



**AGENDA FOR THE MEETING OF THE BOARD OF VARIANCE
TO BE HELD ON THURSDAY, 2016-APRIL-21 AT 5:30PM IN THE BOARDROOM OF THE
SERVICE AND RESOURCE CENTRE, LOCATED AT 411 DUNSMUIR STREET, NANAIMO, BC**

1. CALL TO ORDER
2. ADOPTION OF MINUTES: 2016-FEB-18 BOV MEETING
3. APPLICATIONS:

APPEAL NO: BOV676

Applicant: Mr. Roland Rustad

Civic Address: 410 Woodhaven Drive

Legal Description: STRATA LOT 185, SECTION 5, WELLINGTON DISTRICT, STRATA PLAN 830, (PHASE 3), TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.

Purpose: Zoning Bylaw No. 4500 requires a front yard setback of 6m for a carport or garage entrance way facing a street. The bylaw also requires an accessory building with a 7:12 roof pitch to not exceed a height of 5m. The applicant is requesting to vary provisions of Zoning Bylaw No. 4500 in order to permit a recently constructed carport 0.61m from the front property line that has a height of 5.88m. This represents a variance request of 5.39m for front yard setback variance and a height variance of 0.88m.

Zoning Regulations: Single Dwelling Residential – R1. The applicant requests a variance to the City of Nanaimo "ZONING BYLAW 2011 NO. 4500":

*"Section 7.5.3 – Yard Requirements
All garage doors and carport entrance ways facing a street on a single residential dwelling or duplex must be setback at least 6m.*

Local Government Act: The carport was constructed recently without a building permit, as such; Local Government Act, Section 528 - Non-conforming Uses and Siting, does not apply.

APPEAL NO: BOV677

Applicant: Mr. Gary Rowse, on behalf of Barbara Sankey

Civic Address: 532 Selby Street

Legal Description: PARCEL D (DD 9529N) OF LOT 13, BLOCK 16, SECTION 1, NANAIMO DISTRICT, PLAN 584

Purpose: Zoning Bylaw No. 4500 requires a side yard setback of 3m for a principal dwelling. The applicant is requesting to vary provisions of Zoning Bylaw No. 4500 in order to permit construction of a single residential dwelling 1.52m from both (west/east) side yard property lines, as shown on the attached survey. This represents a variance request of 1.48m for both side lot lines.

Zoning Regulations: Old City Mixed Use- DT8. The applicant requests a variance to the City of Nanaimo "ZONING BYLAW 2011 NO. 4500":

*"Section 11.5.1 – Yard Requirements
A side yard setback of 3m is required."*

Local Government Act: The property is considered legal-conforming and, as such; Local Government Act, Section 528 - Non-conforming Uses and Siting, does not apply.

APPEAL NO: **BOV679**

Applicant: Mr. Bryn Edwards

Civic Address: 160 Rainbow Crescent

Legal Description: STRATA LOT 7, SECTION 5, WELLINGTON DISTRICT, STRATA PLAN 830, (PHASE 1), TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.

Purpose: Zoning Bylaw No. 4500 requires a front yard setback of 4.5m for a principal building. The applicant is requesting to vary provisions of Zoning Bylaw No. 4500 in order to permit a raised driveway structure, connected to the principal building, 0m from the front yard property line. This represents a variance request of 4.5m.

Zoning Regulations: Single Dwelling Residential – R1. The applicant requests a variance to the City of Nanaimo "ZONING BYLAW 2011 NO. 4500

*Section 7.5.1 – Yard Requirements
A front yard setback of 4.5m is required*

Local Government Act: The property is considered legal-conforming and, as such; Local Government Act, Section 528 - Non-conforming Uses and Siting, does not apply.

4. **OTHER BUSINESS:**

5. **ADJOURNMENT**