

**CITY OF NANAIMO**

**BOARD OF VARIANCE**

**MINUTES OF THE MEETING OF THE BOARD OF VARIANCE  
HELD ON THURSDAY, 2003-MARCH-20<sup>TH</sup>, IN THE BOARD ROOM, CITY  
HALL, 455 WALLACE STREET, NANAIMO, BC**

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

**STAFF:** Chris Sholberg

**1. CALL TO ORDER:**

The meeting was called to order at 7:00 p.m.

**2. APPEAL: BOV00124**

**APPLICANT: Petroglyph Industrial Park (Parampal Bhangoo)**

**LOCATION: Legal Description:** Lot 9, Section 10, Range 7,  
Mountain District, Plan VIP74129  
**Civic Address: 355 Weaver Road**

**PURPOSE:** The applicant is requesting that the height requirement be increased from 8.25 metres (27.06 feet) to 9.51 metres (31.20 feet) in order to construct a single dwelling unit. This represents a variance of 1.26 metres (4.13 feet).

**ZONING REGULATIONS:**

This property is zoned Single Family Residential (Large Lot) Zone (RS-2) and the appeal seeks to vary the following provisions of "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 sloped roof (&gt; than 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. Parampal Bhangoo and Mr. William Lawson appeared in support of this appeal.

### **DECISION**

MOVED by Joy Cameron SECONDED by Jerome Howell, that this appeal be **granted**, subject to a building permit being issued within three months (2003-June-20<sup>th</sup>).

CARRIED.

**3. APPEAL: BOV00125**

**APPLICANT: George Stenning and Elaine Parmenter**

**LOCATION: Legal Description:** Lot 3, Block B, Section 20, Range 8, Mountain District, and of Section 1, Nanaimo District, Plan 7350  
**Civic Address: 2545 Departure Bay Road**

**PURPOSE:** The applicant is requesting that the maximum size of an accessory building be increased from 70 square metres (753 square feet) to 91 square metres (980 square feet) in order to construct an addition to an existing accessory building. This represents a variance of 21 square metres (226 square feet).

### **ZONING REGULATIONS:**

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

*"Section 5.5.5 – Accessory Buildings and Structures*

*The sum total of all accessory buildings on a lot zoned single family residential shall not exceed a gross floor area of 70 square metres (753.5 square feet)."*

#### **DISCUSSION**

Ms. Elaine Parmenter appeared in support of this appeal.

#### **DECISION**

MOVED by Jerome Howell, SECONDED by Dan Hooper, that this appeal be **granted**, subject to a building permit being issued within three months (2003-June-20<sup>th</sup>).

CARRIED.

- 4. APPEAL:** **BOV00126**
- APPLICANT:** **Guy and Josephine Doiron (Dan Rosichuk)**
- LOCATION:** **Legal Description:** Lot 50, Section 9, Range 8  
Mountain District, Plan 29452  
**Civic Address:** **379 Douglas Place**

**PURPOSE:** The applicant is requesting that the height requirement be increased from 8.25 metres (27.06 feet) to 9.65 metres (31.66 feet) in order to construct a slope pitched roof. This represents a variance of 1.4 metres (4.59 feet).

#### **ZONING REGULATIONS:**

This property is zoned Single Family Residential (Large Lot) Zone (RS-2) and the appeal seeks to vary the following provisions of "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 sloped roof (&gt; than 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. Dan Rosichuk and Mr. Guy Doiron appeared in support of this appeal.

**DECISION**

MOVED by Dan Hooper, SECONDED by Jerome Howell, that this appeal be **granted**, subject to a building permit being issued within three months (2003-June-20<sup>th</sup>).

CARRIED.

**5. APPEAL: BOV00127**

**APPLICANT: Wayde Heckford and Nancy Klensch**

**LOCATION: Legal Description:** LOT 41, SECTION 1,  
NANAIMO DISTRICT, PLAN 22763  
**Civic Address:** 710 Homestead Trail

**PURPOSE:** The applicant is requesting that the height requirement be increased from 4.5 metres (14.76 feet) to 5.2 metres (17.06 feet) for a recently constructed accessory building. This represents a variance of .7 metres (2.30 feet).

**ZONING REGULATIONS:**

This property is zoned Single Family Mobile Home Residential Zone (RS-3) and the appeal seeks to vary the following provisions of "City of Nanaimo Zoning Bylaw 4000":

*"Section 6.3.7.1 –Height of Buildings*

*The height of an accessory building shall not exceed 4.5 metres (14.76 feet)."*

**DISCUSSION**

Mr. Wayde Heckford appeared in support of this appeal.

**DECISION**

MOVED by Joy Cameron, SECONDED by Dan Hooper, that this appeal be **granted**, subject to a building permit being issued within three months (2003-June-20<sup>th</sup>).

CARRIED.

**6. MINUTES**

MOVED by Dan Hooper, SECONDED by Jerome Howell that the minutes of the meeting held 2003-February-20<sup>th</sup> be adopted as circulated.  
CARRIED

7. **ADJOURNMENT**

MOVED by Joy Cameron SECONDED by Dan Hooper that the meeting be adjourned at 7:19 p.m.

CARRIED.

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Roger Richer,  
Chairperson, Board of Variance

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Maureen Pilcher,  
Secretary, Board of Variance

pc B.N. Mehaffey, General Manager, Development Services Department  
D. Lindsay, Manager, Planning Division, Development Services Department  
C. Sholberg, Land Use Regulations Planner, Development Services Department  
T. Seward, Manager, Building Inspection Division,  
R. Topliffe, Building Inspection Division  
T. Neil, Engineering Division, Development Services Department.

<g/devplan/files/legis/3720/bovmarch2003>