

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

Wednesday, December 12, 2018

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 - November 14, 2018** 2

That the minutes of the Board of Variance meeting held November 14, 2018, be adopted.
- 4. APPEALS**
 - 4.1 Board of Variance Appeal No. PL2018-194 - 2795 Webster Road, Electoral Area C** 5

That the Board 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.
 - 4.2 Board of Variance Appeal No. PL2018-206 - 1856/1858 Kirkstone Way, Electoral Area A** 31

That the Board 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.
- 5. ADJOURNMENT**

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

**Wednesday, November 14, 2018
4:00 P.M.
Committee Room**

In Attendance:	D. Wiwchar	Chair
	D. Holme	BOV Member
	L. Mathews	BOV Member
Also in Attendance:	P. Thompson	Manager of Current Planning
	B. Ritter	Administrative Associate

CALL TO ORDER

The Chair called the meeting to order 3:50 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 - August 8, 2018

It was moved and seconded that the minutes of the Board of Variance meeting held August 8, 2018, be adopted.

CARRIED UNANIMOUSLY

Board of Variance Meeting - September 12, 2018

It was moved and seconded that the minutes of the Board of Variance meeting held September 12, 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. PL2018-135 - 1856/1858 Kirkstone, 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. One additional piece of correspondence was received.

The agent Keene Anderson 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 as to reduce the watercourse setback from a stream centerline from 18.0 metres to 6.6 metres, be granted.

CARRIED UNANIMOUSLY

Board of Variance Appeal No. PL2018-145 - Lot 57 Simmons Place, Electoral Area E

Doug Holme declared a conflict of interest and abstained from voting.

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. One additional piece of correspondence was received.

The applicant Frank Bouma 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 Frank and Carolyn Bouma to vary "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500, 1987" so that the maximum height requirement for a dwelling unit be increased from 8.0 metres to 10.9 metres, be granted.

CARRIED UNANIMOUSLY

Board of Variance Appeal No. PL2018-162 - 1640 MacMillan Road, 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. No additional correspondence was received.

Mike Ross of the Board of Education of School District 68 (Nanaimo - Ladysmith) 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 The Board of Education of School District 68 (Nanaimo - Ladysmith) to vary "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500, 1987" so that the maximum setback for an "other lot line" be reduced from 5.0 metres to 2.49 metres, be granted.

CARRIED UNANIMOUSLY

ADJOURNMENT

It was moved and seconded that the meeting be adjourned.

CARRIED UNANIMOUSLY

TIME: 4:20 PM

CHAIR

TO: Board of Variance **DATE:** December 12, 2018

FILE: PL2018-194

SUBJECT: **Board of Variance Appeal No. PL2018-194
2795 Webster Road – Electoral Area C**

OWNER:	Kristopher J. Staines & Tanina M. Staines
LOCATION:	LOT A, SECTION 11, RANGE 4, MOUNTAIN DISTRICT, PLAN EPP17659
CIVIC:	2795 Webster Road
ELECTORAL AREA	C
PURPOSE	<p>The applicant is requesting the following:</p> <p>That the Board vary “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500, 1987”</p> <ul style="list-style-type: none"> • That the maximum height for a building be increased from 9.0 m to 9.06 m as shown on the attached plan. • That the maximum combined floor area of accessory buildings be increased from 400 m² to 409 m².

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

Section 3.4.81

- *Maximum Number and Size of Buildings and Structures Height – 9.0 m*
- *Accessory buildings combined floor area of – 400 m²*

Attachments to this appeal include:

1. Subject Property Map
2. Application
3. Certificate of Title
4. Correspondence from Applicant
5. Notification

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

Kris Staines
5272 Somerset Drive
Nanaimo, BC V9T 2K6

Nov.9th,2018
(Revised Nov. 26th to accommodate floor area variance)

To Whom It May Concern:

I, Kris Staines, own the property at 2795 Webster Road with my wife, Tanina Staines. On November 5, 2018, I received a certified height survey for my workshop. I am 2-3/8" (.06m) over height. I sent it to the RDN as requested, prior to the next inspection, and followed up in person. I was hoping with a slight height variance I would be able to proceed, with the understanding I would going through the process of attaining a height variance. Unfortunately, I received a stop work order on November 6, 2018 when I was going for a framing inspection. On November 7, 2018, I appealed to Jerry Schaefer, the Building Inspector Supervisor, and received written authorization to finish the siding (to protect the structure) and to install the deck railing (for safety reasons) – see attached email. Secondly on November 26th I received an email from Samantha Syme, stating I was over in floor area sqft for my accessory building by 97sqft (9m2).

I would like to formally request a minor 97 sqft (9 m2) combined floor area variance for my accessory buildings & a minor 2-3/8" (.06m) height variance on my workshop for the following reasons:

- The property is 6.54 acres located on the outskirts of the city.
- Trees outline the property and there are no clear views of neighbors in the area of concern.
- No views of mountains, oceans or any other scenic views are blocked due to the geographic location of the shop being surrounded by the many trees on the property.

Combined floor area Variance: (In addition to above)

- The combined floor area of accessory buildings was overlooked not only by my architect, and by me but also was overlooked the building permit department.
 - ✓ I assumed RDN wouldn't have let us proceed if I was over the limit.
 - ✓ The building permit department had my shop and work shed permits and approved both to proceed.
 - ✓ I had surveyors come out multiple times during building process to ensure we were exactly where we needed to be and copies emailed to RDN as requested.
 - ✓ Currently we are 100% built on my work shed (Been roughly 1 year). 80% completed overall on my shop, (98% completed on exterior of shop, with electrical and plumbing done and ready for insulation) when this area variance came to light.

With the current state of my buildings my hardship would be immense! I don't think I need to explain what I would need to do... but what I can say is, had this been addressed prior to construction, all I had to do in knock off is roughly 2.5 feet of the width of my building, south end near my trailer pull through. I consider this to be minor, considering the size of my shop and property.

Height Variance: (In addition to above)

- I took many steps to do what I thought would end up complying:
 - ✓ It was recommended by my excavation specialist to raise the slab 1ft (.30m) from 296ft 4-1/4" (90.35m) due to drainage issues. The slab height ended up being 297 6-7/8" (90.72m) – 1ft 2-5/8" (.37m) higher than the proposed slab height.
 - ✓ I reduced the overall height of the workshop with my architect (see attached sheets) from 13ft 11-3/4" to 12ft 10-7/8", a total reduction of 1ft 7/8" which would leave the height below the max allowance by 3-3/16" (.08m). The actual height to the bottom of the lower floor ended up being 12ft 11-7/8".

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

- ✓ After reducing the height, I discovered the measurement was still over height. The difference was the depth of the floor joist that changed from 11-7/8" to 13-7/8" when the steel beam was revised (approved by Herold Engineering).
- ✓ Next I reduced the overall height of the trusses to come below the maximum height with Sterling Mitchell of Atlas Truss (see attached sheets) from 7-3-7 (7ft 3-7/16") to 5-2-10 (5ft 2-5/8") – a difference of 2ft 1-3/16". This added a significant cost to beef up the trusses from 2x4 framing to 2x6 framing and changed the spacing from 24" O.C. to 19.2" O.C. This added additional trusses to accommodate a lower pitch for snow load. The actual height of the trusses ended up being 5ft 2-5/8".
- ✓ There was the additional cost of a metal roof due to a low slope with ridge cap to ventilate the entire roof.

With all of this effort, added time and expense, it still resulted in being over the maximum height allowance by 2-3/8" (.06m). To try and fix it now would not only result in financial hardship but also mental anguish since I did everything right to comply with all of the rules. To go through the process for a minor height variance and then to have it not go through, would be devastating. It is possible to reduce the height in just about any situation but the height variance needs to be flexible in a situation like this. When the height overage is very minimal and is not affecting anyone.

The steps I would need to take to reduce the overall height:

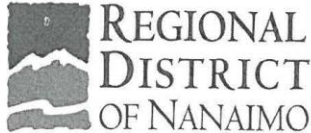
- Remove the ridge vent.
- Remove all the metal roofing (23ft long sheets with the potential to damage them when lowering 21ft to the ground, resulting in additional costs to replace them).
- Remove all the air vents for the bathroom/dryer/etc. (this includes disassembling the mechanical runs inside).
- Remove the ice shield on the top portion of the roof.
- Apply additional bracing to the trusses as per Atlas Truss new specs.
- Remove the top portion of sheathing to access the trusses.
- Remove the bracing at the top end of the trusses.
- Cut down the peak to squeak under the height requirements.
- Patch the current air vent locations and cut in lower on the roof (they are located at the top of the peak). Re-hook up vents on the inside.
- Re-apply the ice shield.
- Re-apply the sheathing.
- Re-apply the metal roofing (whatever is salvageable) and order new ones if required (3 weeks of waiting).
- Add silicone/caulking around old holes to hopefully prevent water from entering the structure.
- Apply new, custom flashing to cover the ridge and vent truss system by adding multiple vents (as the ridge vent will no longer work in this application).

All of this work would be done over the course of the winter to keep the project moving. There is potential for water damage inside the structure as this is a 3 to 4 day process with a minimum of 3 workers. Costing upwards of \$3,840 for labor plus materials as needed.

To conclude, I took all of the right steps to try and comply with the specified regulations. Even with the best intentions, I missed the mark by 2-3/8" (.06m) for my height variance and floor area was overlooked. It is my hope that when you see how I addressed all of the issues I was faced with, that the rulings be in my favour.

Thank you for your time,
Kris Staines

**Attachment 2
Application
(3 of 11)**



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

Application Fee: 5400 OFFICE USE ONLY Receipt No. _____ File No. PL2018-194

SECTION 1: DESCRIPTION OF PROPERTY
(AS INDICATED ON THE STATE OF TITLE CERTIFICATE)
Legal Description LOT A SECTION 11 RANGE 4 MOUNTAIN DISTRICT PLAN EPP17651
Civic Address 2795 WEBSTER RD
Electoral Area _____ Parcel Identifier (PID) 028-800-176

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

1) <u>KRISTOPHER STAINES</u> Name _____ Mailing Address _____ Town / Province _____ Postal Code _____ Telephone/ Cell _____ Fax _____ Email _____	2) <u>TANINA STAINES</u> 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

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

If/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
(4 of 11)**

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

- A copy of Certificate of Indefeasible Title (dated within past 30 days)
- A letter of authorization
- A letter outlining the details of the appeal
- 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
- 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.



Signature of Registered Owner

Nov. 13th / 18

Date



Signature of Registered Owner

Nov. 13th / 18

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
(5 of 11)**



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

Subject Property Legal Description: Lot A-Section 11-Range 4-Madain District - EPP17659
Subject Property Civic Address: 1795 Webster rd.
Subject Property PID: 028-800-176

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 11)**

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="Kris Staines"/>	Signature	<input type="text" value="Kris Staines"/>
Owner 2	<input type="text" value="Tania Staines"/>	Signature	<input type="text" value="Tania Staines"/>
Owner 3	<input type="text"/>	Signature	<input type="text"/>

Applicant Mailing Address:

Email: Phone:

Date:

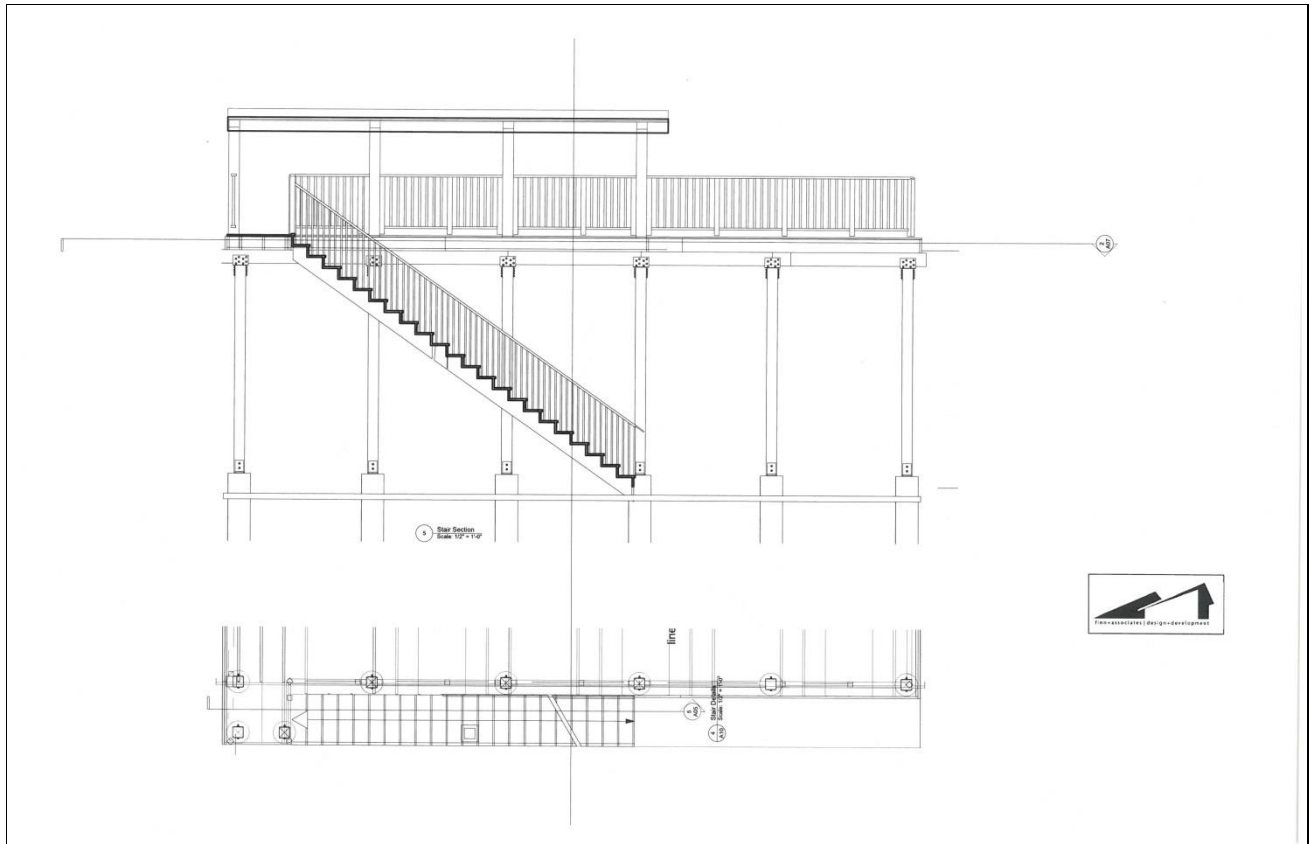
Witnessed By Name: Witnessed By Name:



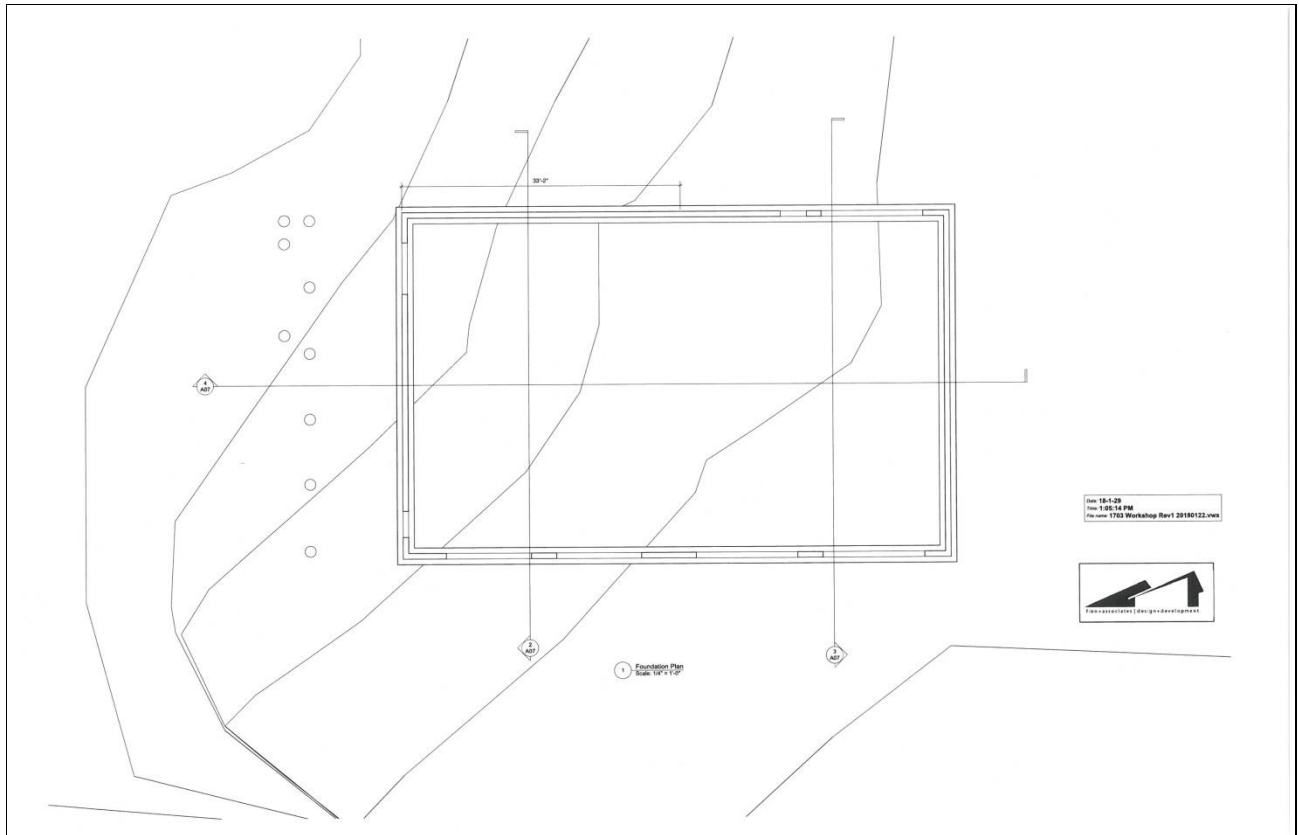
Attachment 2 Application (7 of 11)



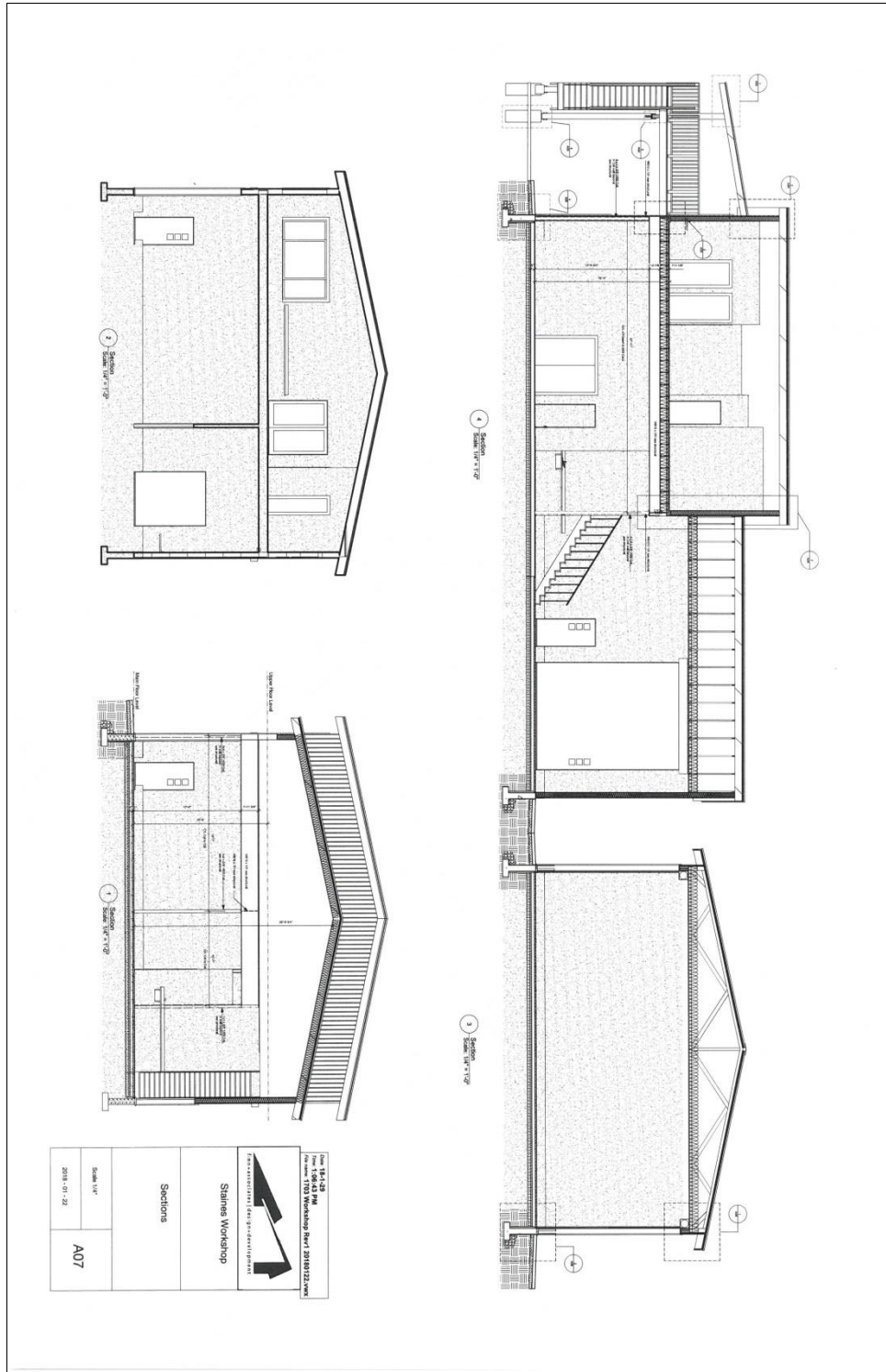
Attachment 2
Application
(8 of 11)



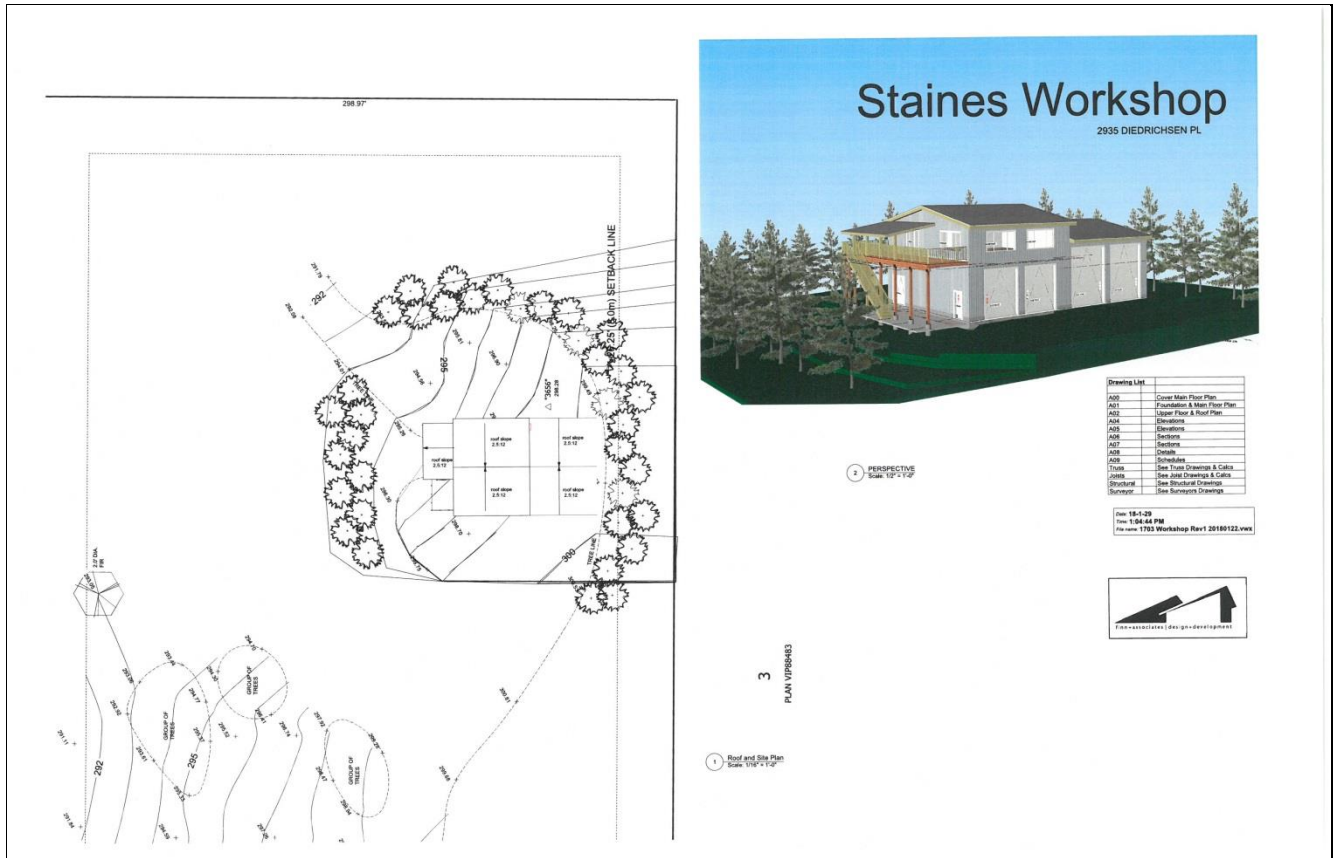
Attachment 2
Application
(9 of 11)



Attachment 2
Application
(10 of 11)



**Attachment 2
 Application
 (11 of 11)**



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

TITLE SEARCH PRINT

File Reference: Lansons
Declared Value \$450000

2018-11-07, 12:38:19
Requestor: Valerie O'Donnell

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District Land Title Office	VICTORIA VICTORIA
Title Number From Title Number	CA5467193 CA2999161
Application Received	2016-08-31
Application Entered	2016-09-02
Registered Owner in Fee Simple Registered Owner/Mailing Address:	KRISTOPHER JOHN STAINES, DRYWALLER TANINA MARIE DIONNE STAINES, CLERK 5272 SOMERSET DRIVE NANAIMO, BC V9T 2K6 AS JOINT TENANTS
Taxation Authority	Nanaimo/Cowichan Assessment Area
Description of Land Parcel Identifier: Legal Description:	028-800-176 LOT A SECTION 11 RANGE 4 MOUNTAIN DISTRICT PLAN EPP17659
Legal Notations	THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE FB451028 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE FB458216
Charges, Liens and Interests Nature: Registration Number: Registered Owner: Remarks:	EXCEPTIONS AND RESERVATIONS M76300 ESQUIMALT AND NANAIMO RAILWAY COMPANY INTER ALIA SECTION 172(3) A.F.B. 9.693.7434A FOR ACTUAL DATE AND TIME OF REGISTRATION SEE ORIGINAL GRANT FROM E & N RAILWAY COMPANY

Title Number: CA5467193

TITLE SEARCH PRINT

COPY

Page 1 of 2

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

TITLE SEARCH PRINT

File Reference: Lansons
Declared Value \$450000

2018-11-07, 12:38:19
Requestor: Valerie O'Donnell

Nature: STATUTORY RIGHT OF WAY
Registration Number: EG44672
Registration Date and Time: 1993-04-19 09:34
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: EG44673
Registration Date and Time: 1993-04-19 09:34
Registered Owner: BRITISH COLUMBIA TELEPHONE COMPANY
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: ES4623
Registration Date and Time: 2001-01-18 12:51
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: FB229973
Registration Date and Time: 2008-11-14 13:34
Registered Owner: REGIONAL DISTRICT OF NANAIMO
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA5467194
Registration Date and Time: 2016-08-31 08:53
Registered Owner: FIRST WEST CREDIT UNION
INCORPORATION NO. FI-156

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Attachment 4
Correspondence from Applicant
(1 of 3)

Kris Staines

From: Schaefer, Jerry <JSchaefer@rdn.bc.ca>
Sent: November-07-18 11:51 AM
To: Kris Staines
Subject: RE: Stop Work Order for 2795 Webster rd (Shop)

I see your point about the guard. In light of the activity on your property, I agree that it would be prudent to have the guards installed. Go ahead with that work in addition to the items already addressed.

Jerry Schaefer, RBO
Building Inspection Supervisor
Regional District of Nanaimo
Ph. 250 390-6537
Fax 250 390-6513

From: Kris Staines <[REDACTED]>
Sent: Wednesday, November 07, 2018 11:46 AM
To: Schaefer, Jerry <JSchaefer@rdn.bc.ca>
Subject: RE: Stop Work Order for 2795 Webster rd (Shop)

Hi Jerry,

Thank you for letting me protect the building from weather and thieves. In addition to the leinance so far granted for protecting my building, I ask to install my railing on my outside stairs and deck based on safety. Attached is a picture I took a while back. I send this photo to show how high my deck is. The railing is suppose to be installed next week I believe. The rest of my building can wait till this 2-3/8" (minor) height varience is sorted out thru the prescribed channels.

MAIN REASON why I don't think it should wait:

On my property I currently have a house rented out to a big family with kids varying in age. These kids like to explore the entire 6.54 acres. Woods, open spaces and new buildings. Even though I have mentioned to stay away from my shop, the little ones sometimes forget things. I want to prevent any possible injury from happening. Plus it doesn't affect my roof structure in the slightest.

Will you extend me this last item?

Thank you in for your consideration and being reasonable on protecting my investment and safety of others.

Sincerely,

Kris Staines

Vice President
Lanson's Drywall Systems Ltd.

[REDACTED]
Nanaimo, BC V9S 4M9
[REDACTED]

Attachment 4
Correspondence from Applicant
(2 of 3)



www.lansondrywall.com

From: Schaefer, Jerry [mailto:JSchaefer@rdn.bc.ca]
Sent: November-07-18 9:05 AM
To: [REDACTED]
Subject: RE: Stop Work Order.

Kris,

As per our phone conversation this morning, I agree to permit works to install cladding to protect the building from weather damage and install a lockable door to secure the building despite a Stop Work Order being in effect. All other works are still prohibited until the over-height issue has been resolved.

Jerry Schaefer, RBO
Building Inspection Supervisor

Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, BC V9T 6N2
T: (250) 390-6537 | C: (250) 729-1806 | Email: jschaefer@rdn.bc.ca



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Attachment 4
Correspondence from Applicant
(3 of 3)

From: Brock Williamson - Williamson & Associates
To: Syme, Samantha
Cc: Kris Staines [REDACTED]
Subject: 2795 Webster Road - BOV Height Variance Required for BP PR20170000407.
Date: Wednesday, November 07, 2018 2:46:15 PM
Attachments: 92015 BASE PLAN NOV 7 18.pdf
.16 110-7 HEIGHT PLAN-SHEET 02-11X17 SIGNED.pdf
.16 110-14 REV 2 CERT SHOP-11X17 SIGNED.pdf
.16 110 Title Search Nov 7 2018.pdf

Hi Samantha,

Our client Kris Staines is building a workshop on his property under BP PR20170000407. Due to "foibles" that can creep into the construction process, the workshop was built 0.06 m too high, and will require a minor height variance.

I have enclosed a copy of our Base Plan showing where the shop lies on the overall site, a certified copy of our survey of the proposed shop dated June 15 2017 (16110-7) that determined the max. height the shop could be, a certified copy of our survey of the as-constructed shop showing the roof being 0.06 m too high (16110-14), and a current title search.

Please advise Kris what further info you will require in support of his BOV application. I understand the application has to be made by this Friday to get on the agenda for the Dec. BOV meeting. I have copied Kris on this email; his phone number is [REDACTED]

Thank you very much for your assistance, please email / call if you have any questions or require any full scale hard copies of the attached to accompany the application.

Yours Truly,

Brock Williamson B.C.L.S.



WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS

3088 Barons Road, Nanaimo B.C., V9T 4B5

Phone: [REDACTED]
[REDACTED]

**Attachment 5
Notification
(1 of 7)**



**NOTICE OF MEETING
BOARD OF VARIANCE
December 12, 2018**

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, December 12, 2018 at 4:00 pm in the Committee Room of the Regional District of Nanaimo to hear the following appeal:

APPEAL NO: BOV PL2018-194
OWNER: Kristopher and Tanina Staines
LOCATION: LOT A, SECTION 11, RANGE 4, MOUNTAIN DISTRICT, PLAN EPP17659
CIVIC: 2795 Webster Road
ELECTORAL AREA C
PURPOSE The applicant is requesting the following:

- That the maximum height requirement for an accessory building be increased from 9.0 m to 9.06 m as shown on the attached plan.
- That the maximum combined floor area of accessory buildings be increased from 400 m² to 409 m² 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 3.4.81**
- *Maximum Number and Size of Buildings and Structures for Accessory Building Height – 9.0 m*
 - *Accessory buildings combined floor area of – 400 m²*

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.

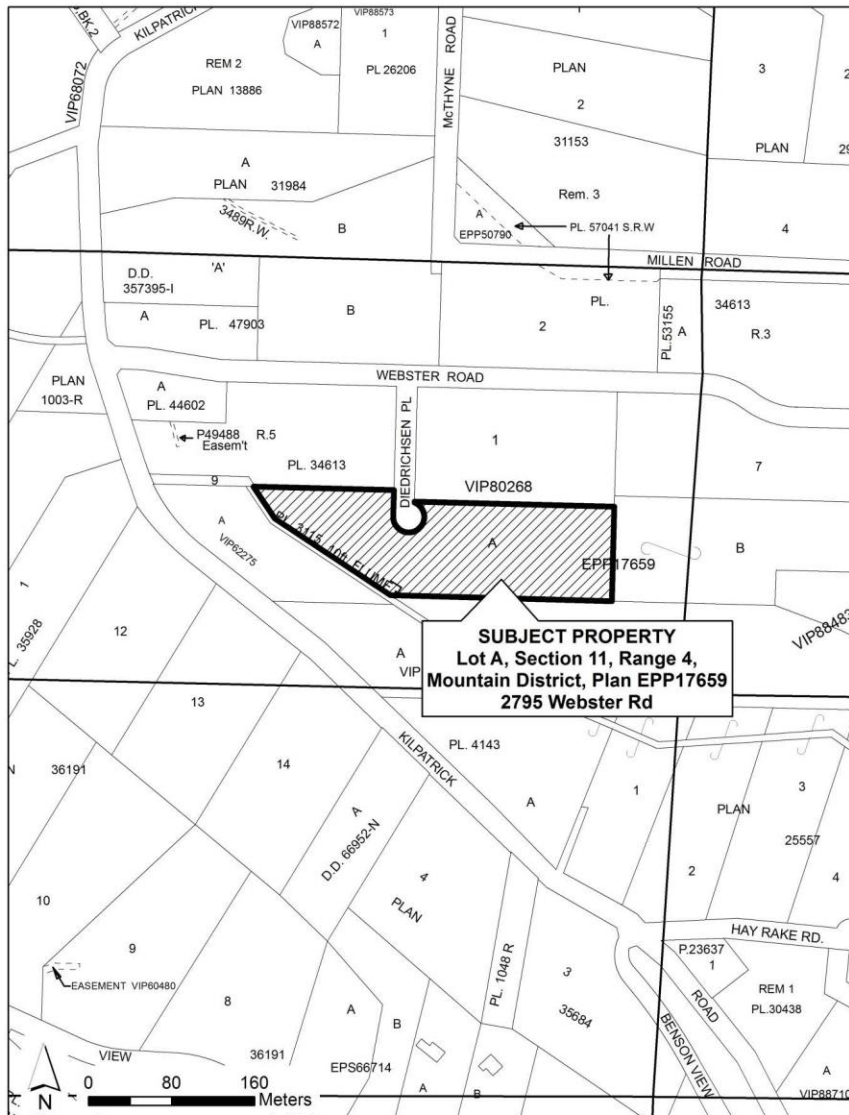
This appeal may be viewed at the offices of the Regional District of Nanaimo Strategic and Community Development department.

Further Information can also be found at the following:

250-390-6510 / 1-877-607-4111
ssyme@rdn.bc.ca
www.rdn.bc.ca/board-of-variance
Strategic & Community Development
6300 Hammond Bay Road
Nanaimo, BC V9T 6N2

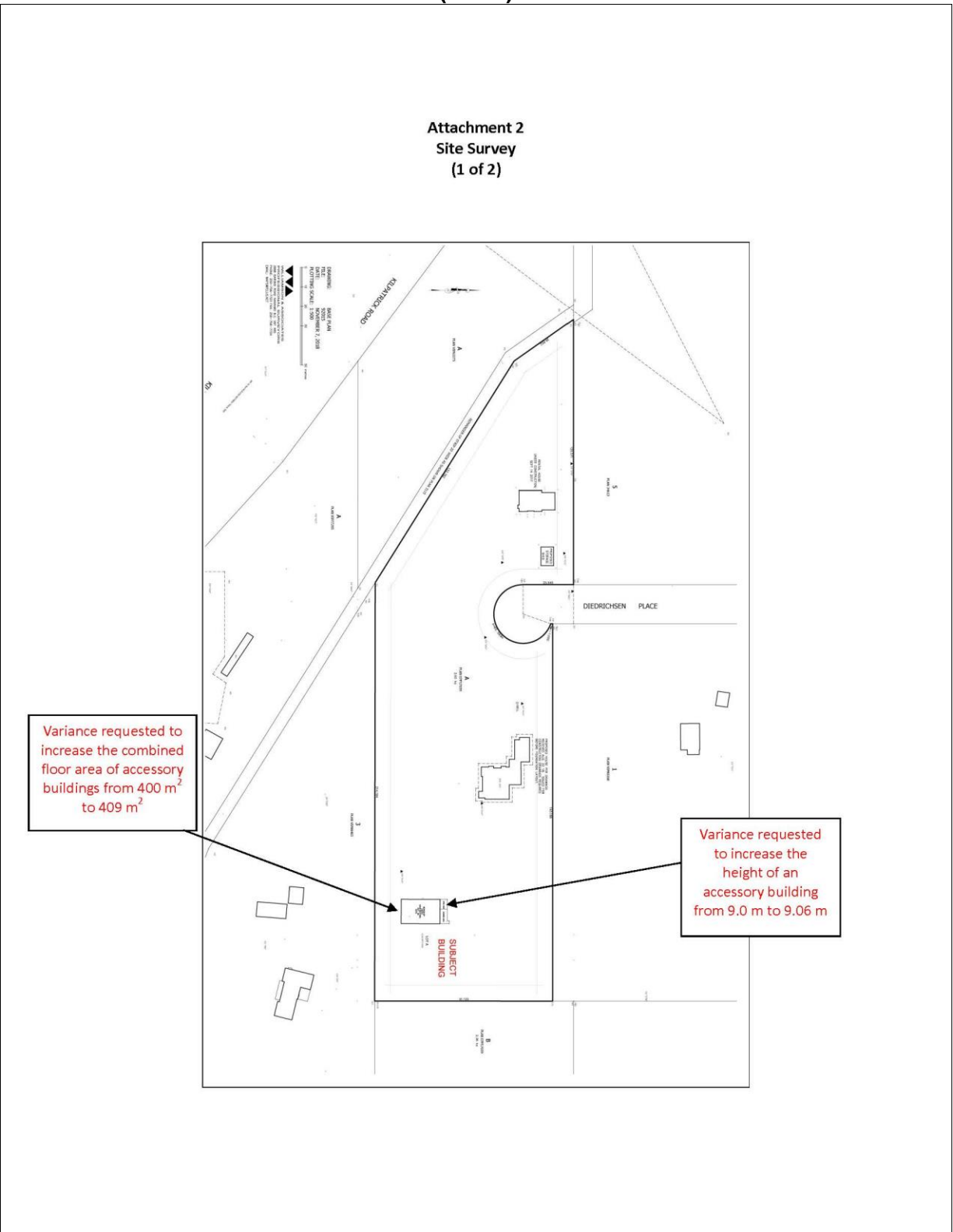
Attachment 5 Notification (2 of 7)

Attachment 1
Location of Subject Property



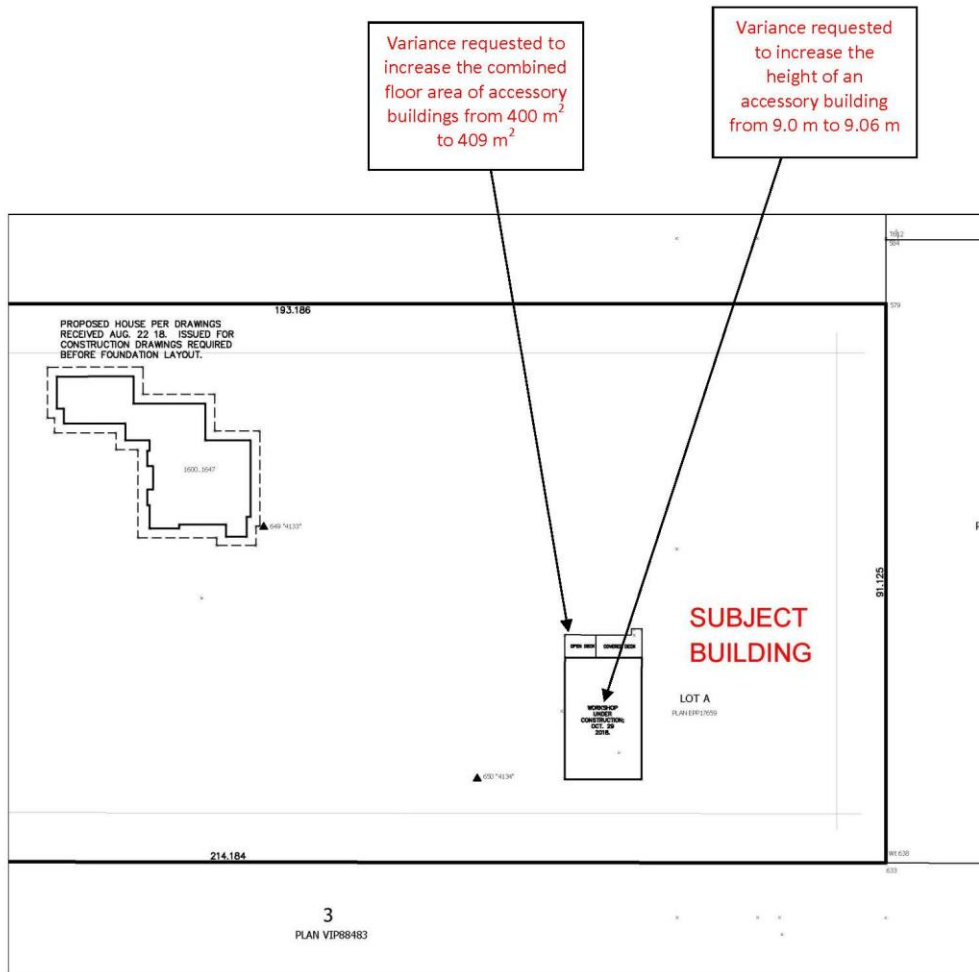
**Attachment 5
Notification
(3 of 7)**

**Attachment 2
Site Survey
(1 of 2)**



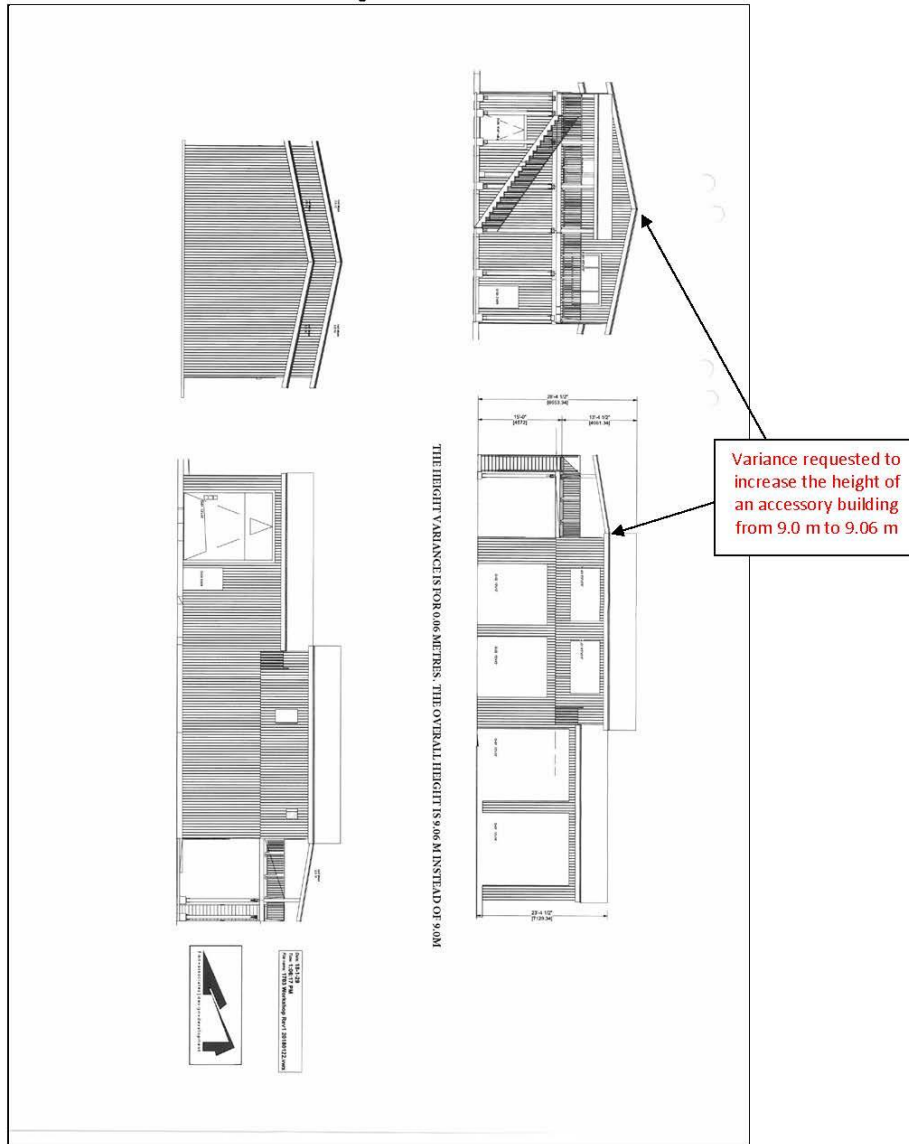
**Attachment 5
Notification
(4 of 7)**

**Attachment 2
Site Survey
(2 of 2)**



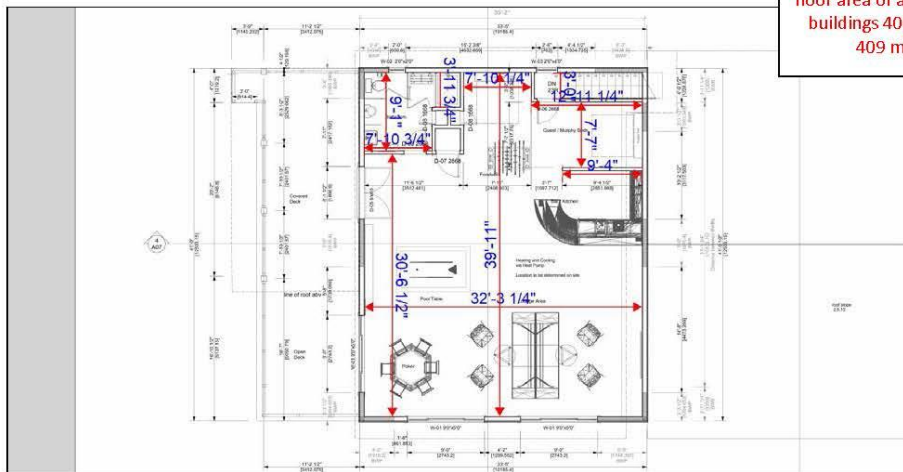
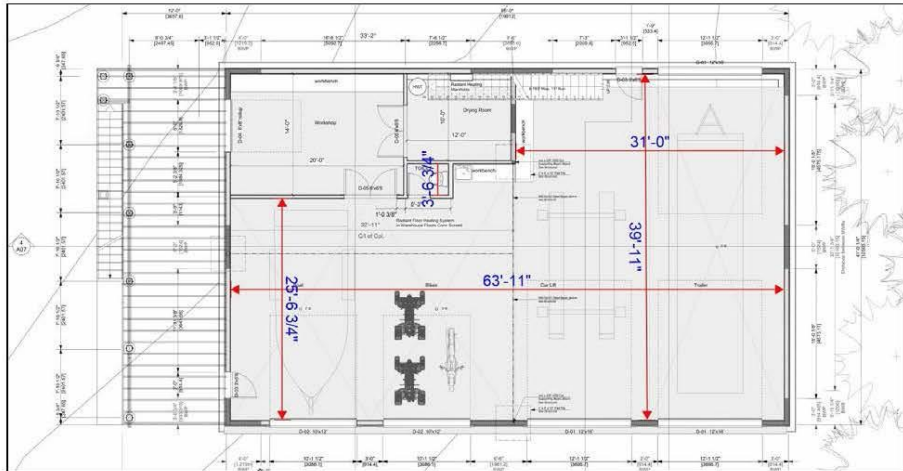
**Attachment 5
Notification
(5 of 7)**

**Attachment 3
Building Elevations**



**Attachment 5
Notification
(6 of 7)**

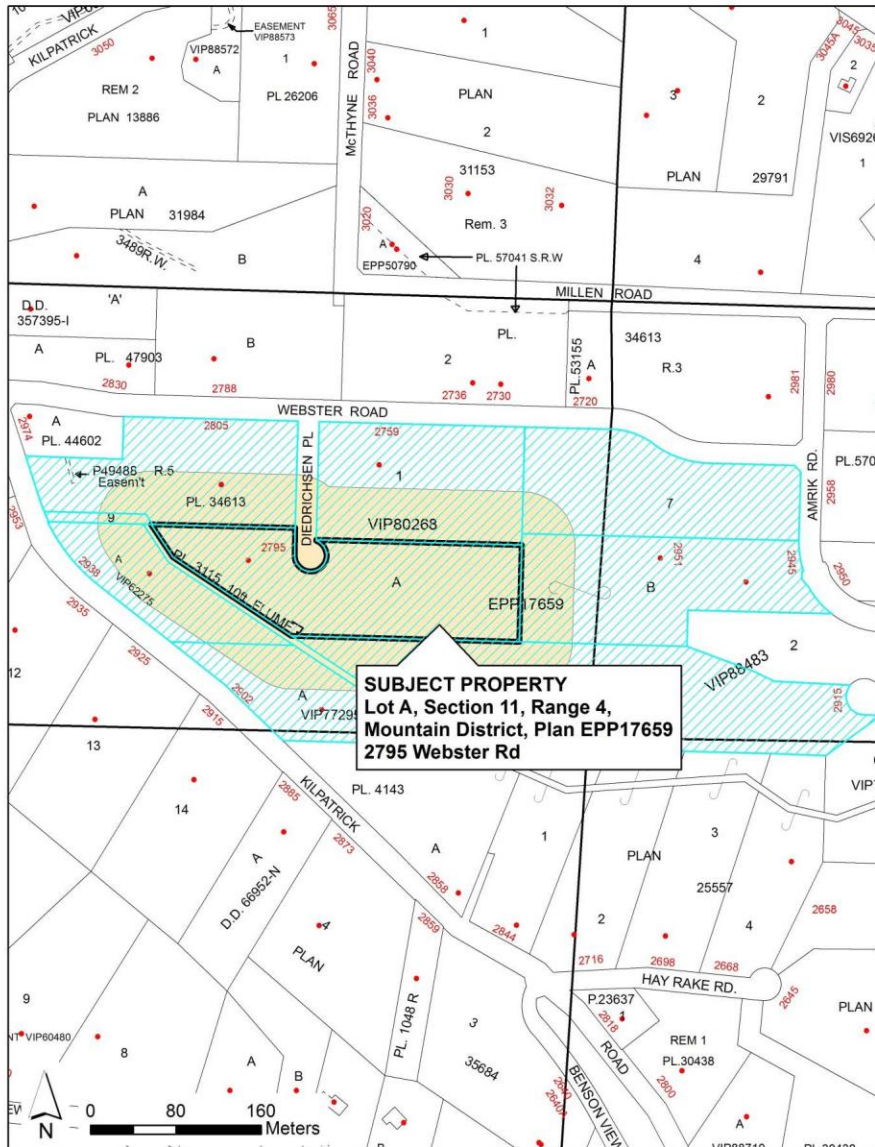
**Attachment 4
Floor Area**



Variance requested to increase the combined floor area of accessory buildings 400 m² to 409 m²

**Attachment 5
Notification
(7 of 7)**

**Attachment 5
50 Metre Notification Map**



TO: Board of Variance **DATE:** December 12, 2018
FILE: PL2018-206
SUBJECT: **Board of Variance Appeal No. PL2018-206
1856/1858 Kirkstone – Electoral Area A**

OWNER:	Colin & Jennifer Jones
LOCATION:	LOT 13 SECTION 14 RANGE 2 CEDAR DISTRICT PLAN VIP67829
CIVIC:	1856/1858 Kirkstone Way
ELECTORAL AREA	A
PURPOSE	<p>The applicant is requesting the following:</p> <p>That the Board vary “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500, 1987”</p> <ul style="list-style-type: none"> To increase the maximum height of an accessory building from 6.0 m to 8.0 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"*.

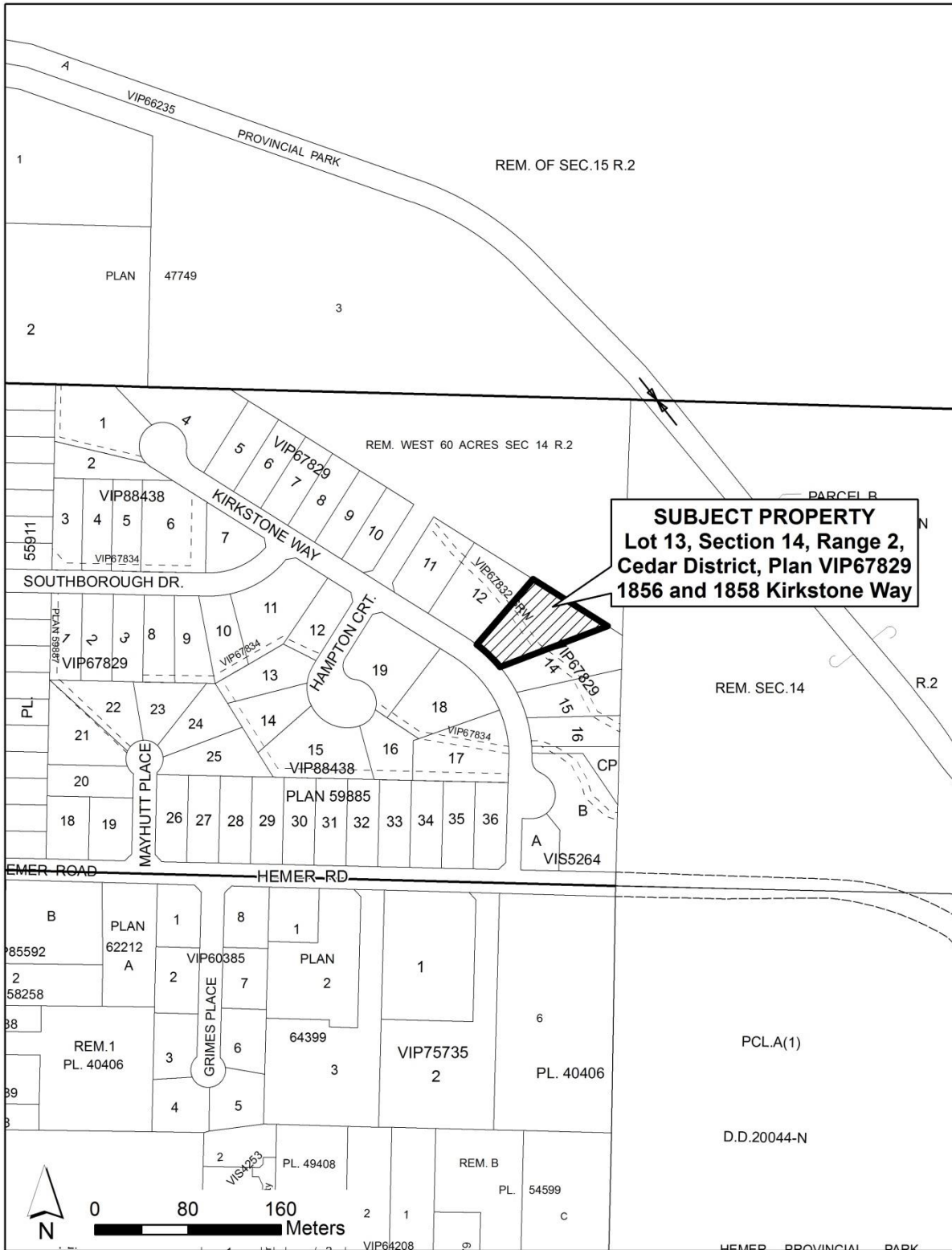
Section 3.4.62

*Maximum Number and Size of Buildings and Structures
Accessory building height – 6.0 m*

Attachments to this appeal include:

1. Subject Property Map
2. Application
3. Certificate of Title
4. Notification

Attachment 1
Subject Property Map



**Attachment 2
Application
(1 of 11)**



November 29, 2018

RDN Board of Variance
c/o RDN Planning Department

Accessory Building Height Variance Request – Letter of Rationale

1856/1858 Kirkstone Way
Lot 13, Section 14, Range 2, Cedar District, Strata Plan VIP67829

Board of Variance

Please accept this letter and attached documents as grounds to support a unique variance request. Recently the owners of this property were supported by this Board to seek a variance to allow this shop with residence above to be within the setback area of a watercourse. Subsequently, the Building Permit application was made, and the project was proceeding as planned with an understanding that the residence above would not be permitted occupancy until community water was made available via North Cedar Improvement District. It was only on the final issuance of the Building Permit (BP) was it recognized by the Supervisor of Building Inspections that the issuance of a BP application was in conflict with the Land Use Bylaw. More specifically, while the Bylaw for the subject property states that a second dwelling is permitted on a property if the property exceeds 4000m² and the property is connected to community water, (which is the case for both criteria) it is interpreted to mean that the second dwelling must have a water supply, which is currently restricted by the NCID moratorium on water connections, for a permit to be issued. This subtle distinction in interpretation has created significant anguish for the owners since after great expense, and with no prior warning from previous staff in the Planning or Building Inspection Departments at multiple stages of their review of this project, (initial inquiry, preliminary concept review, riparian discussions, BOV process, Building Permit application, etc.) the project has suddenly come to an impasse.

It has been determined that if the building is classified now as an Accessory Building without living space, and when the water moratorium is lifted by NCID, the building can then be reclassified at that point as a dwelling unit and subsequently occupied. More importantly, the building permit can be issued now and the owners can proceed as planned to build their shop and utilize this essential space for boat storage, workshop and critical personal storage space. To be classified as an accessory building under the land use bylaw, the accessory building must have a total area of all accessory buildings on the property of no more than 250m² and be no higher than 6m. This accessory building which will be the only accessory building on the property, will be 237.7m² in total area (both floors combined) but is projected to be 7.89m in height, (see attached BCLS survey). This height, which is acceptable as a dwelling unit, (8m max) currently would be 1.89m too high during the period of time this structure is classified as an accessory building. Subsequently, we hereby seek the Board's support for a height variance of 1.89m.

The rationale for this request is based on the unfortunate circumstances of a current moratorium on water services at the North Cedar Improvement District and the misfortune that since no previous Planner or Building Inspection official had previously noted that a Building Permit would not be issued, that the owners

www.greenplan.ca
(250) 722-3456
FAX: (250) 722-3453
EMAIL: keene@greenplan.ca
1655 Cedar Road, Nanaimo, B.C. V9X 1L4

**Attachment 2
Application
(2 of 11)**

undertook extensive effort and expense to seek a solution to their personal needs. Specifically, they have spent almost 11 months working on obtaining this Building Permit and have compiled expenses including:

- Detailed building planning and design
- Biologist report on adjacent watercourse
- BC Land Surveyor to determine placement and height of building
- Structural Engineering of building design
- NCID water study for future water access
- BOV application and agent fees for watercourse setbacks
- Final Building Permit Design drawings
- Building Permit application fees
- Extensive Land clearing in preparation for the construction
- Deposits to contractors to ensure availability for a Nov 2018 construction start

The owners advise that if they had been informed at the outset that they would never be able to get a Building Permit for this building until the NCID moratorium was lifted, they never would have proceeded to expend so much personal time and cost to proceed through this project. The owners are thus seeking the support of the Board of Variance for a solution to this unfortunate impasse based on a height variance of 1.89m to allow this Building Permit to be issued as an Accessory Building.

Respectfully submitted,



Keene Anderson

**Attachment 2
 Application
 (3 of 11)**



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: _____ Receipt No. _____ File No. PL2018-206

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

Legal Description Lot 13 Section 14 Range 2 Cedar District Plan VIP67829

Civic Address 1856/1858 Kirkstone Way

Electoral Area A Parcel Identifier (PID) 024262951

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

1) <u>Colin Jones</u> Name _____ Mailing Address _____ <u>BC</u> _____ Town / Province _____ Postal Code _____ Telephone/ Cell _____ Fax _____ <u>keene@greenplan.ca</u> Email _____	2) <u>Jennifer Jones</u> Name _____ Mailing Address _____ <u>BC</u> _____ Town / Province _____ Postal Code _____ Telephone/ Cell _____ Fax _____ Email _____
---	---

I would prefer all correspondence via: email regular mail fax

SECTION 3: AGENT INFORMATION

<u>Keene Anderson</u> Name _____	<u>[REDACTED]</u> Mailing Address _____	<u>BC</u> Town/Province _____
<u>V9X 1L4</u> Postal Code _____	<u>[REDACTED]</u> Telephone/ Cell _____	<u>250-722-3453</u> Fax _____
		<u>keene@greenplan.ca</u> 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
(4 of 11)**

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

- A copy of Certificate of Indefeasible Title (dated within past 30 days)
- A letter of authorization
- A letter outlining the details of the appeal
- 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
- 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.



Signature of Registered Owner



Signature of Registered Owner

Nov. 29, 2018

Date

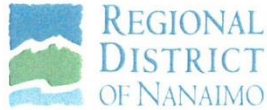
Nov. 29, 2018

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
(5 of 11)**



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 11)**

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)

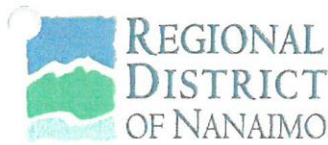
DECLARATION SIGNATURE

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="Keene Anderson"/>	Signature	<input type="text" value="Keene Anderson"/>
Owner 2	<input type="text" value="Colin Jones"/>	Signature	<input type="text" value="Colin Jones"/>
Owner 3	<input type="text" value="Jennifer Jones"/>	Signature	<input type="text" value="Jennifer Jones"/>
Applicant Mailing Address: <input type="text" value="REDACTED"/>			
Email:	<input type="text" value="keene@greenplan.ca"/>	Phone:	<input type="text" value="250-722-3456"/>
Date:	<input type="text" value="Nov. 29, 2018"/>		
Witnessed By Name:	<input type="text"/>	Witnessed By Name:	<input type="text"/>

**Attachment 2
Application
(7 of 11)**


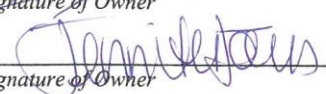


Authorization Letter for Agent

I/ We Colin Jones and Jennifer Jones, the owner(s) of property legally described as Lot B Sec 14 R2 Cedar District VIP67829
(Legal Description)
at 1856/1858 Kirkstone Way
(Civic Address)
authorized Keene Anderson - Greenplan
(Name of Agent)

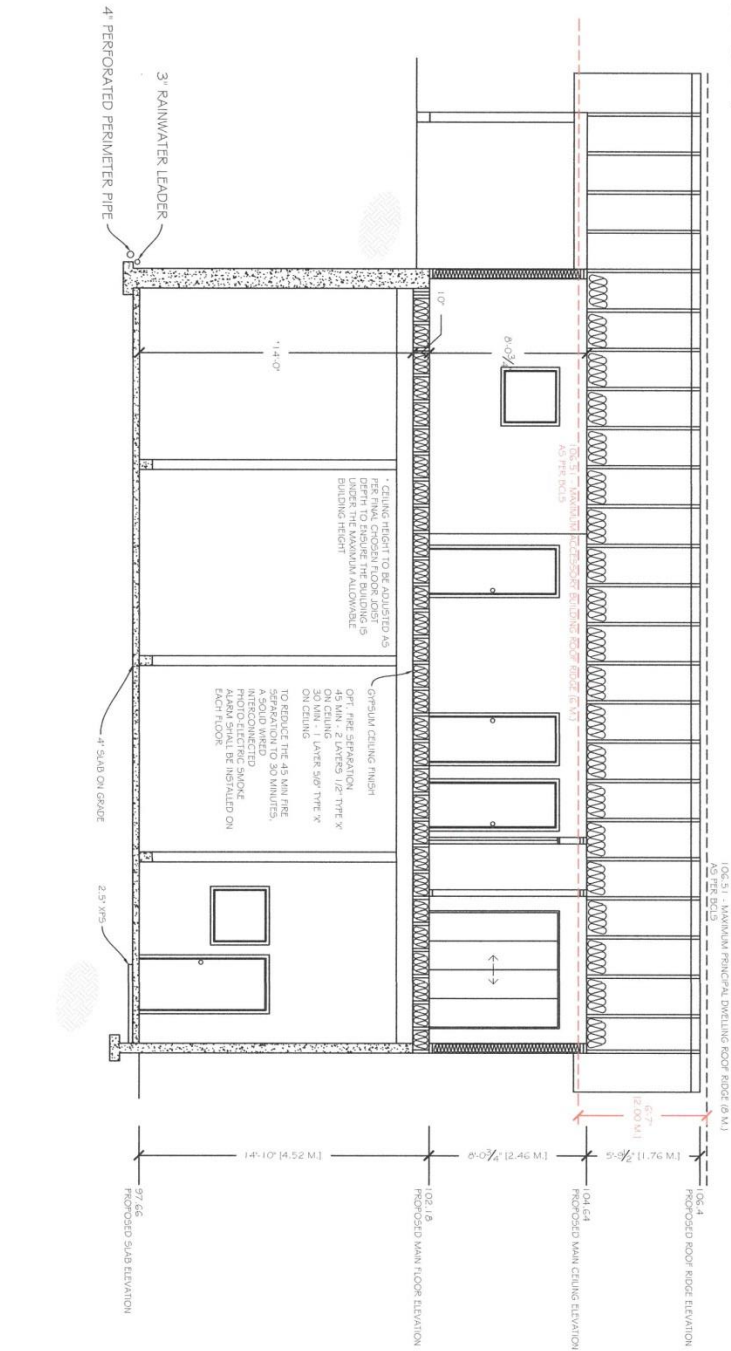
To act as my/our agent for all purposes in relation to the application for permits from the Planning Department of the Regional District of Nanaimo and I/we acknowledge the authority of the agent to bind me/us in all matters relating to the work to be performed under the permit.

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.

 _____ <i>Signature of Owner</i>	Nov. 29, 2018 _____ <i>Date</i>
 _____ <i>Signature of Owner</i>	Nov. 29, 2018 _____ <i>Date</i>

**Attachment 2
 Application
 (8 of 11)**

SECTION



**Attachment 2
 Application
 (9 of 11)**

ELEVATIONS

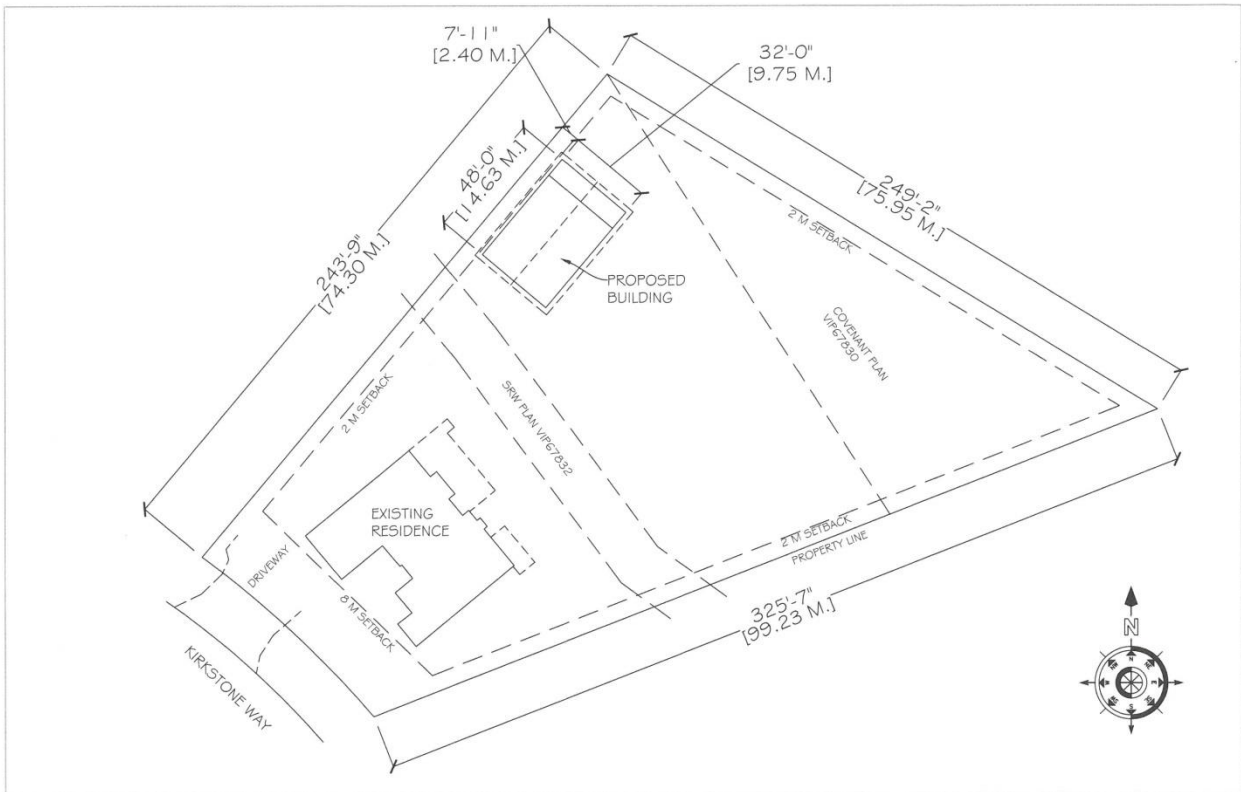
**JONES RESIDENCE
 1858 KIRKSTONE WAY
 PROPOSED BUILDING**

Greenplan
 1655 Center Road
 Norcross, SC
 29072-2446
 www.greenplan.ca
 info@greenplan.ca

Revised	Date	Checked

Project: NOVEMBER 19 2016
 18 10 CUJ
 Drawing #: 18 10 01 1 19 71
 Scale: 1/8" = 1'
 Sheet No.: ELEVATIONS
 Sheet #: **A-3 / 4**

**Attachment 2
 Application
 (10 of 11)**



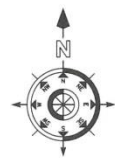
REVISION
000-000

JONES RESIDENCE
 1858 KIRKSTONE WAY
 PROPOSED BUILDING

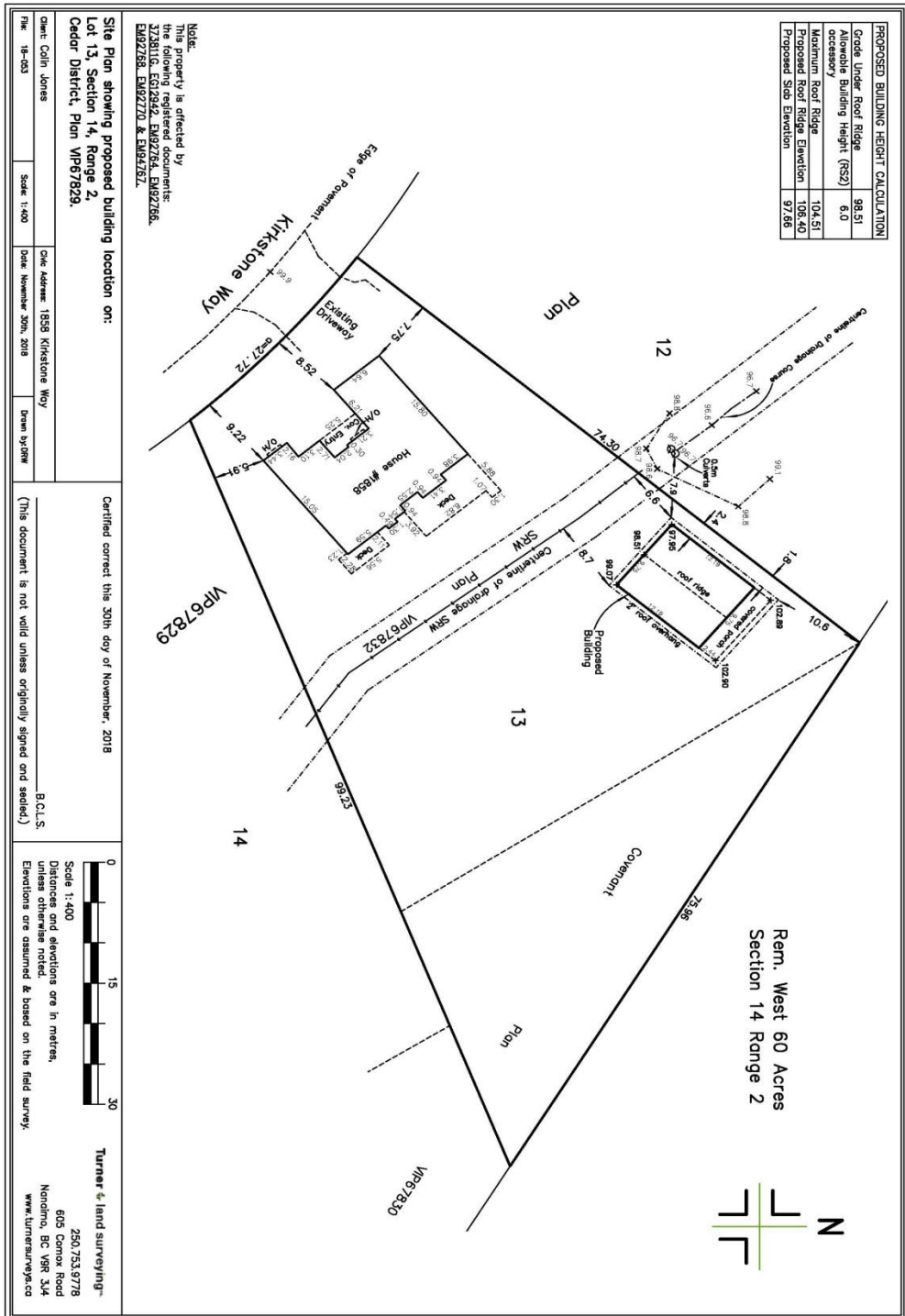
Greenplan
 1655 Cedar Road
 Nanaimo, BC
 (250) 722-3456
 www.greenplan.ca
 info@greenplan.ca

Designed	Drawn	Checked

Date: NOVEMBER 29 2016
 Project: 18 (O.C.U.)
 Drawing #: 18 (O.W.) 129-71
 Scale: 1/32" = 1'
 Sheet Title: SITEPLAN
 Sheet #: 5-1/1



**Attachment 2
 Application
 (11 of 11)**



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

TITLE SEARCH PRINT

File Reference:
Declared Value \$544000

2018-08-02, 13:08:53
Requestor: Building Inspection

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District Land Title Office	VICTORIA VICTORIA
Title Number From Title Number	CA1017149 EX47566
Application Received	2009-01-12
Application Entered	2009-01-13
Registered Owner in Fee Simple Registered Owner/Mailing Address:	COLIN ARTHUR JONES, PAWN BROKER JENNIFER NAOMI JONES, PROCESS SERVER 1858 KIRKSTONE WAY NANAIMO, BC V9X 1X1 AS JOINT TENANTS
Taxation Authority	Nanaimo/Cowichan Assessment Area North Cedar Improvement District
Description of Land Parcel Identifier: Legal Description:	024-262-951 LOT 13 SECTION 14 RANGE 2 CEDAR DISTRICT PLAN VIP67829
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	UNDERSURFACE RIGHTS 373811G 1969-02-27 12:25 MAYO HOLDINGS LTD. INCORPORATION NO. 21,022 CHANGE OF ADDRESS SEE ET9774
Remarks:	INTER ALIA, ASSIGNMENT OF 53378G AND 80866G, AFB 38.21.22463F, CB 33.465, DD 93873N



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

TITLE SEARCH PRINT

2018-08-02, 13:08:53

File Reference:

Requestor: Building Inspection

Declared Value \$544000

Nature: STATUTORY RIGHT OF WAY
Registration Number: EG12942
Registration Date and Time: 1993-02-02 11:21
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: EM92764
Registration Date and Time: 1998-09-28 12:32
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA REGIONAL DISTRICT OF NANAIMO
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: EM92766
Registration Date and Time: 1998-09-28 12:32
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: EM92768
Registration Date and Time: 1998-09-28 12:33
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks: INTER ALIA
PART SHOWN ON PLAN VIP67830



Nature: STATUTORY RIGHT OF WAY
Registration Number: EM92770
Registration Date and Time: 1998-09-28 12:34
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks: INTER ALIA
PART SHOWN ON PLAN VIP67832

Nature: STATUTORY BUILDING SCHEME
Registration Number: EM94767
Registration Date and Time: 1998-10-01 09:36
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CA1017150
Registration Date and Time: 2009-01-12 12:23
Registered Owner: ROYAL BANK OF CANADA

Duplicate Infeasible Title

NONE OUTSTANDING

Title Number: CA1017149

TITLE SEARCH PRINT

Page 2 of 3

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

TITLE SEARCH PRINT

File Reference:
Declared Value \$544000

2018-08-02, 13:08:53
Requestor: Building Inspection

Transfers NONE

Pending Applications NONE



**Attachment 4
Notification
(1 of 5)**



**NOTICE OF MEETING
BOARD OF VARIANCE
December 12, 2018**

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, December 12, 2018 in the Committee Room of the Regional District of Nanaimo to hear the following appeal:

APPEAL NO: BOV PL2018-206
OWNER: Colin Jones & Jennifer Jones
LOCATION: LOT 13 SECTION 14 RANGE 2 CEDAR DISTRICT PLAN VIP67829
CIVIC: 1856/1858 Kirkstone Way
ELECTORAL AREA A
PURPOSE The applicant is requesting the following:

- To increase the maximum height of an accessory building from 6.0 m to 8.0 m.

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

Section 3.4.62 *Maximum Number and Size of Buildings and Structures*
Accessory building height 6.0m

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 viewed at the offices of the Regional District of Nanaimo Strategic and Community Development department.

Further Information can also be found at the following:

250-390-6510 / 1-877-607-4111
ssyme@rdn.bc.ca
www.rdn.bc.ca/board-of-variance
Strategic & Community Development
6300 Hammond Bay Road
Nanaimo, BC V9T 6N2

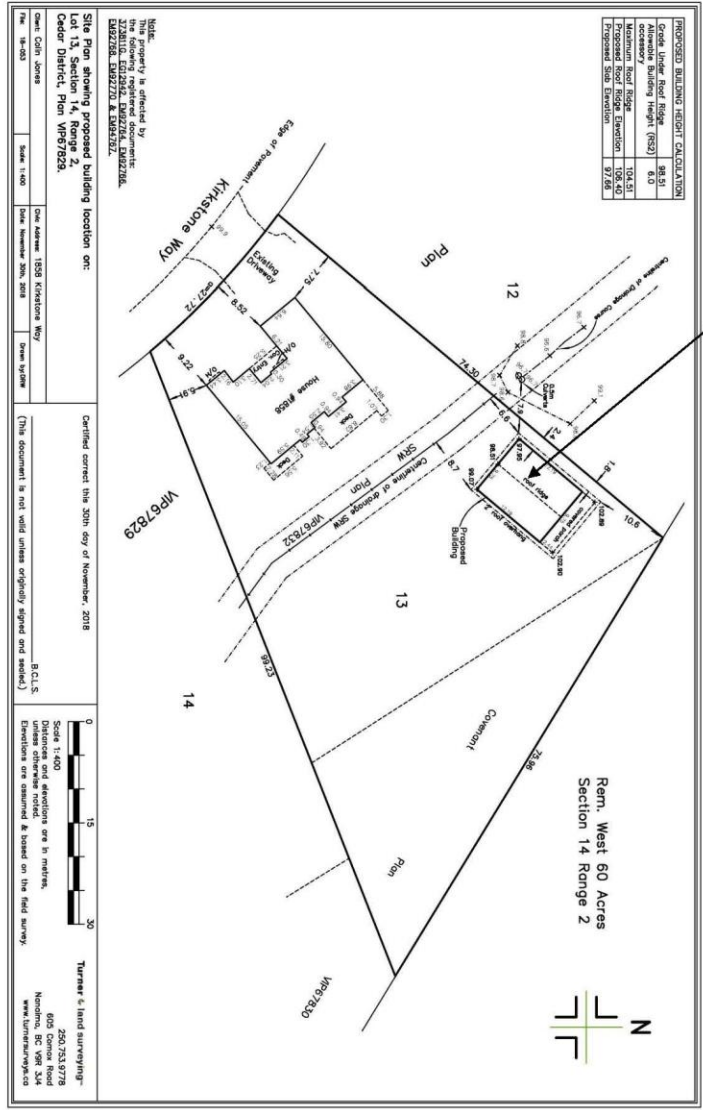
**Attachment 4
Notification
(2 of 5)**

**Attachment 1
Location of Subject Property**



**Attachment 4
 Notification
 (3 of 5)**

**Attachment 2
 Site Survey**



**Attachment 4
 Notification
 (4 of 5)**

**Attachment 3
 Building Elevations**

Variance requested
 to increase the
 height of an
 accessory building
 from 6.0 m to 8.0 m

ELEVATIONS

SOUTH WEST

NORTH EAST

**JONES RESIDENCE
 1858 KIRKSTONE WAY
 RESIDENCE**

Greenplan
 1858 Cedar Road
 Nanaimo, BC
 (250) 722-3465
 www.greenplan.ca
 info@greenplan.ca

Design	Draw	Check

Date: 2018-11-30
 Project: 181(S-C2)
 Drawing #: 181(S-M-0751-71)
 Scale: 1/8" = 1'
 Title: ELEVATIONS
 Sheet: **A-2 / 3**

**Attachment 4
Notification
(5 of 5)**

**Attachment 4
50 Metre Notification Map**

