

**BOARD OF VARIANCE MEETING  
TO BE HELD IN THE BOARD ROOM OF CITY HALL,  
THURSDAY, JANUARY-20<sup>TH</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 2004-December-16<sup>th</sup>

2. **APPEAL:** **BOV00225**

**APPLICANT:** **Green Trader Enterprises**

**LOCATION:** **Legal Description:** LOT 29, SECTION 15 AND 16,  
CRANBERRY DISTRICT, PLAN 77863  
**Civic Address:** **65 Ranchview Drive**

**PURPOSE:** The applicant is requesting that the maximum height of a principal dwelling, as measured from curb level, be increased from 5 metres (16.4 feet) to 7 metres (22.97 feet), in order to construct a single family dwelling. This represents a height variance of 2 metres (6.56 feet).

**ZONING REGULATIONS:**

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

*"Section 6.2.7.3 – Height of Buildings*

*Notwithstanding Subsection 6.2.7.1 and 6.2.7.2, on lots less than 1,666.66 square metres (17,940.36 square feet) the height of a principal dwelling may also be measured from curb level of the highest street abutting the property as outlined in the following table:*

<i>Roof Pitch</i>	<i>Maximum Height</i>
<i>A flat roof (&lt; 4:12)</i>	<i>3 metres (9.84 feet)</i>
<i>A sloped roof (≥ 4:12)*</i>	<i>5 metres (16.4 feet)</i>

*\*for an area of at least 80% of all roof surfaces measured in plan view."*

3. **APPEAL:** **BOV00226**

**APPLICANT:** **Gurdial Kaur Janjua**

**LOCATION:** **Legal Description:** LOT 1, SECTION 1, NANAIMO  
DISTRICT, PLAN VIP63361  
**Civic Address:** **640 Howard Avenue**

**PURPOSE:** The applicant is requesting that the maximum height of a principal dwelling be increased from 8.25 metres (27.06 feet) to 8.32 metres (27.29 feet), for a single family dwelling under construction. This represents a height variance of 0.07 metres (0.23 feet).

**ZONING REGULATIONS:**

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

*"Section 6.2.7.1 – 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; 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 surfaces measured in plain view*

**4. APPEAL: BOV00227**

**APPLICANT: Felix and Rose Cassidy**

**LOCATION: Legal Description:** THE SOUTH 141.43 FEET OF SECTION 24, RANGE 18, OF SECTION 20, RANGE 4, CRANBERRY DISTRICT, PLAN 1332  
**Civic Address: 1359 Cranberry Avenue**

**PURPOSE:** The applicant is requesting that the Board of Variance permit a structural addition to a mobile home pad, which is non-conforming as to use, in order to replace a single wide mobile home with a double wide.

**ZONING REGULATIONS:**

This property is zoned Single Family Residential (RS-1) and the appeal seeks to vary the following provisions of the Local Government Act:

*"Section 9.11. - Non-conforming Uses and Siting*

*(5) A structural alteration or addition, except one that is required by an enactment or permitted by a board of variance under section 901(2), must not be made in or to a building or structure while the non-conforming use is continued in all or any part of it."*

