



COMMUNITY DEVELOPMENT DEPARTMENT

**MINUTES OF THE MEETING
OF THE BOARD OF VARIANCE
HELD IN THE BOARDROOM, 455 WALLACE STREET, NANAIMO, BC
ON THURSDAY, 2014-JUL-17 COMMENCING AT 5:30 P.M.**

PRESENT: Members: Mr. Tim Wait - Chair
 Mr. Mark Dobbs
 Mr. Amarjit Minhas

 Regrets: Ms. Janet Cowling
 Mr. Allan Dick

 Staff: Mr. Dave Stewart, Planner, Planning & Design Section
 Ms. Tamera Rogers, Planning Asst., Planning & Design Section

1. CALL THE MEETING TO ORDER:

The regular meeting was called to order at 5:30 p.m.

2. ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the meetings of the Board of Variance held on Thursday, 2014-JUN-19 be adopted. The motion carried unanimously.

3. APPLICATIONS:

APPEAL NO: BOV00646

Applicant: Mr. Myles Parsons

Civic Address: 714 Bruce Avenue

Legal Description: LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 28690
 (PID 001-738-984)

Purpose: Zoning Bylaw No. 4500 stipulates that the Gross Floor Area of all accessory buildings on a lot shall not exceed 13% of the lot size, or a Gross Floor Area of 90m², whichever is lesser.

The applicant is requesting to vary the provisions of Zoning Bylaw No. 4500 in order to permit an accessory building with 94m² of Gross Floor Area. This represents a variance request of 4m².

Please note: This variance is in regard to the size of an accessory building only and does not vary the maximum allowable size for secondary suite. A modular home is permitted as an accessory building with a secondary suite, a mobile home is not.

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

"Section 6.6.6 - The Gross Floor Area of all accessory buildings on the lot shall not exceed 13% of the lot size or a Gross Floor Area of 90m², whichever is lesser."

Local Government Act: Non-conforming legislation does not apply to this variance request.

Discussion: Mr. Gerard Parsons and Mrs. Claudette Parsons were in attendance for the appeal.

Decision: It was moved and seconded that the variance request be **approved**. The motion carried unanimously.

The variance request was deemed to be a hardship.


4. **OTHER BUSINESS:**

5. **ADJOURNMENT:**

It was moved and seconded at 6:07 p.m. that the meeting terminate. The motion carried unanimously.



CHAIR
CERTIFIED CORRECT



DATE: