

MINUTES
BOARD OF VARIANCE MEETING
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2019-APR-18 AT 5:30 P.M.

PRESENT: Members: Bob Irwin, Chair
 Allan Dick
 Kenn Hample
 Jessica Kaman
 Ron Nadeau

 Staff: Caleb Horn, Planning Assistant (Recording Secretary)

1. CALL THE BOARD OF VARIANCE COMMITTEE MEETING TO ORDER:

The Open Board of Variance Meeting was called to order at 5:30 p.m.

2. ADOPTION OF AGENDA:

 It was moved and seconded that the Agenda be adopted. The motion carried unanimously.

3. ADOPTION OF MINUTES:

 It was moved and seconded that the Minutes of the Board of Variance Meeting held 2019-MAR-21, Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

a. Board of Variance Application No. BOV716 – 924 Cassandra Place

- Mr. Bob Irwin read the application requesting to vary the provisions of “City of Nanaimo Zoning Bylaw 2011 No. 4500” to allow a rear yard setback of 7.05m in order to legalize the siting of an existing solarium, and allow a side yard setback of 1.24m in order to construct an open deck that will accommodate a wheelchair ramp on the west side of the existing single residential dwelling.
- Mr. Gerald Wayne Brown and Ms. Christine Dilys Maxwell, the applicants, spoke to the rationale for the application. The existing solarium was constructed by a previous property owner. The open deck will accommodate a wheelchair ramp along the west side of the house.
- Mr. Kenn Hample asked if a wheelchair ramp could be located on the east side of the house.
 - Mr. Brown answered that the easiest access is on the west side of the house and that there is a substantial drop on the other side.
- Ms. Jessica Kaman asked if the existing deck on the property will be replaced.

- Mr. Brown answered that the existing deck is non-conforming and will be replaced entirely by the new deck.
- The Board discussed the requested variance and demonstration of undue hardship.

It was moved and seconded that application BOV716 for 924 Cassandra Place to vary the provisions of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” to a) reduce the rear yard setback from 7.5m to 7.05m in order to legalize the siting of an existing solarium, and b) reduce the side yard setback from 1.5m to 1.24m in order to construct an open deck on the west side of the existing single residential dwelling be approved. The motion carried unanimously.

b. Board of Variance Application No. BOV717 – 64 Captain Morgans Boulevard

- Mr. Bob Irwin read the application requesting to vary the provisions of “City of Nanaimo Zoning Bylaw 2011 No. 4500” to allow a front yard setback of 5.69m in order to reconstruct an existing non-conforming single residential dwelling.
- Mr. Keene Anderson, the applicant, spoke to the rationale for the application. The existing non-conforming single residential dwelling is being reconstructed and will utilize the existing foundation.
- Ms. Kaman asked if the new structure will be the same height.
 - Mr. Anderson answered that the new structure will have a different roofline with increased height.
- The Board discussed the requested variance and the demonstration of undue hardship.

It was moved and seconded that application BOV717 for 64 Captain Morgans Boulevard to vary the provisions of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” to reduce the front yard setback from 6m to 5.69m be approved. The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 5:50 p.m. that the meeting terminate. The motion carried unanimously.



CHAIR

CERTIFIED CORRECT:



CORPORATE OFFICER