

**CITY OF NANAIMO**

**BOARD OF VARIANCE**

**MINUTES OF THE MEETING OF THE BOARD OF VARIANCE  
HELD ON THURSDAY, 2005-MARCH -17<sup>TH</sup>, IN THE BOARD ROOM,  
CITY HALL, 455 WALLACE STREET, NANAIMO, BC**

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**PRESENT:** Roger Richer, Chairperson  
Patricia Portsmouth  
Dan Hooper  
Jerome Howell  
Joy Cameron

**STAFF:** Maureen Pilcher  
David Stewart

**1. CALL TO ORDER:**

The meeting was called to order at 7:05 p.m.

**2. MINUTES**

MOVED by Patricia Portsmouth, SECONDED by Jerome Howell, that the minutes of the meeting held 2005-February-17<sup>th</sup> be adopted as circulated.

CARRIED

**3. APPEAL: BOV00231**

**APPLICANT: Jasbir Manhas**

**LOCATION:** **Legal Description:** LOT 8 DISTRICT LOT 40  
WELLINGTON DISTRICT PLAN VIP76305  
**Civic Address:** **5623 Muggies Way**

**PURPOSE:** The applicant is requesting that the front yard setback be reduced from 6 metres (19.69 feet) to 5.9 metres (19.36), for a single family dwelling under construction. This represents a variance of 0.10 metres (0.33 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"*

Mrs. Jasbir Manhas (6056 Breonna Drive) appeared in support of this appeal

MOVED by Jerome Howell, SECONDED by Dan Hooper, that the appeal be **granted**, subject to a building permit being issued within three months (2005-June-17<sup>th</sup>)

**4. APPEAL:** BOV00232

**APPLICANT:** Richard Wilmer & Christina McCullough

**LOCATION:** **Legal Description:** LOT E, DISTRICT LOT 31,  
WELLINGTON DISTRICT, PLAN 48719  
**Civic Address:** 3321 Arrowsmith Road

This property is included in the Rural Agricultural/ Residential Zone (A-1) and the appeal seeks to vary the following provisions of the “City of Nanaimo Zoning Bylaw 4000”:

*The height of a building or structure used for dwelling purposes shall not exceed 9 metres (29.53 feet)."*

Mr. Richard Wilmer and Ms. Christina McCullough appeared in support of this appeal

MOVED by Dan Hooper, **SECONDED** by Jerome Howell, that the appeal be **granted**, subject to a building permit being issued within three months (2005-June-17<sup>th</sup>)

5. **APPEAL:** BOV00233

**APPLICANT:** Barbara J. Malcomson



“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.”*

**DISCUSSION**

Mr. Cameron Mehrassa appeared in support of the appeal.

**DECISION**

MOVED by Joy Cameron, SECONDED by Jerome Howell, that the appeal be **granted.**

Patricia Portsmouth requested that her opposition to this motion be noted

**7. ADJOURNMENT**

MOVED by Patricia Portsmouth, SECONDED by Jerome Howell, that the meeting be adjourned at 7:45 p.m.

CARRIED.

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Roger Richer  
Chairperson, Board of Variance

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Dave Stewart  
Secretary, Board of Variance

ec Planning and Development Department  
Building Inspection Department  
Bylaw Services Department  
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