



COMMUNITY SAFETY & DEVELOPMENT

**MINUTES OF THE MEETING
OF THE BOARD OF VARIANCE
HELD IN THE BOARDROOM, 455 WALLACE STREET, NANAIMO, BC
ON THURSDAY, 2011-OCT-20 COMMENCING AT 7:00 P.M.**

PRESENT: Members: Mr. Lars Apland - Chair
 Mr. Amarjit Minhas
 Ms. Janet Cowling

 Staff: Mr. Dave Pady, Planning Assistant, Planning Section, CSD
 Ms. Penny Masse, Planning Clerk, Planning Section, CSD

 Regrets: Mr. Allan Dick
 Mr. Jim Galloway

1. CALL THE MEETING TO ORDER:

The regular meeting was called to order at 6:59 p.m.

2. ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the meeting of the Board of Variance held in the Boardroom, 455 Wallace Street, Nanaimo, BC on Thursday, 2011-SEP-15 be adopted as circulated. The motion carried unanimously.

3. APPLICATIONS:

APPEAL NO.: BOV585

Applicant: Mr. Randy Brown

Civic Address: 5133 Owlstone Place

Legal Description: LOT 12, DISTRICT LOT 50, WELLINGTON DISTRICT, PLAN VIP84702

Purpose: The applicant is requesting to reduce the required setback between an existing single family dwelling and a detached secondary suite from 3 metres to 2.07 metres, as shown in the survey provided, in order to permit the construction of a detached secondary suite within an existing accessory building. This represents a secondary suite setback variance of 0.93 metres.

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

“6.6.2 – Accessory Uses – Buildings and Structures

Where the accessory building contains a secondary suite, the accessory building shall not be closer than 3m to a principal building, as measured between the foundations of each.”

LGA: N/A

Discussion: Mr. Randy Brown appeared in support of the variance application. A letter of opposition was received from Ms. Ann Marie Kelly (5046 Tiffany Place); points contained therein were acknowledged by the Board in its deliberation.

Decision: It was moved and seconded that the variance application be approved as presented. The motion carried unanimously.

APPEAL NO.: **BOV586**

Applicant: **Mr. Mel Stangeland and Mrs. Theresa Stangeland**

Civic Address: **188 Cross Bow Drive**

Legal Description: **LOT 4, SECTION 15A, WELLINGTON DISTRICT, PLAN 32662**

Purpose: The applicant is requesting to reduce the required rear yard setback from 1.5 metres to 0 metres and a flanking side yard setback from 4 metres to 0 metres, as shown in the survey provided, for an accessory structure which functions as a horizontal deck extension over a sloping yard. This represents a rear yard variance of 1.5 metres and a flanking side yard variance of 4 metres.

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

“6.6.3 – Accessory Uses – Buildings and Structures

Accessory buildings and structures shall be subject to the rear yard setback requires....a 1.5m setback is required.”

“7.5.1 – Siting of buildings

A flanking side yard setback of 4 metres must be provided.”

LGA: N/A

Discussion: Mr. Mel Stangeland appeared in support of the variance application. Mr. Craig Cookman (198 Cross Bow Drive) appeared in support of the application with the provision that some form of setback exists on the property lines.

Decision: It was moved and seconded that the variance application be denied as presented. The motion carried unanimously.

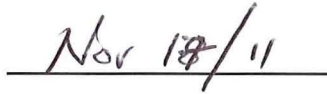
4. **OTHER BUSINESS:**

5. **ADJOURNMENT:**

It was moved and seconded at 7:33 p.m. that the meeting terminate. The motion carried unanimously.



CHAIR
CERTIFIED CORRECT



DATE: