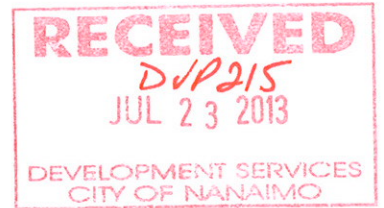


VARIANCE RATIONALE FOR HEAT PUMP LOCATION

APPLICANT: Mr Brad Richardson (Richardson Homes Ltd) on behalf of Mr Paul Heising and Ms Judith McFtridge

CIVIC ADDRESS: 5030 Banning Court



LEGAL DESCRIPTION:

STRATA LOT 22, DISTRICT LOT 51, WELLINGTON DISTRICT, STRATA PLAN VIS6310, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

RATIONALE:

- The relocation of the heat pump to the back of our home would have a substantial negative impact on the residents of Fillinger Crescent with respect to operating noise and visual appearance.
- The residents of Fillinger Crescent granted us a one time access to the "Private Road" at the back of the lot in order to build our house. If our relocated heat pump would require servicing, we may not be able to obtain access permission from the residents at Fillinger Crescent.
- The heat pump is presently located at the side of our house with a retaining wall in front of it, to present good curb appeal to other homes in our Strata development.
- The owners of the home next to us, Bonnie & Robin Oldring, 5036 Banning Court, have signed a document stating that they do not oppose the current location nor do they find it a hindrance.
- Relocating the heat pump from its current location would go from being a non-issue to residents to a negative effect on several homes outside of our Strata.
- Due to the steep slope of the lot and the associated challenges for the maintenance of the heat pump, we believe that the present unit location is the best compromise taking the impact to other residents adjacent to our home into account.