



COMMUNITY SAFETY & DEVELOPMENT

AGENDA FOR THE MEETING OF THE BOARD OF VARIANCE TO BE HELD ON 2013-MAY-16 AT 5:30PM IN THE BOARDROOM, SERVICE AND RESOURCE CENTRE, 411 DUNSMUIR STREET, NANAIMO, BC

1. CALL TO ORDER
2. ADOPTION OF MINUTES: 2013-MAR-26 BOV MEETING
3. APPLICATIONS:

APPEAL NO: BOV00621

Applicant: Mr. Glen Hill (Nulab Design) on behalf of Mr. Thomas Kirk and Ms. Deborah Lassu

Civic Address: 5890 Waldbank Road

Legal Description: Lot 1, District Lots 40 and 47, Wellington District, PLAN 34409
PID 000-290-777

Purpose: The applicant is requesting to vary the provisions of Zoning Bylaw 4500 in order to permit the placement of **two** heat pumps to the side of a single residential dwelling. Zoning Bylaw 4500 requires a heat pump be located to the rear of a dwelling and a side yard setback of 4.5m from the side parcel line. The proposed heat pumps will both meet the required 4.5m setback; however, as they are located to the side of the dwelling and not to the rear of the dwelling, a variance is required.

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

"6. 5. 2 - Heat pumps and central air condition 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:** Discuss follow-up to Council direction concerning heat pumps.

5. ADJOURNMENT

/pm
ec:

Graham Trimmer, Engineering Development Technician
Kris Sillem, Manager, Subdivision Approvals / Deputy Approving Officer
Building Inspections Section