



**AGENDA FOR THE MEETING OF THE BOARD OF VARIANCE  
TO BE HELD ON TUESDAY, 2014-JUN-19 AT 5:30PM IN THE BOARDROOM,  
SERVICE AND RESOURCE CENTRE, 411 DUNSMUIR STREET, NANAIMO, BC**

1. **CALL TO ORDER**
2. **ADOPTION OF MINUTES: 2014-FEB-20 AND 2014-MAY-13 BOV MEETINGS**
3. **APPLICATIONS:**

**APPEAL NO:** **BOV00645**

**Applicant:** Mr. Leif Brooke on behalf of Mrs. Carole Brooke

**Civic Address:** 450 Renfrew Street

**Legal Description:** LOT 15, SECTION 1, NANAIMO DISTRICT, PLAN 1751

**Purpose:** Zoning Bylaw No. 4500 requires a side yard setback of 1.5m. The applicant is requesting to reconstruct an existing non-conforming accessory building 0.15m from the side property line, as noted on the attached survey. This represents a variance request of 1.35m.

**Zoning Regulations:** Single Dwelling Residential – R1. The applicant requests a variance to the City of Nanaimo "ZONING BYLAW 2011 NO. 4500":  
*“Section 7.5.1– Yard Requirements  
A side yard setback of 1.5m is required.”*

**Local Government Act:** The existing accessory building is considered legal non-conforming. Section 911 (9) and (10) of *the Local Government Act* states:

*“If the use and density of buildings and structures conform to a bylaw under this division...but the siting, size or dimensions of a building or structure constructed before the bylaw was adopted does not conform with the bylaw, ... the building or structure ... may be maintained, extended or altered ... only to the extent that the repair, extension or alteration would, when completed, involve no further contravention of the bylaw than that existing at the time the repair, extension or alteration was started”.*

4. **OTHER BUSINESS:**

5. **ADJOURNMENT**