



**BOARD OF VARIANCE MEETING  
OF THE VILLAGE OF LIONS BAY  
HELD ON WEDNESDAY, FEBRUARY 8, 2023, at 6:00 PM  
AT 400 CENTRE ROAD, LIONS BAY, BC  
AND VIA ZOOM VIDEOCONFERENCE**

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**MINUTES**

In Attendance:

Board of Variance: Morgan Gatto (Chair)  
Scott Gordon  
David Lee

Staff: Raincoast (recorder)  
Marina Blagodarov, Administrative Assistant

Public: 0

Applicants: James Mole, owner

**1. Call to Order**

Morgan Gatto called the meeting to order at 6:00 p.m.

**2. Approval of the Agenda**

Moved/Seconded

THAT the February 8, 2023 Board of Variance agenda be approved, as presented.

**CARRIED**

**3. New Business – Applications to be Heard**

- 1) **Civic Address:** 385 Timbertop Drive, Lions Bay, BC  
**Legal Description:** Plan 14997, DL 2985, Lot 42  
**Owner:** James Mole & Anna McCulloch  
**Request:** Approval sought for rear yard setback in the northwest corner from 7.50 meters to 3.80 meters and height from 7.50 meters to 9.44 meters (30' 11")

**4. Public Questions and Comments**

A. James Mole, Owner, advised:

- Due to the steepness and topography of the property, there is only one reasonable location on the property for a structure.
- Neighbours from adjacent properties have not had any opposition, and there have been no additional comments from neighbours.

**Decision**

After considering the facts before it, the Board of Variance determined that the requested variance was to be approved.

Moved/Seconded

- 1) THAT the Board of Variance approves the rear yard setback in the northwest corner from 7.50 meters to 3.80 meters and height from 7.50 meters to 9.44 meters (30' 11"), for 385 Timbertop Drive, Lions Bay, BC

**CARRIED**

**5. Adjournment**

Moved/Seconded

THAT the meeting be adjourned.

**CARRIED**  
(6:10 p.m.)

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Chair

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Corporate Officer

Date Approved:	August 30, 2023
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