

MINUTES
BOARD OF VARIANCE MEETING
BOARDROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2019-SEP-19 AT 5:30 P.M.

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

 Staff: C. Horn, Planner
 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 as amended. 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, 2019-AUG-15, be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

a. Board of Variance Application No. BOV725 – 115, 25 Maki Road

- Ms. Jessica Kaman read the application requesting to vary the provisions of “City of Nanaimo Zoning Bylaw 2011 No. 4500” and “City of Nanaimo Mobile Home Park Bylaw No. 2704” in order to reduce the front yard setback from 4.5m to 0m and to reduce the side yard setback from 1.5m to 0m in order to relocate a mobile home on the same mobile home lot.
 - Mr. Caleb Horn identified that there was a mistake on the Agenda, and the variance as requested should be: “in order to reduce the front yard setback from 4.5m to 4m and to reduce the side yard setback from 1.5m to 0m”.
- Ms. Heather Cowley (Cole Developments Ltd. dba Seabreeze Mobile Home Park), spoke to the rationale for the application. She stated that there is nowhere else to move the mobile home.
- Mr. Kenn Hample asked about the reason for moving the mobile home.
 - Ms. Heather Cowley expressed that the Geotechnical Engineer determined that there is a stress fracture in the bank, however it will not erode any further.

- Mr. Allen Dick asked Mr. Caleb Horn about the setback requirements for a Mobile Home Park.
 - Mr. Caleb Horn referred to the Zoning Bylaw and stated that there are two setbacks for properties zoned R12. One applies to the mobile home park and one applies to the mobile home pad area. Caleb confirms that the front yard setback requirement for a pad area is 4.5m.
- Ms. Jessica Kaman asked if the stress fracture was caused naturally.
 - Ms. Heather Cowley confirmed that it was.
- The Board discussed the requested variance and the demonstration of undue hardship.

It was moved and seconded that application BOV725 for 115, 25 Maki Road to vary the provisions of “City of Nanaimo Zoning Bylaw 2011 No. 4500” and “City of Nanaimo Mobile Home Park Bylaw No. 2704” in order to reduce the front yard setback from 4.5m to 4m and to reduce the side yard setback from 1.5m to 0m in order to relocate a mobile home on the same mobile home lot be approved. The motion carried unanimously.

b. Board of Variance Application No. BOV726 – 250 Pine Street

- Ms. Jessica Kaman read the application requesting to vary the provisions of “City of Nanaimo Zoning Bylaw 2011 No. 4500” in order to reduce the distance requirement to locate a heat pump from a side lot line from 4.5m to 3.66m.
- Mr. Jim Richardson spoke to the rationale for the application. He stated that he is making improvements on an existing house on a very narrow and small lot.
- Mr. Nelson Allen asked the applicant about stacking the heat pumps.
 - Mr. Jim Richardson stated that the heat pumps for the main dwelling and the secondary suite will be stacked in the proposed location.
- The Board discussed the requested variance and the demonstration of undue hardship.

It was moved and seconded that application BOV726 for 250 Pine Street to vary the provisions of “City of Nanaimo Zoning Bylaw 2011 No. 4500” in order to reduce the distance requirement to locate a heat pump from a side lot line from 4.5m to 3.66m be approved. The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 5:45 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER