

REGIONAL DISTRICT OF NANAIMO  
BOARD OF VARIANCE  
AGENDA

Wednesday, September 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 - August 8, 2018 2

That the minutes of the Board of Variance meeting held August 8, 2018, be adopted.
4. APPEALS
  - 4.1 Board of Variance Appeal No. PL2018-133 970 Lee Road – Electoral Area G 4

That the maximum height requirement for an accessory building be increased from 6.0 m to 6.5 m as shown on the attached plan.
5. NEW BUSINESS
6. ADJOURNMENT

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

**Wednesday, August 8, 2018**  
**4:00 P.M.**  
**Committee Room**

In Attendance:	D. Wiwchar	Chair
	D. Holme	BOV Member
Regrets:	L. Mathews	BOV Member
Also in Attendance:	J. Holm	Mgr. Current Planning
	B. Ritter	Recording Secretary

**CALL TO ORDER**

The Chair called the meeting to order at 4:06 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 - July 11, 2018**

It was moved and seconded that the minutes of the Board of Variance meeting held July 11, 2018 be adopted, with the amendment to add that Doug Holme declared a conflict of interest for application PL2018-094, and abstained from voting.

CARRIED UNANIMOUSLY

**APPEALS**

The Chair detailed for the 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. PL2018-113, 2516 Pylades Drive - 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 from neighbours. No additional correspondence was received.

Agents Heidi Bianchini and Marianne Verigin 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 Stephen and Anne Cooper that the minimum setback to the Sea for an accessory structure be reduced from 8.0 m to 6.5 m as shown on the attached plan, be granted.

CARRIED UNANIMOUSLY

**ADJOURNMENT**

It was moved and seconded that the meeting be adjourned.

CARRIED UNANIMOUSLY

TIME: 4:30 PM

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CHAIR

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

**FILE:** PL2018-133

**SUBJECT:** **Board of Variance Appeal No. PL2018-133  
970 Lee Road – Electoral Area G**

OWNER:	Donald Craig Ballard
LOCATION:	Strata Lot C District Lot 29 Nanoose District And Part Of The Bed Of The Strait Of Georgia Strata Plan VIS5828 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V
CIVIC:	970 Lee Road (East)
ELECTORAL AREA	G
PURPOSE	<p>The applicant is requesting the following:</p> <p>That the Board adopt "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500, 1987"</p> <ul style="list-style-type: none"> <li>• That the maximum height requirement for an accessory building be increased from 6.0 m to 6.5 m as shown on the attached plan.</li> </ul>

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**

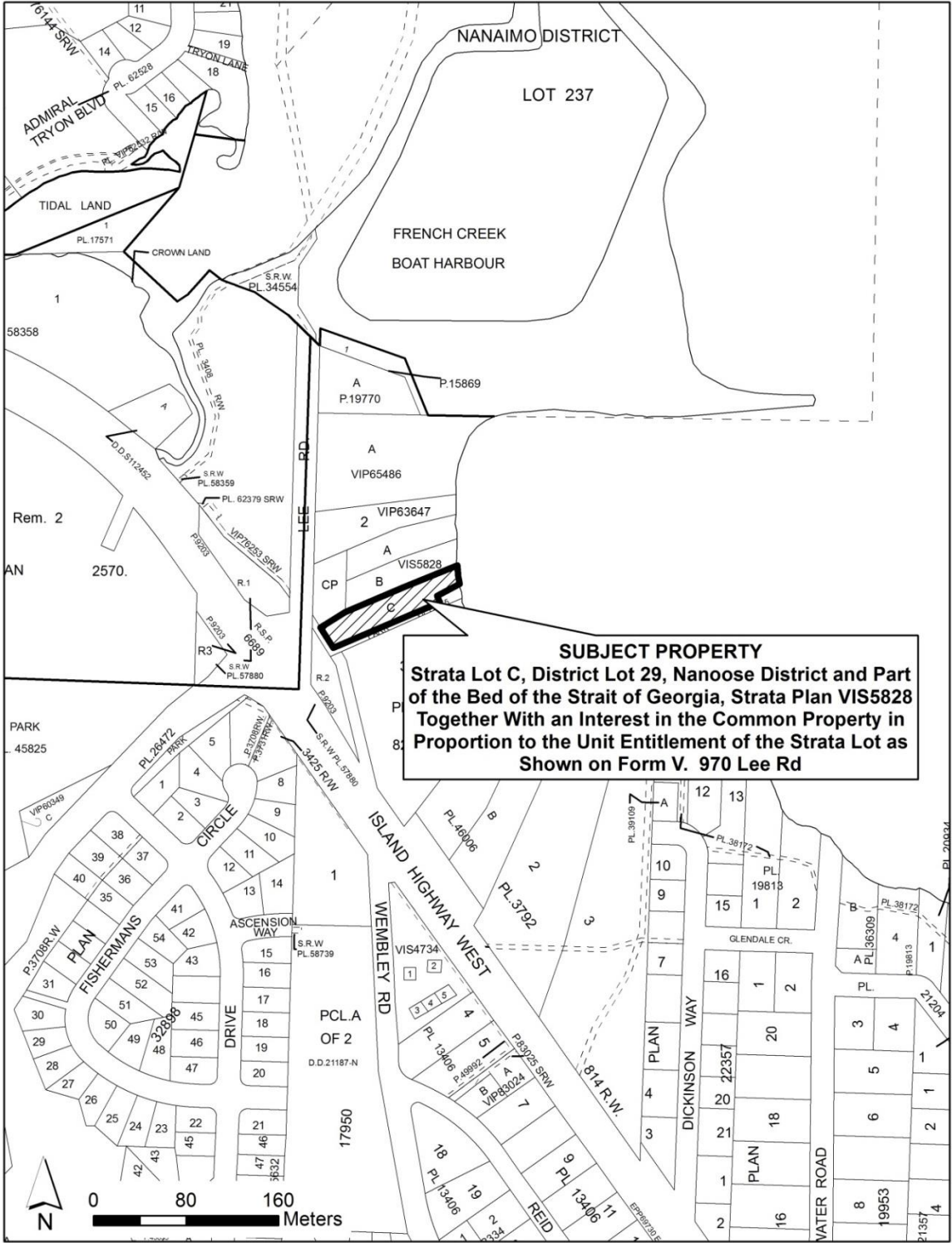
*Maximum Number and Size of Buildings and Structures  
Accessory Building Height – 6.0 m*

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)**

LEGAL SURVEYS  
MUNICIPAL ENGINEERING  
LAND DEVELOPMENT AND MANAGEMENT



August 16, 2018

**JEA File: 61390**

Board of Variance  
Regional District of Nanaimo  
6300 Hammond Bay Road  
Nanaimo, BC, V9T 6N2

**RE: Board of Variance Application to request a Height Variance  
Strata Lot C District Lot 29 Nanoose District and Part of the Bed of the  
Strait of Georgia Strata Plan VIS5828  
970 Lee Road, French Creek  
Donald Craig Ballard**

Dear Board of Variance,

On behalf of owner Donald Craig Ballard, we wish to apply for a Height Variance for the Shop that is under construction on Strata Lot C.

The previous surveys on Strata Lot C were prepared by Sims Associates Land Surveying Ltd. However, Sims Associates will no longer perform work on this site, and the owner has requested JE Anderson & Associates to prepare all further survey work that may be required.

A Plan for Building Permit Application for the Proposed Shop (Attachment A) was prepared by Sims Associates and dated the 7<sup>th</sup> day of April, 2017. Attachment A shows elevations on natural grade at the corners of the Proposed Shop that are referenced to the elevation of the Natural Boundary as 0.0 m. The maximum building elevation is shown at 10.7 m.

A BC Land Surveyors Building Location Certificate (Attachment B) was prepared by Sims Associates and dated the 28<sup>th</sup> day of August, 2017. Attachment B shows the House and Shop under construction; however it does not show any elevations of the buildings.

A second BC Land Surveyors Building Location Certificate (Attachment C) was prepared by Sims Associates and dated the 13<sup>th</sup> day of February, 2018. Attachment C shows the House and Shop under construction, the elevation of roof peak & floor slab of the Shop, and elevation of roof peak & top of foundation of the House. There is no reference to correlate the elevations to the previous plans, or to the Natural Boundary; however it is assumed that all the plans are based on the same elevation reference.

Attachment C shows the as-constructed peak of roof of the Shop at 11.1 m, which is 0.4 higher than the maximum allowed elevation of 10.7 m shown on Attachment A.

Therefore, the owner requested JE Anderson & Associates to prepare a new survey to confirm the building locations and elevations on Strata Lot C. The information is shown on Site Plan prepared by Ken Kyler, BCLS, JE Anderson & Associates File 61390-1 dated the 16<sup>th</sup> day of August, 2018 (Attachment D).

.... 2

□ 1A – 3411 Shelton Road  
Nanaimo, BC, V9T 2H1  
Phone 250-758-4631  
Fax 250-758-4660

4212 Glenford Avenue  
Victoria, BC, V8Z 4B7  
Phone 250-727-2214  
Fax 250-727-3395

□ 4203 – 177 Weld St., PO Box 247  
Parksville, BC, V9P 1G4  
Phone 250-246-5755

Unit E – 1250 Cedar St.  
Campbell River, BC, V9W 2W5  
Phone 250-287-4865

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

LEGAL SURVEYS  
MUNICIPAL ENGINEERING  
LAND DEVELOPMENT AND MANAGEMENT



-2-

The original natural grade is no longer visible at the corners of the buildings; therefore elevations were taken on the original natural grade where still visible around the building site, and interpolated to provide a best estimate of the original natural grade at the corners of the Shop prior to construction.

The data shown on Attachment D is in general agreement with the data shown on Attachments A, B and C. The elevation of the floor slab of the Shop, 5.20 m, was used as the reference elevation. The elevation of the Natural Boundary was confirmed as elevation 0.0 m.

Natural Grade at the Worst Case Section of the Shop was interpolated as 4.62 m on Attachment D, vs 4.6 m on Attachment A. The peak of the roof of the Shop is at elevation 11.05 m on Attachment D, vs 11.1 m on Attachment A. Therefore, it is confirmed that the peak of the roof is 6.43 m above the natural grade.

We therefore request a Variance for the Shop to vary the height permitted from 6.0 m to 6.5 m.

The Home under construction on Strata Lot C complies with RDN Bylaw setback and height requirements.

It is not known where the error in elevation occurred. Attachment A does not show any information regarding a Bench Mark or reference points. Attachment B prepared in August 2017 does not show the elevation of the Shop under construction, and the owner only became aware of the height problem after the preparation of Attachment C in February 2018, after the exterior of the Shop was complete.

The Shop is near Lee Road, with a strip of Park to the west and south, and the Common Property Access to the north. There are no nearby homes to the west or south. The nearest home on Strata Lot B is approximately 30 m to the northeast of the shop, with view oriented east and away from Shop. We also note that the home on Strata Lot B was issued a height variance from 8.0 m to 8.65 m in May, 2010.

This appears to have been an unintentional error that was not identified until the Shop was nearly complete. However, we do not believe that adjacent properties will be adversely affected by a variance.

We thank you for your consideration of this application.  
If you require any additional information or clarification, please call.

Yours truly,

**J.E. Anderson and Associates**

Ken Kyler, BCLS  
cc – Donald Craig Ballard

□ 1A – 3411 Shenton Road  
Nanaimo, BC, V9T 2H1  
Phone 250-758-4631  
Fax 250-758-4660

4212 Glanford Avenue  
Victoria, BC V8Z 4B7  
Phone 250-727-2214  
Fax 250-727-3395

☒ #203 – 177 Weld St., PO Box 247  
Parksville, BC V9P 2G4  
Phone 250-248-5755

Unit E – 1250 Cedar St.  
Campbell River, BC V9W 2W5  
Phone 250-287-4865



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



Strategic & Community Development Department

6300 Hammond Bay Road Nanaimo, BC V9T 6N2  
 250-390-6510 (Nanaimo) 250-954-3798 (District 69)  
 1-877-607-4111 (within BC) Fax: 250-390-7511

**Board of Variance Application Form**

<b>OFFICE USE ONLY</b>
Application Fee: <u>400</u> Receipt No. _____      File No. <u>2018-133</u>

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

Legal Description Situa Lot C, DL 29, Nanose Dist. : Part of the Bed of  
 Civic Address 97c Lee Rd, Parksville / the Start of George, PLAN VIS 5829  
 Electoral Area G      Parcel Identifier (PID) 026 485 525

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

1) <u>Donald Craig Ballard</u>	2) _____
Name _____	Name _____
Mailing Address _____	Mailing Address _____
Town / Province _____ Postal Code _____	Town / Province _____ Postal Code _____
Telephone/ Cell _____ Fax _____	Telephone/ Cell _____ Fax _____
Email _____	Email _____

I would prefer all correspondence via:  email    regular mail    fax

**SECTION 3: AGENT INFORMATION**

Ken Kyle / JE Anderson Assoc PO Box 247      Parksville, BC  
 Name \_\_\_\_\_ Mailing Address \_\_\_\_\_ Town/Province \_\_\_\_\_  
VIP 264      250 248-5755      \_\_\_\_\_      Ken@jeanderson.com  
 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 911(6) 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 911 (5) of the **Local Government Act**.

A subdivision servicing requirement pursuant to Section 938 (1c) of the **Local Government Act** in an area zoned for agricultural or industrial uses.

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

**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
- Riparian Areas Regulation 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)

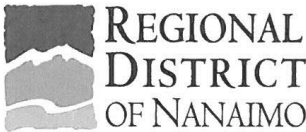
I hereby declare that all the above noted statements and information contained in this application and supporting documents are true and correct.

<p>_____ Signature of Registered Owner</p>	<p>July 27, 2018 _____ Date</p>
<p>_____ Signature of Registered Owner AGENT</p>	<p>JULY 27, 2018 _____ Date</p>

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 6)**



**Authorization Letter for Agent**

I/We Donald Craig Ballard, the owners of property legally described as Strata Lot C, DL 29, Nanoose Dist. Part of the Bed of the Strait of Georgia, PLAN VIS 5828 (Legal Description) at 970 LEE ROAD, PARKSVILLE, BC, V9P 2E1 authorized Ken Ryker of J.E Anderson Associates (Civic Address) (Name of Agent)

To act as my/out 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.

[Signature] \_\_\_\_\_ July 27 2018 \_\_\_\_\_  
Signature of Owner Date  
  
\_\_\_\_\_  
Signature of Owner Date

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



**Riparian Areas Regulations  
Property Declaration Form**

Property Subject Legal Description: Strata Lot C, DL 29, Nanoose Dist. 1,  
Part of the Bed of the Strait of Georgia, PLAN V15 5828  
Subject Property Address: 970 Lee Road, Parksville, B.C. V1P 2E1

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 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 (*Please check the one that applies*):

- A.  that there are no water features located on the subject property,
- B.  there are water features located on the subject property.

I (we) declare that all proposed development including land alteration, vegetation removal, construction and / or building (*Please check the one that applies*):

- A.  is greater than 30.0 metres from a water feature, or
- B.  is less than 30.0 metres from that water feature.

I (we) acknowledge 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 prior to signing this form.

Property Owner / Agent Signature(s): 1 [Signature] 2 [Signature]

Print Name(s): 1 Don Ballard 2 Ken Kyler

Mailing Address: [Redacted]

Postal Code: V1P 2G4 Phone: [Redacted]

Witnessed By: [Signature] Date: July 27, 2015

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

**TITLE SEARCH PRINT**  
File Reference: 61390  
Declared Value \$ 596000

2018-08-16, 11:36:24  
Requestor: Ken Kyler

**\*\*CURRENT AND CANCELLED INFORMATION SHOWN\*\***

<b>Land Title District</b>	VICTORIA
Land Title Office	VICTORIA
<b>Title Number</b>	CA1746889
From Title Number	CA685800
<b>Application Received</b>	2010-09-28
<b>Application Entered</b>	2010-10-07
<b>Registered Owner in Fee Simple</b>	
Registered Owner/Mailing Address:	DONALD CRAIG BALLARD, BUSINESSMAN 1751 ADMIRAL TRYON BOULEVARD PARKSVILLE, BC V9P 2V2
<b>Taxation Authority</b>	Port Alberni Assessment Area
<b>Description of Land</b>	
Parcel Identifier:	026-359-685
Legal Description:	STRATA LOT C DISTRICT LOT 29 NANOOSE DISTRICT AND PART OF THE BED OF THE STRAIT OF GEORGIA STRATA PLAN VIS5828 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Legal Notations</b>	
	SUBJECT TO EXCEPTIONS AND RESERVATIONS CONTAINED IN ORDER-IN-COUNCIL FILED DD 341094I (AS TO PART FORMERLY ROAD)
<b>Charges, Liens and Interests</b>	
Nature:	EXCEPTIONS AND RESERVATIONS
Registration Number:	M76300
Registered Owner:	ESQUIMALT AND NANAIMO RAILWAY COMPANY
Remarks:	INTER ALIA AFB 9.693.7434A 291767G SECTION 172(3) FOR ACTUAL DATE AND TIME OF REGISTRATION SEE ORIGINAL GRANT FROM E & N RAILWAY COMPANY

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

**TITLE SEARCH PRINT**

2018-08-16, 11:36:24

File Reference: 61390

Requestor: Ken Kyler

Declared Value \$ 596000

Nature: COVENANT  
Registration Number: EX22729  
Registration Date and Time: 2005-03-02 09:50  
Registered Owner: REGIONAL DISTRICT OF NANAIMO  
Remarks: INTER ALIA  
S. 219, LAND TITLE ACT; INCLUDES INDEMNITY

Nature: COVENANT  
Registration Number: EX101644  
Registration Date and Time: 2005-08-15 11:20  
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA  
Remarks: INTER ALIA  
PART IN PLAN VIP79276

Nature: COVENANT  
Registration Number: EX101646  
Registration Date and Time: 2005-08-15 11:20  
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA  
Remarks: INTER ALIA  
PART IN PLAN VIP79276

Nature: COVENANT  
Registration Number: EX101648  
Registration Date and Time: 2005-08-15 11:21  
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA  
Regional District of Nanaimo  
Remarks: INTER ALIA  
PART IN PLAN VIP79276

Nature: RENT CHARGE  
Registration Number: EX101650  
Registration Date and Time: 2005-08-15 11:21  
Registered Owner: BREAKWATER ENTERPRISES LTD.  
INCORPORATION NO. 069277  
Transfer Number: EX101650 TRANSFERRED TO FB427168  
Registered Owner: EPCOR WATER (WEST) INC.  
INCORPORATION NO. A0049806  
Transfer Number: FB427168  
Remarks: INTER ALIA

Nature: CLAIM OF BUILDERS LIEN  
Registration Number: FB69942  
Registration Date and Time: 2007-07-09 14:40  
Registered Owner: RASCAL TRUCKING LTD  
**Cancelled By: CA2229356**  
**Cancelled Date: 2011-10-13**

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

**TITLE SEARCH PRINT**

File Reference: 61390  
Declared Value \$ 596000

2018-08-16, 11:36:24  
Requestor: Ken Kyler

Nature: CERTIFICATE OF PENDING LITIGATION  
Registration Number: FB189357  
Registration Date and Time: 2008-07-07 11:44  
Registered Owner: RASCAL TRUCKING LTD.  
**Cancelled By: CA2229357**  
**Cancelled Date: 2011-10-13**

Nature: MORTGAGE  
Registration Number: CA1746890  
Registration Date and Time: 2010-09-28 11:25  
Registered Owner: GEORGE RAYMOND BALLARD  
VALERIE IRENE BALLARD  
AS JOINT TENANTS  
**Cancelled By: CA6044434**  
**Cancelled Date: 2017-06-05**

Nature: FAMILY RELATIONS ACT CHARGE  
Registration Number: CA1791251  
Registration Date and Time: 2010-11-03 11:01  
Registered Owner: KIM MICHELLE TERJESEN  
Remarks: INTER ALIA  
**Cancelled By: CA2173990**  
**Cancelled Date: 2011-09-01**

Nature: MORTGAGE  
Registration Number: CA2237151  
Registration Date and Time: 2011-10-19 12:40  
Registered Owner: EAST KOOTENAY COMMUNITY CREDIT UNION

Nature: PRIORITY AGREEMENT  
Registration Number: CA2237238  
Registration Date and Time: 2011-10-19 13:18  
Remarks: GRANTING CA2237151 PRIORITY OVER CA1746890  
**Cancelled By: CA6044434**  
**Cancelled Date: 2017-06-05**

Nature: JUDGMENT  
Registration Number: FB450517  
Registration Date and Time: 2012-02-02 13:53  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA  
**Cancelled By: FB464699**  
**Cancelled Date: 2012-12-10**

**Duplicate Infeasible Title** NONE OUTSTANDING

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

**TITLE SEARCH PRINT**

File Reference: 61390  
Declared Value \$ 596000

2018-08-16, 11:36:24

Requestor: Ken Kyler

**Transfers** NONE

**Pending Applications** NONE

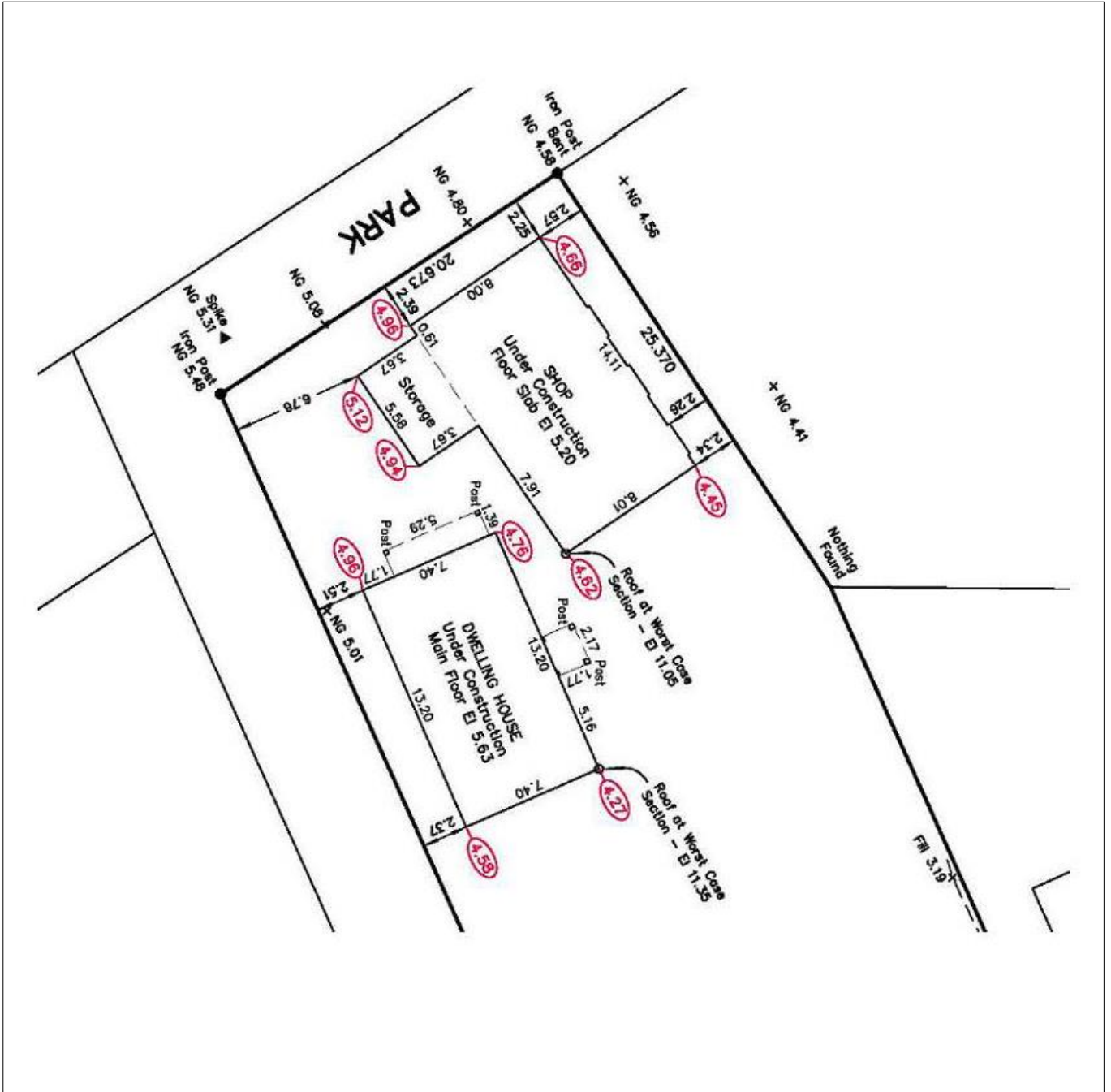
**Corrections**

ET62424A CHARGE OWNER NAME CORRECTED M76300 2002-06-05 09:30:00

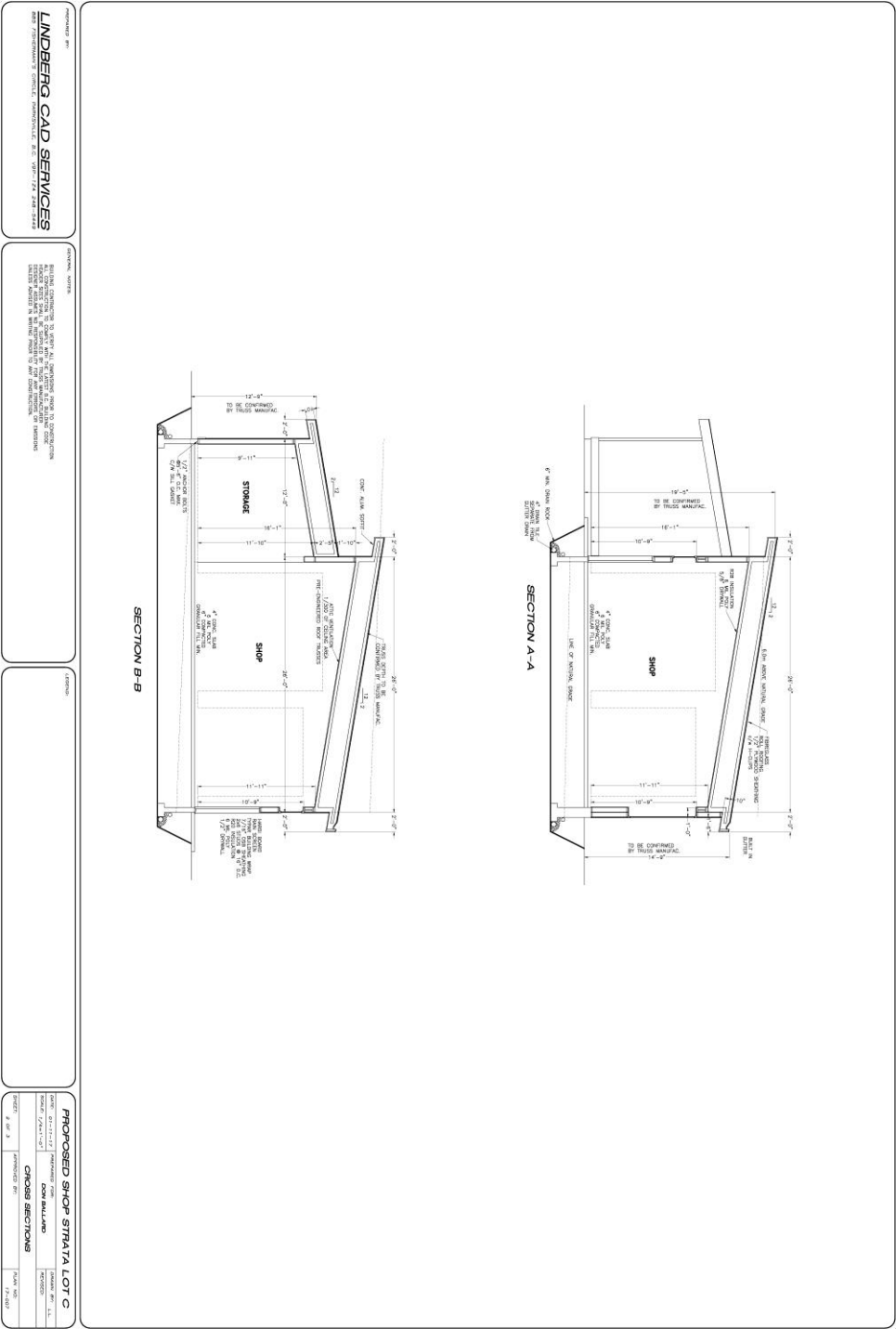




Attachment 4  
Site Plan  
(2 of 2)



Attachment 5  
 Drawings  
 (1 of 2)



**Attachment 5  
 Drawings  
 (2 of 2)**

<p style="font-size: 8px;">PROPOSED BY:  <b>LINDBERG CAD SERVICES</b>  <small>2800 FREDERICKS AVENUE, SUITE 100, WILLOW PARK, ONTARIO L2Y 2L7</small></p>	<p style="font-size: 8px;">OWNER:                  STANTIA LTD.  <small>1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T7</small></p>	<p style="font-size: 8px;">PROJECT:  <b>PROPOSED SHOP STANTIA LOT C</b>  <small>1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T7</small></p>
<p style="font-size: 8px;">DATE:                  10/11/17</p>	<p style="font-size: 8px;">DRAWING NO:  <b>ELEVATIONS</b></p>	<p style="font-size: 8px;">SCALE:                  1/8" = 1'-0"</p>



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

**Attachment 6  
Notification  
(1 of 3)**



**NOTICE OF MEETING  
BOARD OF VARIANCE  
Sept 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, September 12, 2018 at 4:00 pm in the Committee Room of the Regional District of Nanaimo to hear the following appeal:

APPEAL NO: BOV PL2018-133  
OWNER: Donald Craig Ballard  
LOCATION: STRATA LOT C, DISTRICT LOT 29, NANOOSE DISTRICT AND PART OF THE BED OF THE STRAIT OF GEORGIA, STRATA PLAN VIS5828, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V  
CIVIC: 970 Lee Road (East)  
ELECTORAL AREA G  
PURPOSE The applicant is requesting the following:

- That the maximum height requirement for an accessory building be increased from 6.0 m to 6.5 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-  
Accessory building height – 6.0 m*

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 6**  
**Notification**  
**(2 of 3)**

