

**BOARD OF VARIANCE MEETING
TO BE HELD IN THE BOARD ROOM OF CITY HALL,
THURSDAY, JANUARY 18TH, 2007 AT 7:00 P.M.,
455 WALLACE STREET, NANAIMO, B.C.**

AGENDA

1. Adoption of Minutes of the Board of Variance Meeting held 2006-December-19th

2. **APPEAL: BOV00366**

APPLICANT: P.J. & R Holdings Ltd

LOCATION: Legal Description: LOT 6, SECTION 2, RANGE 7, NANAIMO DISTRICT, PLAN VIP81888
Civic Address: 678 Howard Avenue

PURPOSE: The applicant is requesting that the side yard setback be reduced from 4 metres (13.12 feet) to 2.33 metres (7.64 feet) in order to construct a single family dwelling. This represents a variance of 1.67 metres (5.48 feet).

ZONING REGULATIONS:

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

"Section 6.2.6.2- Yard Requirements

Side yards of not less than 1.5 metres (4.92 feet) for each side yard shall be provided. In the case of a corner lot the side yard adjoining the flanking street shall not be less than 4 metres (13.12 feet)"

3. **APPEAL: BOV00367**

APPLICANT: Gary Michael Milne

LOCATION: **Legal Description:** LOT 53, DISTRICT LOT 40,
WELLINGTON DISTRICT, PLAN 28036
Civic Address: 5850 Broadway Road

PURPOSE: The applicant is requesting that the maximum height of a fence in the front yard be increased from 1.2 metres (3.94 feet) to 2.4 metres (7.87 feet). This represents a variance of 1.2 metres (3.93 feet).

ZONING REGULATIONS:

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

"Section 6.2.9.1 – Height of Fences

The height of a fence shall not exceed 1.2 metres (3.94 feet) in a front yard."

4. APPEAL: **BOV00368**

APPLICANT: **Robert Marshall McPherson**

LOCATION: Legal Description: LOT 23 SECTION 20
RANGE 4 MOUNTAIN DISTRICT PLAN
VIP81898
Civic Address: 3490 Monterey Drive

PURPOSE: The applicant is requesting that the major road flanking side yard setback be reduced from 7.5 metres (24.6 feet) to 5.79 metres (19 feet) metres in order to construct a single family dwelling. This represents a variance of 1.71 metres (5.61 feet).

ZONING REGULATIONS:

This property is included in the Single Family Residential Zone (RS-1) and the appeal seeks to vary the following provisions of the "City of Nanaimo Zoning Bylaw 4000":

"Section 5.2.1.2. - Location and Siting of Buildings to Major Roads

Principal or accessory buildings or structures shall not be closed than... 7.5 metres (24.6 feet) from a property line that abuts established urban arterials, urban collector roads, and provincial highways, as designated

by the City of Nanaimo Official Community Plan, when dedication has occurred to achieve the required right-of-way width.

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
ec J. Carvalho, Planner, DSD
 J. Holm, Subdivision Planner, DSD
 C. Scott, Communications Officer
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