



**TOWN OF VIEW ROYAL**

**NOTICE OF PROCESSING  
AN APPLICATION TO  
THE BOARD OF VARIANCE**

**RE: APPLICATION TO THE BOARD OF VARIANCE – 209 Nia Lane**

The Local Government Act provides for the establishment of a Board of Variance to consider applications by anyone alleging that enforcement of zoning requirements respecting siting, shape, or size of a building or structure would cause him or her undue hardship. The Board of Variance may authorize a minor variance from the applicable provisions of the Land Use Bylaw, provided that such a variance is considered desirable for the appropriate development of the site, does not adversely affect the natural environment, does not substantially affect the use and enjoyment of adjacent land, maintains the general intent of the Bylaw, and does not vary permitted uses or density of land.

The applicant, Wayne Pye, has made application to the Board of Variance to request a height and building face height variance for the property having a civic address of **209 Nia Lane** and more particularly described as:

**STRATA LOT 36 SECTION 94 ESQUIMALT DISTRICT STRATA PLAN VIS5123 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

as shown boldly outlined on the map on the reverse side of this notice.

The variances requested to Zoning Bylaw No. 900, 2014 are as follows:

- **Variance to Section 11.4.6, the height of a building in the CD-5: Gibraltar Bay zone from 8m to 9.6m**
- **Variance to Section 3.9.7 the maximum height of a building face over the maximum permitted in the zone from 2.5m to 3m (to permit a building face that is 11m tall)**

The Board will be meeting at 7:00 pm on Wednesday, January 17, 2018 at the View Royal Town Hall (located at 45 View Royal Avenue, Victoria, BC, V9B 1A6) to consider the subject application. If you have any representations to make, the Board would be pleased to consider them at that time. If you are unable to attend the meeting, written comments may be mailed, facsimiled, emailed, or hand delivered to the Town of View Royal. Written comments must be received by 3:00 pm on Wednesday, January 17, 2018. A copy of the application and related information may be inspected at the View Royal Town Hall, Monday to Friday between the hours of 8:30 am and 4:30 pm, Friday, January 5, 2018 until Wednesday, January 17, 2018.

Mail: 45 View Royal Avenue, Victoria, BC, V9B 1A6  
 Facsimile: 250-727-9551  
 E-mail: [planning@viewroyal.ca](mailto:planning@viewroyal.ca)

Dated the 5th day of January, 2018

James Davison, MCIP RPP  
 Planner

