

BORD OF VARIANCE MINUTES -

Minutes for the Board of Variance of the Village of Pemberton held July 22, 2015 at 10:00am at 7400 Prospect Street, Pemberton, BC.

IN ATTENDANCE:	Niki Vanker Alan Leblanc Drew Meredith
STAFF IN ATTENDANCE:	Lisa Pedrini, Village Planner Suzanne Bélanger, Project Coordinator
APPLICANT:	0
PUBLIC:	1

1) CALL TO ORDER

At 10:05am the meeting was called to Order.

2) ELECTION OF CHAIR

The Election of Chair was held as there was a quorum in attendance.

Moved/Second

THAT Niki Vanker be elected as the Chairperson and Drew Meredith as Co-Chair of the Board of Variance

CARRIED

3) MINUTES

Moved/Seconded

THAT the minutes of the BoV meeting held July 14, 2014 be approved as circulated

CARRIED

4) LOT 25-SETBACK VARIANCE REQUEST (7456 DOGWOOD STREET)

Lisa Pedrini gave an overview of the application.

- A Board of Variance was approved for the adjacent land of lot 25 (Lot 30) in July 2014, to vary the rear (west) lot line from 5 metres to 1.5 metres due to rocky and varying topography on the site.
- Lot 25 is requesting a variance to reduce the rear (east) yard setback from five to 3 metres for the same topographic issues.
- The Village has notified the affected adjacent property owners and no comments have been received.

- Staff presented some drawings that were provided by email by the applicant half an hour prior to the meeting showing a site plan with a potential layout of a house on Lot 25.
- The change is mostly affecting one other property (Lot 25) which was sold to a private party following the 2014 variance as noted previously.

At 10:15, a member of the public (Resident of the Benchlands Neighbourhood) joined the meeting and requested some clarification on the variance.

- Is the variance affecting the side exterior set-back (Dogwood Frontage). The Village Planner explained that the variance does not affect the northern setback of the property.
- The maximum elevation of a home on the property was also discussed. Staff explained that the elevation is legislated by the zoning bylaw for lot coverage and elevation (maximum of 10.5m).

The Board of Variance members discussed the application.

- Will the variance affect the neighboring properties negatively? It was determine that Lot 30 would be the most affected land but the new owner was familiar with the intent having gone through the same hardship. The land purchase was based on his variance being permitted. As previously noted no comments had been received following the mailed notification.
- The drawings presented to the BoV members was confusing as it did not demonstrated the hardship where a 1.5m set-back would be required on the east side.
- Members agreed that the encumbrance of the rock formation was a major difficulty and that the drawing provided with the application were sufficient in reviewing the variance request.

At 10:30, the member of the public left the meeting.

RESOLUTION

Moved/Second

THAT the Board of Variance approve the variance to reduce the east set-back from 5mere to 1.5metre.

CARRIED

5) NEW BUSINESS

The Board of Variance members discussed that is would be beneficial to receive more details on the site layout to get a better understanding of the hardship.

Moved/Seconded

THAT the Village request from future applicant more details relating to the home layout and proposed site plan.

6) **NEXT MEETING**

TBA

7) **ADJOURNMENT**

Moved/Second

THAT the Board of Variance meeting be adjourned.

CARRIED

At 10:45 the meeting was adjourned.

This is a true and correct copy of a meeting of the BoV of the Village of Pemberton, held July 22, 2015.



Chair