

**BOARD OF VARIANCE MEETING
TO BE HELD IN THE BOARD ROOM OF CITY HALL,
THURSDAY, January 15th, 2009 AT 7:00 P.M.,
455 WALLACE STREET, NANAIMO, B.C.**

AGENDA

1. Adoption of Minutes of the Board of Variance Meeting held 2008-November 20th.

2. **APPEAL:** **BOV00478**

APPLICANT: **Barbara Glen**

LOCATION: **Legal Description:** LOT 14, SECTION 18,
RANGE 6, MOUNTAIN DISTRICT, PLAN VIP79784
Civic Address: **2088 Mountain Vista Drive**

PURPOSE: The applicant is requesting that the required side yard setback, as shown in the provided survey, be varied from 1.5 metres (4.92 feet) to 1.0 metres (3.28 feet) in order to permit, a single family dwelling under construction. This represents a variance of .5 metres (1.64 feet)

ZONING REGULATIONS:

This property is included in the Steep Slope Residential Zone – (RS-7) and the appeal seeks to vary the following provisions of the “City of Nanaimo Zoning Bylaw 4000”:

“Section 6.7.7.2– Yard Requirements

Side yards of not less than 1.5 metres (4.9 feet) for each side yard shall be provided.

3. **APPEAL:** **BOV00479**

APPLICANT: **Jack Anderson**

LOCATION: **Legal Description:** LOT 19, BLOCK 4,
SECTION 1, NANAIMO DISTRICT, PLAN 584
Civic address: **106 Fry Street**

PURPOSE: The applicant is requesting the following variances:

- 1. That the required side yard setback, as shown in the provided survey, be varied from 6 metres (19.68 feet) to 0.5 metres (1.64 feet) in order to permit the construction of a canopy on an existing warehouse which is non-conforming as to siting and lot coverage. This represents a side yard variance of 5.5 metres (18.04 feet)
- 2. That the required lot coverage, as shown in the provided survey be varied from 50% - 404 square metres (4,348.6 square feet) to 72.7 - % 587 square metres (6,318.4 square feet), in order to permit the construction of a canopy on an existing warehouse which is non-conforming as to siting and lot coverage. This represents a lot coverage variance of 22.7% - 183 square metres (1,969.8 square feet)

ZONING REGULATIONS:

This property is included in the Light Industrial Residential Zone – (I-2) and the appeal seeks to vary the following provisions of the “City of Nanaimo Zoning Bylaw 4000”:

*“Section 11.2.5.2 – Yard Requirements
A side yard shall be provided of not less than 6 metres (19.69 feet) in width for 1 side yard and 0 metres for the other.*

*“Section 11.2.4 - Lot Coverage
The maximum lot coverage shall not exceed 50% of the lot area.*

- 4. **APPEAL:** **BOV00480**
- APPLICANT:** **Roy Davies**
- LOCATION:** **Legal Description:** LOT 1, DISTRICT LOT 55,
WELLINGTON DISTRICT, PLAN VIP79560
Civic Address: **4520 Sheridan Ridge Road**

PURPOSE: The applicant is requesting that the maximum height of a single family dwelling, as shown in the provided survey, be increased from 8.25 metres (27.06 feet) to 8.32 metres (27.29 feet) in order to permit a single family dwelling under construction. This represents a variance of 0.07 metres (0.23 feet).

ZONING REGULATIONS:

This property is included in the Steep Slope Residential Zone – (RS-7) and the appeal seeks to vary the following provisions of the “City of Nanaimo Zoning Bylaw 4000”:

"Section 6.7.8.1 - Height of Buildings

The height of a principal building shall not exceed the maximum height shown in the following table:

<i>Roof Pitch</i>	<i>Maximum Height</i>
<i>A flat roof (< than 4:12)</i>	<i>6.71 metres (22 feet)</i>
<i>A sloped roof (≥ 4:12)*</i>	<i>8.25 metres (27.06 feet)</i>

** for an area of at least 80% of all roof surfaces measured in plan view.*

Attachments to each appeal include:

- application form
- certificate of title
- letter from applicant
- detailed plans
- list of properties notified

pc D. Lindsay, Manager, Planning Division, DSD
C. Nesselbeck, Acting Manager, Property Services, DSD
R. Topliffe, Supervisor, Building Inspection Division, DSD
G. Trimmer, Engineering Liaison/Support Technician, Engineering &
Environmental Division, DSD
D. Stewart, Planner, DSD
ec C. Scott, Communications Officer
J. Holm, Subdivision Planner, DSD
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