ELEVATION</p> <p style="text-align: center;">RIGHT ELEVATION</p>	<p style="font-size: 8px;">DATE: 11/15/16 TIME: 12:00 PM PROJECT: 16000000000000000000</p> <p style="font-size: 8px;">DRAWN BY: J. LINDBERG CHECKED BY: J. LINDBERG PROJECT NO.: 16000000000000000000 DRAWING NO.: 16</p>
<p style="font-size: 8px;">PROPOSED ST PIERRE RESIDENCE</p> <p style="font-size: 8px;">DATE: 11/15/16 TIME: 12:00 PM PROJECT: 16000000000000000000</p> <p style="font-size: 8px;">DRAWN BY: J. LINDBERG CHECKED BY: J. LINDBERG PROJECT NO.: 16000000000000000000 DRAWING NO.: 16</p>		<p style="font-size: 8px;">DATE: 11/15/16 TIME: 12:00 PM PROJECT: 16000000000000000000</p> <p style="font-size: 8px;">DRAWN BY: J. LINDBERG CHECKED BY: J. LINDBERG PROJECT NO.: 16000000000000000000 DRAWING NO.: 16</p>	

**Board of Variance Application No. PL2016-187
 Drawings – Rear and Left Elevations (Page 2 of 2)**

<p style="font-size: 8px;">DRAWING NO.</p> <p>LINDBERG CAD SERVICES</p> <p style="font-size: 8px;">2007 PRODUCTIONS OF CONCEPT ARCHITECTURE, INC. 100-100 200TH AVE.</p>	<p style="font-size: 8px;">GENERAL NOTES</p> <p style="font-size: 8px;">INDICATE CONDITIONS TO BE LEFT AS SHOWN OR TO BE CORRECTED. INDICATE THE LOCATION OF ANY CHANGES TO BE MADE TO THE DRAWING. INDICATE ANY CHANGES TO BE MADE TO ANY CONSTRUCTION.</p>	<p style="font-size: 8px;">DATE</p>	<p style="font-size: 8px;">PROPOSED ST PIERRE RESIDENCE</p> <p style="font-size: 8px;">DATE: 11/16/16 DRAWING FOR: BAYBROOK CONSTRUCTION SHEET NO. 101</p> <p style="font-size: 8px;">SCALE: 1/4"=1'-0" DRAWING NO.: 16-118 SHEET NO.: 101</p> <p style="font-size: 8px;">PROJECT: 7 OF 7 DRAWING NO.: 16-118 SHEET NO.: 101</p> <p style="font-size: 8px;">REAR AND LEFT ELEVATIONS</p>