

MINUTES
BOARD OF VARIANCE MEETING
BOARDROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2020-FEB-20 AT 5:30 P.M.

PRESENT: Members: Jessica Kaman, Chair
 Nelson Allen
 Allan Dick
 Kenneth Hample
 Ron Nadeau

 Staff: L. Nowak, 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 in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC on Thursday, 2020-JAN-16, be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Board of Variance No. BOV733 - 616 Victoria Road

The Chair read the application requesting to vary the provisions of the "City of Nanaimo Zoning Bylaw 2011 No. 4500" in order to allow a front yard setback of 4.0m to construct an addition at 616 Victoria Road.

The property owner, Ronald Miller, spoke to the rationale for the application. He stated that the proposed addition is to add more storage capacity in the master bedroom. Due to the proximity of the house to the street, a variance is required to permit the addition on the front and side.

Discussion took place regarding:

- Additional 2.5m setback required for properties on major roads
- Location of the existing stairs
- Future works and services on Victoria Road

- Proximity of the addition to the street
- Side yard setbacks

It was moved and seconded that application BOV733 for 616 Victoria Road to vary the provisions of “City of Nanaimo Zoning Bylaw 2011 No. 4500” in order to allow a front yard setback of 4.0m to construct an addition be approved. The motion carried unanimously.

(b) Board of Variance Application No. BOV734 - 178 Bryden Street

The Chair read the application requesting to vary the provisions of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” in order to vary the rear yard setback to 4.55m in order to reconstruct and legalize the location of an existing deck.

The applicant was not present.

Discussion took place regarding:

- Height of the proposed deck
- Impact on the surrounding neighbours
- Application not having enough information
- Board of Variance process

It was moved and seconded that application BOV734 for 178 Bryden Street to vary the provisions of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” to vary the rear yard setback to from 10.50m to 4.55m in order to reconstruct and legalize the location of an existing deck be approved. The motion carried.

Opposed: *Nelson Allen*

5. ADJOURNMENT:

It was moved and seconded at 6:18 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER