



MINUTES

BOARD OF VARIANCE MEETING

November 7, 2024, 4:00 P.M.
Boardroom, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Present: Nelson Allen, Chair
Brian Anderson, At Large
John Hofman, At Large
Jaime Dubyna, At Large
Michael Bassili, At Large

Staff: K. Dafoe, Planning Assistant, Current Planning
C. Chee, Recording Secretary

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

The Chair called the meeting of the Board of Variance to order at 4:00 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 of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2024-JUN-06 at 4:01 p.m. be adopted as amended to reflect a correction of the spelling of Jaime Dubyna's name on page two.

4. PRESENTATIONS:

a. Board of Variance Application No. BOV00782 - 5342 Somerset Drive

Introduced by Nelson Allen, Chair.

Trevor Milroy, Project Manager, Alair Homes, on behalf of Matthew and Ana Swartz, spoke regarding Board of Variance Application NO. BOV00782 – 5342 Somerset Drive. Highlights included:

- Purpose of variance being requested is to allow for a proposed addition along the side of the home, replacing a portion of the existing structure
- The addition will provide an additional living space for the principal dwelling, and a three-bedroom self-contained secondary suite for rental purposes
- The design and material will match the existing home and neighbouring homes, and is purposed to enhance the aesthetic and value of the property
- Neighbours have provided Letters of Support for the variance noting it would not adversely affect adjacent properties

Nelson Allen, Chair, opened the floor for discussion. Highlights included:

- Letters of Support and the current non-conforming carport structure
- The proposed location of the addition is based on the existing access point and the current structure being deemed as not functional. Relocating the addition to the other side of the lot would create a financial burden due to the need to relocate the power supply
- Replacing the existing carport structure would allow for an addition that complies with current Building Code and would increase the visual aesthetics of the property
- Clarification was provided that the existing structure was allowed to be built in its current location as it was built prior to the current City of Nanaimo zoning requirements for the property
- Clarification that the proposed addition would be attached to the existing dwelling
- The addition being utilized as extra living space for the owners, creating a three-bedroom secondary suite for an additional family, and the difficulties of relocating the proposed addition to the other side of the lot
- The location of the proposed addition and the potential need for partial demolition of the existing dwelling it moved to alternate locations
- Clarification that a closed-in structure would not affect light access for neighbouring properties as proposed, but if it was built on the

other side of the lot, it would affect the neighbour to the west of the home

- Clarification regarding the orientation of the home
- Staff have discussed other options with the applicant

It was moved and seconded that the Board of Variance finds that hardship exists in the case of application BOV00782 – 5342 Somerset Drive due to challenges in construction on other sections of the lot, and financial hardship. The motion carried.

Opposed: *Jaime Dubyna*

It was moved and seconded that the Board of Variance approve application BOV00782 – 5342 Somerset Drive to reduce the minimum rear yard setback from 7.5m to 1.56m to allow an addition to the existing single residential dwelling to contain a secondary suite. The motion carried.

Opposed: *Jaime Dubyna*

5. ADJOURNMENT:

It was moved and seconded at 4:29 p.m. that the meeting adjourn. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY