

**BOARD OF VARIANCE MEETING
TO BE HELD IN THE BOARD ROOM OF CITY HALL,
THURSDAY, FEBRUARY 15th, 2007 AT 7:00 P.M.,
455 WALLACE STREET, NANAIMO, B.C.**

AGENDA

1. Adoption of Minutes of the Board of Variance Meeting held 2007-January-18th
2. **APPEAL:** **BOV00369**

APPLICANT: **Michele Hawes and Devon Hawes**

LOCATION: **Legal Description:** LOT 5, SECTIONS 10 AND 11,
RANGE 8, MOUNTAIN DISTRICT, PLAN 1527
Civic address: 210 Calder Road

PURPOSE: The applicant is requesting that the maximum gross floor area of all accessory buildings and structures on a lot be increased from 70 square metres (753.5 square feet) to 163 square metres (1754 square feet) in order to construct an accessory building. This represents a variance of 93 square metres (1000.5 square feet).

Please note: the applicant previously applied to the Board of Variance requesting that:

1. the maximum height of an accessory building be increased from 4.5 metres (14.76 feet) to 5.11 metres (16.77 feet)
2. the maximum size of an accessory building be increased from 70 square metres (753.5 square feet) to 101.05 square metres (1087.75 square feet) in order to construct an accessory building.

The variance was granted at the meeting held on 2006-September-21st.

ZONING REGULATIONS:

This property is included in the Single Family Residential (Large Lot) Zone (RS-2) and the appeal seeks to vary the following provisions of the "City of Nanaimo Zoning Bylaw 4000":

"Section 5.5.5-Accessory Buildings and Structures

The sume total of all accessory buildings on a lot zoned single family residential, RM-1, RM-2, RM-9 or RM-11 shall not exceed a gross floor area of 70 square metres (753.5 square feet). For the purpose of this subsection, the calculation of gross floor area shall include an accessory building (or portion thereof) used for parking purposes.

"Section 6.1.6.4-Yard Requirements

A rear yard of not less than 1.5 metres (4.92 feet) shall be provided for an accessory building.

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, Planner, DSD

P:\PROSPERO\PLANNING\BOARDVAR\Agendas_Minutes\2007\Agenda