

**MINUTES OF THE MEETING OF THE BOARD OF VARIANCE
OF THE REGIONAL DISTRICT OF NANAIMO
HELD MARCH 8, 2017 AT 4:00 P.M. IN THE COMMITTEE ROOM
AT 6300 HAMMOND BAY ROAD, NANAIMO, BC**

Those in attendance: David Wiwchar, Chairperson
 Douglas Holme, BOV Member
 Leigh Mathews, BOV Member
 Jeremy Holm, Manager Current Planning
 Bev Farkas, Recording Secretary
 John Larson, Agent for the Applicants

The meeting was called to order at 4:00 p.m. with David Wiwchar presiding.

D. Wiwchar detailed the selection and structure for the Board of Variance and introduced the other Board members and staff. Excerpts of the *Local Government Act* were read and the grounds upon which an appeal may be granted were explained.

PL2017-020 Lot 16 Bonnington Drive

Notification of the appeal was given to the owners and occupiers of all real property located within 50 metres of the property about which this appeal was being heard. There has been written opposition from the neighbours at 2257 Bonnington Drive; the BOV members have been provided with a copy of this letter. No other responses from neighbours were received.

John Larson, Agent for the applicants was in attendance. D. Wiwchar asked Mr. Larson to speak to the appeal.

John Larson outlined the application and the reason for seeking a variance. He noted that the property has steep topography with a depth of 32' across the property. Mr. Larson stated that the plans have been modified for low slopes and short span of the roof to minimize height. He also noted that the critical ridge for which the variance is being requested is not the highest ridge. He added that only a very small portion of roof is affected and that in his opinion there is no opportunity to block or inhibit views as the neighbouring homes are situated significantly higher. Mr. Larson stated that the topography poses a hardship and he said that efforts have been made to reduce the height before coming to the Board of Variance.

Mr. Larson indicated he attempted to visit neighbours personally but had limited success in making contact; those he did speak with did not express any concerns about a height variance being granted.

Consideration of Appeal

PL2017-020 Lot 16 Bonnington Drive

MOVED D. Holme, SECONDED L.Mathews, that the appeal to increase the maximum height requirement for a dwelling from 8.0 m to 8.8 m as shown on the attached plan be **GRANTED**.

CARRIED

MINUTES

MOVED D. Holme, SECONDED L. Mathews, that the minutes of the Board of Variance meeting held January 11, 2017 be approved.

CARRIED

The meeting was adjourned at 4:22 p.m.



Chairperson


Bev Farkas, Recording Secretary