



MINUTES

BOARD OF VARIANCE MEETING

Thursday, December 04, 2025, 4:00 P.M.
Boardroom, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Present: Michael Bassili, Chair
Brian Anderson, At Large
Maciek Dobrowolski, At Large
Jaime Dubyna, At Large
Ian McLeod, At Large

Staff: L. Rowett, Manager, Current Planning
V. Kyada, Planning Assistant, Current Planning
B. Binnersley, Community Development Clerk
A. Bullen, 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, 2025-OCT-02 at 4:00 p.m. be adopted. The motion carried unanimously.

4. PRESENTATION:

a. Board of Variance Application No. BOV00792 – 120 Gibraltar Rock

Introduced by Michael Bassili, Chair.

Brian Schiebel, Applicant, spoke regarding Board of Variance Application No. BOV00792 – 120 Gibraltar Rock. Highlights included:

- Request for a minor variance affecting the front left corner of the garage
- The property backs onto Glen Oaks Park One, with no neighbouring properties directly behind
- The proposed variance would not impact neighbouring properties
- The site is situated on a steep slope

Michael Bassili, Chair, opened the floor for discussion. Highlights included:

- The proposed variance relates solely to an overhang and is not structural, as the home features a two-foot overhang around its perimeter
- Clarification regarding access to the subject property, noting that access is provided through an easement with the neighbouring property on the east

It was moved and seconded that the Board of Variance finds that hardship exists in the case of application BOV00792 at 120 Gibraltar Rock due to the site slope conditions and the minimal impact of the proposed variance, which does not affect surrounding properties. The motion carried unanimously.

It was moved and seconded that the Board of Variance approve application BOV00792 at 120 Gibraltar Rock to vary section 7.5.1 of the Zoning Bylaw, to reduce the minimum required rear yard setback for a proposed dwelling from 7.5m to 6.8m, there being evidence of undue hardship. The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 4:07 p.m. that the meeting adjourn. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY