

**MINUTES OF THE MEETING OF THE BOARD OF VARIANCE
OF THE REGIONAL DISTRICT OF NANAIMO
HELD SEPTEMBER 13, 2017 AT 4:00 P.M. IN THE COMMITTEE ROOM
AT 6300 HAMMOND BAY ROAD, NANAIMO, BC**

Those in attendance:

David Wiwchar, Chair
Leigh Mathews, BOV Member
Doug Holme, BOV Member
Jeremy Holm, Manager Current Planning
Kelsey Chandler, Planner
Paula Sherman, Recording Secretary
Neil Bauder, Sims Associates Land Surveying Ltd., Agent for the Applicants

Note: This summary of the meeting is not a verbatim recording of the proceedings, but is intended to summarize the comments and questions of those in attendance at the Board of Variance Meeting.

CALL TO ORDER

The meeting was called to order at 4:05 p.m. with D. 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.

NEW BUSINESS

PL2017-125 1399 Pintail 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 applicants provided two letters in support of their application. In addition, three written responses to the notification were received from the public.

The agent, N. Bauder, Sims Associates Land Surveying Ltd., was in attendance. D. Wiwchar invited Mr. Bauder to speak to the appeal.

Mr. Bauder outlined the letter of application noting that during the subdivision of the parent parcel, the Province required a 2.5 metre widening on the north side of Pintail Drive on the lot immediately west of the subject property. This widening created a small piece of road that would normally have been a side yard, but because of the road dedication is considered the front yard.

L. Stevens and M. Green (1395 Pintail Drive) and L. Armich (1400 Pintail Drive) submitted letters strongly opposing the variance and were in attendance. D. Wiwchar invited those in attendance to speak.

They expressed concerns that the house was too big for the lot and will be located too close to the road which creates a safety concern. Also that the house being built doesn't fit in with the established neighbourhood creating a negative visual impact.

Consideration of Appeal

PL2017-125 1399 Pintail Drive

It was moved and seconded that:

as the Board of Variance does find undue hardship but is of the opinion that the request does not constitute a minor variance, the appeal submitted by Ronald Webb and Kathleen Pickering, requesting that the minimum setback requirement for the front lot line along the 2.7 m long portion of the other lot line be reduced from 8.0 m to 2.7 m to be consistent with the remainder of the other lot line as shown on the attached plan be **DENIED**.

Opposed (1): D. Holme

CARRIED

ADOPTION OF MINUTES

It was moved and seconded that the minutes of the Board of Variance meeting held July 12, 2017 be approved.

CARRIED UNANIMOUSLY

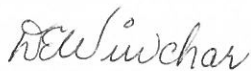
It was moved and seconded that the minutes of the Board of Variance meeting held August 9, 2017 be approved.

CARRIED UNANIMOUSLY

ADJOURNMENT

It was moved and seconded that the meeting be adjourned at 4:30 pm.

CARRIED UNANIMOUSLY



Chairperson



P. Sherman, Recording Secretary