

**MINUTES OF THE MEETING OF THE BOARD OF VARIANCE
OF THE REGIONAL DISTRICT OF NANAIMO
HELD JULY 12, 2017 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
 Greg Keller, Senior Planner
 Bev Farkas, Recording Secretary
 Margot Kemble, Agent

Regrets: Leigh Mathews, BOV Member

CALL TO ORDER

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 member and staff. Excerpts of the *Local Government Act* were read and the grounds upon which an appeal may be granted were explained.

NEW BUSINESS

PL2017-076 2520 Maxey 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 five letters of support from neighbours; no additional correspondence was received.

Margot Kemble, the Agent, was in attendance. D. Wiwchar asked Ms. Kemble to speak to the appeal.

Ms. Kemble noted that the applicants would like to extend the overhang of the roof as part of renovations to their existing dwelling. She added that there would be an improved aesthetic value as well as an improved practical value – the extended roof would cover the walkway and provide shade to the inside of the house as well as shelter to store tools. Ms. Kemble felt there would be no impact on neighbours and noted that the applicants visited all their neighbours to inform them of the proposed renovations.

Ms. Kemble gave an overview of the drawings of the proposed renovations and stated that the renovations will give the house a very boxy appearance and the extension of the roof will help to balance the appearance of the dwelling; no walls are being extended with this renovation; the front deck will be enclosed.

Ms. Kemble added that the renovations will be expensive and the applicants are looking for the best outcome and this includes balancing the appearance of the dwelling. Ms. Kemble added that there would be a community benefit with improved value and streetscape. She noted that the house cannot be relocated to accommodate the extension to the roof.

Consideration of Appeal

PL2017-076 2520 Maxey Road

It was moved and seconded that:

as the Board of Variance finds undue hardship and is of the opinion that the request constitutes a minor variance, the appeal to reduce the minimum setback requirement for the interior side lot line from 8.0 metres to 6.3 metres, as shown on the attached plan be **GRANTED**.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Adoption of the minutes of the Board of Variance meeting held on May 10, 2017 was deferred to the next Board of Variance meeting as only one BOV member present was at the May 10, 2017 meeting.

ADJOURNMENT

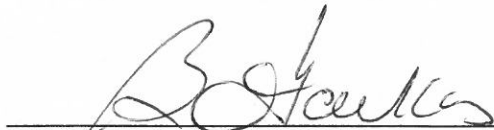
It was moved and seconded that this meeting be adjourned.

CARRIED UNANIMOUSLY

Time: 4:22 PM



Chairperson



Bev Farkas, Recording Secretary