



COMMUNITY SAFETY & DEVELOPMENT

AGENDA FOR THE MEETING OF THE BOARD OF VARIANCE TO BE HELD ON 2013-FEB-21 AT 5:30PM IN THE BOARDROOM, SERVICE AND RESOURCE CENTRE, 411 DUNSMUIR STREET, NANAIMO, BC

1. CALL TO ORDER
2. ADOPTION OF MINUTES: 2013-JAN-17 BOV MEETING
3. APPLICATIONS:

APPEAL NO.: BOV617

Applicant: Mr. Leo Victor Katila

Civic address: 4320 Stonewood Place

Legal Description: LOT 18, DISTRICT LOT 17, WELLINGTON DISTRICT, PLAN VIP85484

Purpose: The required side yard setback is 1.5m. The applicant is requesting to vary the provisions of Zoning Bylaw No. 4500 in order to permit the placement of an existing accessory building (small shed) 0.7m from the side parcel line. This represents a side yard setback variance of 0.8m.

Zoning Regulations: Single Dwelling Residential – Small Lot (R2). 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 property is considered legal-conforming and, as such; Local Government Act, Section 911 - Non-conforming Uses and Siting, does not apply

APPEAL NO.: BOV618

Applicant: Mr. George Datoff (Datoff & Sons Building Ltd.) on behalf of Mr. Claudio and Mrs. Madonna Addis

Civic address: 5340 Cascara Drive

Legal Description: LOT 3, DISTRICT LOT 50, WELLINGTON DISTRICT, PLAN VIP88206

Purpose: The applicant is requesting to vary the provisions of Zoning Bylaw 4500 in order to permit the placement of a heat pump to the side of the 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 existing heat pump meets the required 4.5m setback; however, as it is located to the side of the dwelling and not to the rear of the dwelling, a variance is required.

Zoning Regulations: Steep Slope Residential - R10. 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.

APPEAL NO.: **BOV619**

Applicant: Mr. Glen and Mrs. Jennifer Gordon

Civic address: 5336 Cascara Drive

Legal Description: LOT 2, DISTRICT LOT 50, WELLINGTON DISTRICT, PLAN VIP88206

Purpose: The applicant is requesting to vary the provisions of Zoning Bylaw 4500 in order to permit the placement of a heat pump to the side of the single residential dwelling. Zoning Bylaw 4500 requires a heat pump to be located to the rear of a principal building and requires a side yard setback of 4.5m from the side parcel line. The proposed heat pump is located within in the required side yard and the proposed setback is 1.6m from the side parcel line. This represents a side yard setback variance of 2.9m.

Zoning Regulations: Steep Slope Residential - R10. 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. ADJOURNMENT

jc/pm

ec: *Graham Trimmer, Engineering Development Technician
Kris Sillem, Manager, Subdivision Approvals / Deputy Approving Officer
Kevin Bridges, Bylaw Officer
Building Inspections Section*