



**AGENDA FOR THE MEETING OF THE BOARD OF VARIANCE  
TO BE HELD ON TUESDAY, 2015-AUGUST-25 AT 5:30PM IN THE BOARDROOM OF THE  
SERVICE AND RESOURCE CENTRE, LOCATED AT 411 DUNSMUIR STREET, NANAIMO, BC**

- 1. CALL TO ORDER**
- 2. ADOPTION OF MINUTES: 2015-JUL-16 BOV MEETING**
- 3. APPLICATIONS:**

**APPEAL NO:** BOV659

**Applicant:** Mr. Daniel Ryper and Ms. Tracy Ryper

**Civic Address:** 5261 Dewar Road

**Legal Description:** LOT 7, DISTRICT LOT 49, WELLINGTON DISTRICT, PLAN VIP82245

**Purpose:** The applicant is requesting to vary the provisions of Zoning Bylaw No. 4500 in order to permit the placement of a heat pump to the side of a single family dwelling.

**Zoning Regulations:** Single Dwelling Residential – R1. The applicant requests a variance to the City of Nanaimo "ZONING BYLAW 2011 NO. 4500":

*"Section 6.5.2 – Projections into Yards  
Where the principal use of the property is a single residential dwelling or duplex, heat pumps and central air conditioning units must be located to the rear of a principal building and shall not be closer than 4.5m from the side lot lines or closer than 3m from the rear property line"*

**Local Government Act:** The property is considered legal-conforming and, as such; Local Government Act, Section 911 - Non-conforming Uses and Siting, does not apply

- APPEAL NO:** BOV660
- Applicant:** Mr. John McLaughlin and Ms. Joan Sheehan
- Civic Address:** 5697 Oceanview Terrace
- Legal Description:** STRATA LOT A, DISTRICT LOT 40, WELLINGTON DISTRICT, STRATA PLAN VIS7103, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
- Purpose:** The applicant is requesting to vary the provisions of Zoning Bylaw No. 4500 in order to permit the placement of a heat pump within the flanking side yard, 2.84m from the flanking yard lot line. This represents a flanking setback variance of 1.16m.
- Zoning Regulations:** Duplex Residential – R4. The applicant requests a variance to the City of Nanaimo "ZONING BYLAW 2011 NO. 4500":  
  
*"Section 6.5.2 – Projections into Yards  
Where the principal use of the property is a single residential dwelling or duplex, heat pumps and central air conditioning units must be located to the rear of a principal building and shall not be closer than 4.5m from the side lot lines or closer than 3m from the rear property line"*
- Local Government Act:** The property is considered legal-conforming and, as such; Local Government Act, Section 911 - Non-conforming Uses and Siting, does not apply

4. **OTHER BUSINESS:**

5. **ADJOURNMENT**