



COMMUNITY SAFETY & DEVELOPMENT

AGENDA FOR THE MEETING OF THE BOARD OF VARIANCE TO BE HELD ON 2012-FEB-16 AT 7PM IN THE BOARDROOM, CITY HALL, 455 WALLACE STREET, NANAIMO, BC

1. CALL TO ORDER
2. ADOPTION OF MINUTES: 2012-JAN-19
3. APPLICATIONS:

APPEAL NO.: BOV578

Applicant: Mr. Charanjit S. Manhas

Civic address: 5381 Jacobs Lane

Legal Description: LOT 6, DISTRICT LOT 49, WELLINGTON DISTRICT, PLAN 25430

Purpose: The request of the applicant is to increase the maximum height of a retaining wall in a side yard from 2.4 metres to 6 metres, as shown on Cross Section 'B' as provided by the engineer, in order to permit the construction of a retaining wall and single family dwelling. This represents a side yard fence height variance of 3.6 metres.

Zoning Bylaw: Single Dwelling Residential – R1. The applicant requests a variance to the "CITY OF NANAIMO ZONING BYLAW 2011 NO. 4500":

"6.10.2 – Fence Height – The height of a fence shall not exceed 2.4 metres in a side yard."

"Retaining Wall – means a wall erected to hold back water, or support a bank of earth, and which is considered a fence for the purpose of regulating height"

APPEAL NO.: BOV588

Applicant: Mr. Rob Turgeon on behalf of Mr. Jaco Kruger and Ms. Huajin Cui.

Civic address: 3134 Robin Hood Drive

Legal Description: LOT 7, SECTION 9, WELLINGTON DISTRICT, PLAN 29032

Purpose: The request of the applicant is to reduce the required rear yard setback from 7.5 metres to 1.7 metres in order permit an addition to an existing single family dwelling. This represents a rear yard variance of 5.8 metres.

Please note: at its meeting held 1992-JUL-03, the Board of Variance approved a rear yard setback to 4.8 metres in order to permit construction of the now existing single family dwelling.

Please note: at its meeting held 2011-DEC-15, the Board of Variance deferred this application until further information regarding the project could be provided by the applicant. This information has now been received.

Zoning Bylaw: Single Dwelling Residential – R1. The applicant requests a variance to the “CITY OF NANAIMO ZONING BYLAW 2011 NO. 4500”:

“7.5.1 – Siting of Buildings – a principle building must be setback a minimum distance of 7.5 metres from the rear lot line.”

The City of Nanaimo Board of Variance has been established in accordance with Section 899 of the *Local Government Act*.

4. ADJOURNMENT

/pm
ec:

*Building Inspection Division
Randy Churchill, Manager, Bylaw Regulation & Security, Bylaw Services Section
Thomas Knight, Manager, Current Planning Section
Nancy Peterson, Real Estate Technician, Real Estate Section
David Stewart, Planner, Current Planning Section
Cam Scott, E-Government / Communications Officer*

G:\Devplan\Files\Admin\0360\20\BO1\Agendas\2012\2012-FEB-16