

MINUTES
BOARD OF VARIANCE MEETING
TRAINING ROOM, 455 WALLACE STREET, NANAIMO, BC
THURSDAY, 2018-OCT-18 AT 5:30 P.M.

PRESENT: Members: Bob Irwin, Chair
 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 2018-SEP-20 Service and Resource Centre Building, Room 105, Nanaimo, BC be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

a. Board of Variance Application No. BOV707 – 154 Royal Pacific Way

- Mr. Bob Irwin read the application requesting to vary the provisions of Zoning Bylaw No. 4500 to reduce the side yard setback from 1.5m to 0.55m in order to legalize exterior stairs on the east side of an existing single residential dwelling.
- Mr. Glenn Schmitke, the applicant, spoke to the rationale for the application. The exterior stairs provide access to a secondary suite on a lower level of the house.
- The Board discussed the requested variance and demonstration of undue hardship.

 It was moved and seconded that application BOV00707 for 154 Royal Pacific Way to vary the provisions of the City of Nanaimo “ZONING BYLAW NO. 4500” in order to reduce the side yard setback from 1.5m to 0.55m be approved. The motion carried. Opposed: *Jessica Kaman.*

b. Board of Variance Application No. BOV708 – 420 Woodhaven Drive

- Mr. Bob Irwin read the application requesting to vary the provisions of Zoning Bylaw No. 4500 to reduce the setback for garage door from 6m to 1.98m in order to construct a new single residential dwelling with attached garage.
- Mr. Troy Keen, the applicant, spoke to the rationale for the application. The lots on the south side of Woodhaven Drive are adjacent to Long Lake and too steep to accommodate a functional driveway.
- The Board discussed the requested variance and the demonstration of undue hardship.

It was moved and seconded that application BOV00708 for 420 Woodhaven Drive to vary the provisions of the City of Nanaimo “ZONING BYLAW NO. 4500” in order to reduce the front yard setback for a garage from 6m to 1.98m be approved. The motion carried unanimously.

c. Board of Variance Application No. BOV709 – 5364 Vincent Place

- Mr. Bob Irwin read the application requesting to vary the provisions of Zoning Bylaw No. 4500 to reduce the side yard setback from 1.5m to 0.46m in order to legalize exterior stairs on the east side of an existing single residential dwelling.
- Ms. Haemi Kim, the applicant, spoke to the rationale for the application. The exterior stairs provide access to a secondary suite on a lower level of the house.
- The Board discussed the requested variance and the demonstration of undue hardship.

It was moved and seconded that application BOV00709 for 5364 Vincent Place to vary the provisions of the City of Nanaimo “ZONING BYLAW NO. 4500” in order to reduce the side yard setback from 1.5m to 0.46m be approved. The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:00 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER