

**MINUTES OF THE MEETING OF THE BOARD OF VARIANCE
OF THE REGIONAL DISTRICT OF NANAIMO
HELD May 9, 2018 AT 4:00 P.M. IN THE COMMITTEE ROOM
AT 6300 HAMMOND BAY ROAD, NANAIMO, BC**

Those in attendance: David Wiwchar, Chairperson
 Doug Holme, BOV Member
 Leigh Mathews, BOV Member
 Jeremy Holm, Current Planning Manager
 Sarah Preston, Recording Secretary
 Robert Shipley, Applicant
 Jacqueline Shipley, Applicant
 Ian Lindsay
 Neil Mawdsley, Applicant
 Blake Camp

The meeting was called to order at 4:03 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.

PL2018-063 1410 Reef Road

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. The applicant provided three letters of support from neighbours; no additional correspondence was received.

Robert and Jacqueline Shipley, the owners, were in attendance with their guest, Ian Lindsay. D. Wiwchar asked them to speak to the appeal.

Mr. Shipley explained that the siting of the existing dwelling does not conform with the interior lot line setbacks for the zone. He also noted that the dwelling encroaches onto the abutting property. They are in the process of registering an easement. The easement and variance request are to aid in the sale of the property. Mr. Shipley advised that it is a condition of a current offer of sale, and that previous offers have been lost due to the encroachment.

Consideration of Appeal

PL2018-063 1410 Reef Road

It was moved and seconded that:

as the Board of Variance does not find undue hardship and is of the opinion that the request does not constitute a minor variance, the appeal to reduce the minimum interior lot line setback from 2.0 m to 0.0 m, as shown on the attached plan, be **DENIED**.

CARRIED UNANIMOUSLY

PL2018-065 Lot 15, 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. The applicant provided seven letters of support from neighbours; no additional letters was received.

Neil Mawdsley, the applicant, were in attendance with his guest, Blake Camp. D. Wiwchar asked Mr. Mawdsley to speak to the appeal.

Mr. Mawdsley noted that due to the topography of the site, it is necessary to elevate the dwelling and attached garage to reduce the grade of the driveway. In an effort to conform to the maximum height permitted per the zone, the orientation of the house was changed to allow for a longer driveway that better accommodated the existing grade. Mr. Mawdsley provided photographs to the Board Members, demonstrating the difference grade makes for the driveways of two similar properties.

Consideration of Appeal

PL2018-065 Lot 15, Bonnington

It was moved and seconded that:

as the Board of Variance finds undue hardship and is of the opinion that the request does constitute a minor variance, the appeal to increase the maximum height requirement for a dwelling unit from 8.0 m to 8.61 m, as shown on the attached plan, be **GRANTED**.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

It was moved and seconded that:

the minutes of the Board of Variance meeting held on January 10, 2018 be adopted.

It was moved and seconded that:


the minutes of the Board of Variance meeting held on February 14, 2018 be adopted.

ADJOURNMENT

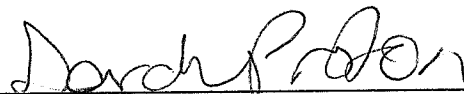
It was moved and seconded that this meeting be adjourned.

CARRIED UNANIMOUSLY

Time: 4:25PM



Chair



Sarah Preston, Recording Secretary