

**MINUTES OF THE MEETING OF THE BOARD OF VARIANCE
OF THE REGIONAL DISTRICT OF NANAIMO
HELD MAY 10, 2017 AT 4:00 P.M. IN THE COMMITTEE ROOM
AT 6300 HAMMOND BAY ROAD, NANAIMO, BC**

Those in attendance: David Wiwchar, Chairperson
 Leigh Mathews, BOV Member
 Jeremy Holm, Manager Current Planning
 Bev Farkas, Recording Secretary
 Aurelio Di Nunzio, Applicant
 Michael Mark, friend of the Applicant

Regrets: Doug Holme, 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

PL2017-049 3165 Meadow 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 two letters of support from neighbours at 3125 and 3155 Meadow Drive and has provided a copy of an agreement with Tony Wright, the owner of Strata Lot B (3171 Meadow Drive) stating that remaining square footage allowed by the Regional District of Nanaimo for additional accessory buildings will be reserved and allotted to Tony Wright located at 3171 Meadow Drive. The agreement has been signed by the owners of Strata Lot A and Strata Lot B. No other responses from neighbours were received.

Aurelio Di Nunzio, the applicant, was in attendance. D. Wiwchar asked Mr. Larson to speak to the appeal.

Mr. Di Nunzio noted that if the shop were to be sited within regulations it would obstruct the view and would sit on a portion of the septic field. In addition, there are electrical and sprinkler boxes which would be affected, and there would not be adequate space for turning into the garage.

Mr. Mark added that the shop will be less noticeable from the street if sited as requested.

Consideration of Appeal

PL2017-049 3165 Meadow Drive

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 setback requirement for the North East interior side lot line from 8.0 metres to 3.0 metres to accommodate a proposed shop, 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 March 8, 2017 be adopted as amended. CARRIED UNANIMOUSLY

ADJOURNMENT

It was moved and seconded that this meeting be adjourned.

CARRIED UNANIMOUSLY

Time: 4:17 PM



Chairperson



Bev Farkas, Recording Secretary