

**BOARD OF VARIANCE MEETING  
TO BE HELD IN THE BOARD ROOM OF CITY HALL,  
THURSDAY, APRIL 21<sup>ST</sup>, 2005 AT 7:00 P.M.,  
455 WALLACE STREET, NANAIMO, B.C.**

**AGENDA**

1. Adoption of Minutes of the Board of Variance Meeting held 2005-March -17<sup>th</sup>

2. **APPEAL:** **BOV00236**

**APPLICANT:** **Wilglo Development Corporation**

**LOCATION:** **Legal Description:** LOT 14, DISTRICT LOT 54,  
PLAN VIP75553  
**Civic Address: 4969 Ney Drive**

**PURPOSE:** The applicant is requesting that the front yard setback be reduced from 6 metres (19.69 feet) to 5.55 metres (18.21), for a single family dwelling under construction. This represents a variance of 0.45 metres (1.48 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 6.1.6.1- Yard Requirements

*A front yard of not less than 6 metres (19.69 feet) shall be provided"*

3. **APPEAL:** **BOV00237**

**APPLICANT:** **Karen Grey**

**LOCATION:** **Legal Description:** LOT 7, DISTRICT LOT 50,  
WELLINGTON DISTRICT, PLAN VIP77213  
**Civic Address: 5523 Cliffside Drive**

**PURPOSE:** The applicant is requesting that the maximum height of a principle dwelling be increased from 8.25 metres (27.06 feet) to 8.31 metres (27.26 feet), for a single family dwelling under construction. This represents a height variance of 0.06 metres (0.20 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 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 (&lt; 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."*

4. **APPEAL:** **BOV00238**
- APPLICANT:** **Dr. Richard Lorne Goodall, Dr. D. L. Harkness & Dr. Johan du Preez**
- LOCATION:** **Legal Description:** LOT 1, BLOCK 45, SECTION 1, NANAIMO DISTRICT, PLAN 584  
**Civic Address: 512 Campbell Street**

**PURPOSE:** The applicant is requesting that the maximum height of an interior side yard fence be increased from 1.8 metres (5.9 feet) to 2.13 metres (7 feet). This represents a variance of 0.33 metres (1.1 feet).

**ZONING REGULATIONS:**

*This property is included in the Old City Mixed Multiple Family/Commercial Zone (C-17) and the appeal seeks to vary the following provisions of the "City of Nanaimo Zoning Bylaw 4000":*

*"Section 9.17.9.2- Height of Fences*

*The height of a fence shall not exceed 1.8 metres (5.9 feet) in any side or rear yard"*

5. **APPEAL:** **BOV00239**
- APPLICANT:** **Bradely Harley**
- LOCATION:** **Legal Description:** SECTION C OF LOT 2, BLOCK W. SECTION 1, NANAIMO DISTRICT, PLAN 584  
**Civic Address: 459 Kennedy Street**

**PURPOSE:** The applicant is requesting that the rear yard setback be reduced from 7.5 metres (19.69 feet) to 3.03 metres (9.94 feet). This represents a variance of 4.47 metres (14.66 metres).

**ZONING REGULATIONS:**

*This property is included in the Old City Single Family/Duplex Zone (RM-11) and the appeal seeks to vary the following provisions of the "City of Nanaimo Zoning Bylaw 4000":*

*"Section 7.11.6.3- Yard Requirements*

*A rear yard of not less than 7.5 metres (24.6 feet) in depth shall be provided for a principal building"*

Attachments to each appeal include:

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

pc      B.N. Mehaffey, General Manager, Development Services Department  
         D. Lindsay, Manager, Planning Division, DSD  
         M. Pilcher, Subdivision Technician, 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  
         J. Holm, Planner, DSD  
         J. Carvalho, Planner, DSD  
         C. Scott, Communications Officer  
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