

CITY OF NANAIMO

BOARD OF VARIANCE

**MINUTES OF THE MEETING OF THE BOARD OF VARIANCE
HELD ON THURSDAY, 2005-DECEMBER-15th, IN THE BOARD ROOM,
CITY HALL, 455 WALLACE STREET, NANAIMO, BC**

PRESENT: Roger Richer, Chairperson
Patricia Portsmouth
Dan Hooper

STAFF: David Stewart

1. CALL TO ORDER:

The meeting was called to order at 7:04 p.m.

2. APPEAL: BOV00289

APPLICANT: Charanjit Singh Chahal

LOCATION: **Legal Description:** LOT 2, DISTRICT LOT 25G,
WELLINGTON DISTRICT, PLAN VIP78635
Civic Address: 6082 McGirr Road

PURPOSE: The applicant is requesting that the maximum allowable height of a principle dwelling be increased from 8.25 metres (27.06 feet) to 8.46 metres (27.76 feet) for a single family dwelling under construction. This represents a height variance of 0.21 metres (0.70 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 6.1.7.1 – Height Requirements

The height of a principle 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 surface measured*

Mr. Charanjit Chahal (6082 McGirr Road) appeared in support of the appeal.

Mr. Ralph Topliffe (City of Nanaimo, Building Supervisor) submitted a letter for informational purposes regarding the appeal.

MOVED by Patricia Portsmouth, SECONDED by Dan Hooper, that the appeal be **granted.**

3. APPEAL: BOV00290

LOCATION: **Legal Description:** LOT 1, SECTION 12,
WELLINGTON DISTRICT, PLAN 24603
Civic Address: #18- 6245 Metral Drive

ZONING REGULATIONS:

This property is included in the Mobile Home Park Subdivision Zone (RM-8) and the appeal seeks to vary the following provisions of the “City of Nanaimo Zoning Bylaw 4000”:

“Section 7.8.6.2 – Yard Requirements- Individual Mobile Home Lot
A front yard of not less than 4.5 metres (14.76 feet) shall be provided”

Mr. Knud Jorgenson (18- 6245 Metral Drive) and Mrs. Cathy Corbin (1812 Meghan Place) appeared in support of this appeal.

MOVED by Dan Hooper, SECONDED by Patricia Portsmouth, that the appeal be **granted**, subject to a building permit being issued within 3 months (2006-March-15th)

CARRIED

10. **ADJOURNMENT**

MOVED by Dan Hooper, SECONDED by Patricia Portsmouth, that the meeting be adjourned at 7:14 p.m.

CARRIED.

Roger Richer
Chairperson, Board of Variance

Dave Stewart
Secretary, Board of Variance

ec Planning and Development Department
Building Inspection Department
Bylaw Services Department
Cam Scott, Communications Officer
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