

## -BOARD OF VARIANCE

**Agenda** for the Board of Variance Meeting of the Village of Pemberton to be held Wednesday, April 4, 2018 at 10:30 AM at 7400 Prospect Street.

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	Report Total Pages
<b>1. CALL TO ORDER</b>	
<b>2. GENERAL UPDATE</b>	
<b>3. MINUTES</b>	
• Minutes of the December 14, 2017 BoV Meeting (Minutes were approved by emails)	3
<b>4. 1927 Carpenter (Lot 28, Plan KAP73972, DL 210, LLD)</b> To reduce a portion of the front and exterior side setbacks.	19
• Report to BoV	
<b>5. 1765 PINWOOD STREET (Strata Lot 48, Plan KAS 1994, DL 211, LLD)</b> <b>Variance Revision</b> -To reduce a portion of the rear setback.	7
• Memo to BoV	
<b>6. NEW BUSINESS</b>	
<b>7. NEXT MEETING</b>	
<b>8. ADJOURNMENT</b>	

## BORD OF VARIANCE MINUTES

**Minutes** for the Board of Variance of the Village of Pemberton December 14, 2017 at 10:00am at 7400 Prospect Street, Pemberton, B.C.

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**IN ATTENDANCE:**

Niki Vankerk  
Drew Meredith  
Al Leblanc

**STAFF IN ATTENDANCE:**

Lisa Pedrini, Senior Planner  
Tim Harris, Manager of Operations & Development Services  
Suzanne Bélanger, Operations & Development Services Coordinator

**APPLICANT/PUBLIC:**

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**1) CALL TO ORDER**

At 10:04 the meeting was called to Order.

**2) MINUTES**

Moved/Seconded

**THAT** the minutes of the BoV meeting held July 25, 2017 be approved as circulated.

**CARRIED**

**3) STRATA LOT 48-REAR SETBACKS VARIANCE REQUEST (1765 Pinewood Street)**

The Senior Planner gave an overview of the previous application for the same lot and this new application. Many lots in the upper portion of the Plateau neighbourhood are challenged due to rocky, steep and varying topography.

The application is due to a revised design of the project, more specifically, the removal of a rear concrete wall to reduce the massing from the street view. Previously, the exterior area would have been at grade and therefore considered a landscaping feature. The exterior area without a concrete wall therefore becomes a structure and as such is now encroaching within the rear setback.

All surrounding properties were notified of the details of the variance application. No correspondence was received.

## **DISCUSSION**

- The Board questioned the request wondering why a landowner wouldn't work within the constraints of their land. Staff agreed that this is a valid concern however; the Board of Variance is a tool in place to support construction on difficult land.
- A snow management plan was included to keep snow off the strata road right of way.
- The impact to neighbouring properties is considered minimal; no concerns were expressed by neighbouring properties.
- Overall building the deck with posts as opposed to a concrete wall for landscaping reduces the massing significantly.

## **RESOLUTION**

*Moved/Second*

**THAT** the Board of Variance approves the request as presented to decrease the setback at the rear to allow the construction of a deck.

**CARRIED**

### **4) NEW BUSINESS**

New business discussion was moved forward in the agenda due to a member having to declare a conflict of interest.

Staff reminded members that the Board of Variance minutes can be approved by electronic means as long as all members respond confirming their approval of the minutes as presented.

### **5) 1760 HIGHWAY 99-VARIANCE REQUEST TO VARY THE WATER/SEWER CONNECTION SERVICING REQUIREMENTS**

Drew Meredith left the meeting at 10:20am declaring a conflict of interest as he's one of the registered owners of the above noted property.

The Senior Planner gave an overview of the Village subdivision bylaw which requires for all Village properties to be connected to municipal water & sewer services.

The site is zoned for agricultural use and is not in close proximity to Village servicing connections.

It is the Village's intention in the near future to clarify by bylaw amendment that servicing requirements do not apply to land zoned for agricultural use, so similar applications will not have to be seen by the Board of Variance in the future.

## DISCUSSION

- Board members inquired if any future municipal services will be considered for this area of the Village. The property is in close proximity to Indian Reserve (I.R.) Lands which were promised servicing connections in the past.
- Staff mentioned that providing servicing to a handful of properties would be cost prohibitive, and would not consider it unless there was a benefit such as looping potential.
- The property owner would prefer to have municipal services; however a septic field and water well use is current practice on ALR lands.

## RESOLUTION

*Moved/Second*

**THAT** the Board of Variance approves the request to vary the water/sewer municipal connection requirements contained in Bylaw 677, 2011 to allow a septic field & well water use.

**CARRIED**

### 6) NEXT MEETING

TBA

### 7) ADJOURNMENT

*Moved/Second*

**THAT** the Board of Variance meeting be adjourned.

**CARRIED**

At 10:30am the meeting was adjourned.

This is a true and correct copy of a meeting of the BoV of the Village of Pemberton, held December 14, 2017.

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Chair

**Date:** April 4, 2018

**From:** Lisa Pedrini, Village Planner

**Subject:** 1927 Carpenter – Setback Variance Request

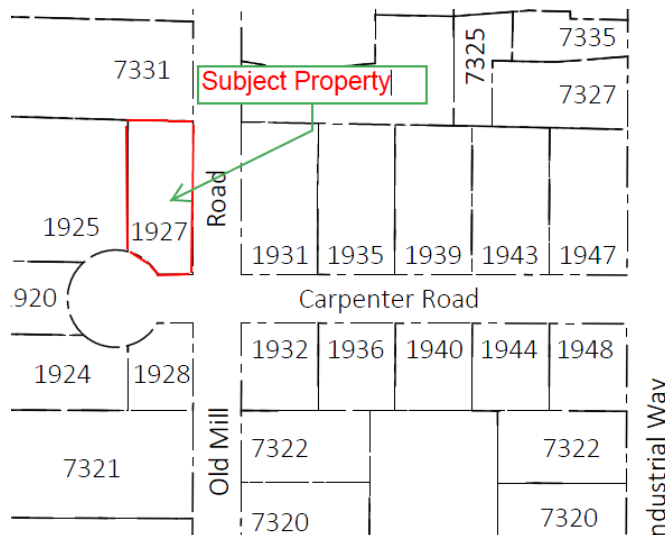
**Owners/  
Agent:** 1142416 BC Ltd. (Jay Robertson)

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## PURPOSE

This report provides an overview for the Board of Variance of an application submitted by the owner of property located at 1927 Carpenter Road in Pemberton’s Industrial Park (Lot 28, Plan KAP73972, DL 210, LLD), requesting a relaxation from the permitted lot line setbacks in Zoning Bylaw No. 466, 2001. A location map depicting the location of the subject property is shown below.

## LOCATION MAP

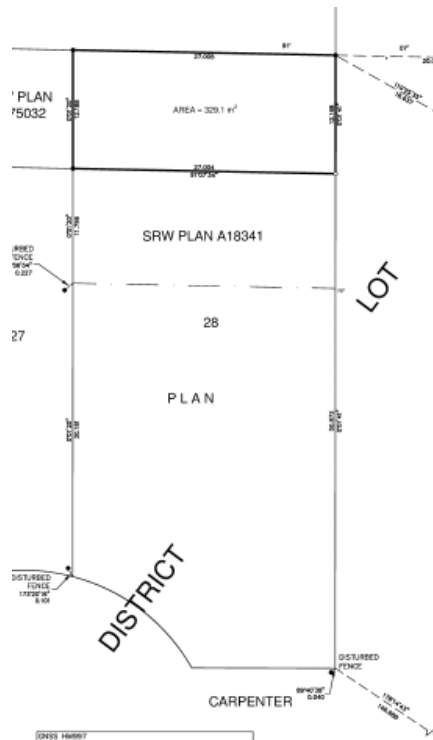


## BACKGROUND

Lots on the north side of Carpenter Road are challenged by the requirements of the Provincial Riparian Area Regulations due to an unnamed ditch that flows into Grandmother Slough that cuts through the northern end of these properties.

The owner of the property has applied to the province to reduce the 30 m riparian area setback to 12.88 m, and this request has been granted by the province.

The newly registered plan is shown below.



In addition the subject property (1927 Carpenter) is located on the corner of Carpenter Road and Old Mill Road, so the property owner is also challenged by arc of the cul de sac. Staff recommended that the applicant apply to the Board of Variance as a hardship given the above noted site challenges. (Please see the application as **Appendix A**).

The photos attached as **Appendix B** provide a visual context of the property.

- Exterior Lot Line Setback (east) from 3 m to 1.5 m.

**DESCRIPTION**

The property lot line setback requirements in the M-1 Zone are outlined in Section 307.3 of Zoning Bylaw No. 466, 2001, as follows:

USE	Front Lot Line Setback	Rear Lot Line Setback	Exterior Lot Line Setback	Interior Lot Line Setback
Principal Building	7.5m	3m	3m	3m

Given that the property is hampered at the rear by a 12.88 m riparian setback as opposed to the requirement 3 m rear lot line setback, the land owner is requesting the following variances:

- Front Lot Line Setback (south) from 7.5 m to 1.5 m. The proposed ground floor foundation setback is mainly depicted at 3 meters except for the south-west corner which is 1.5m. The second floor balcony also measures 1.5m from the front property line. Overall the request is to reduce the front lot line setback by 5 m.

The proposed variance would decrease a portion of the front set back from 7.5 m to 1.5 m (a difference of 5 m) and the exterior lot line setback from 3.0 m to 1.5 m, (a difference of 1.5 m).

## **DISCUSSION**

A Board of Variance has the ability to vary certain provisions in the Zoning Bylaw whereby they agree that undue hardship would be caused if the variance was not granted. The variance, however, shall not:

- result in inappropriate development of the site;
- adversely affect the natural environment;
- substantially affect the use and enjoyment of adjacent land;
- vary permitted uses and densities under the applicable bylaw; or
- defeat the intent of the bylaw.

Variances to the BC Building Code are not able to be varied.

Staff has reviewed the submission with the Letter of Intent and concurs with the following arguments in favour of hardship.

## **IMPACT**

Staff has reviewed the Letter of Intent and agrees that there appears to be minimal negative impacts if the proposed variance was granted, as the subject property is located on a corner lot, buffered by the location of the access lane and landscaping.

## **ALTERNATIVE OPTIONS**

The Board of Variance in their consideration of the application to vary the lot line setbacks permitted on 1727 Carpenter Road has the following options:

- (i) Approve the variance
- (ii) Approve the variance with certain conditions
- (iii) Reject the variance

The decision of the majority of the membership shall be the decision of the Board. The Secretary (Suzanne Belanger) shall, within seven (7) days of a decision, send by mail or otherwise deliver the written decision of the Board to the applicant, all persons who made representation at the hearing, and the local government Building Inspector. The Secretary shall,

Board of Variance  
2018-1927 Carpenter  
April 4, 2018  
Page 4 of 4

within seven (7) days of the decision, enter that decision in the record maintained at the local government office.

**Appendices:**

Appendix A – Application Package

Appendix B – Photos



**ROBERTSON  
ARCHITECTURE**

12-1400 Park St.  
Pemberton BC  
V0N 2L1

T 778 321 3358  
E jay@robertsonarchitecture.com

Date: February 26, 2018  
From: Jay Robertson, Robertson Architecture  
Owner, 1927 Carpenter  
To: Village of Pemberton Board of Variance  
7400 Prospect St.  
Pemberton BC

**Project Overview**

The proposed project for 1927 Carpenter is a mixed use, light industrial and residential building intended for rental use. The main floor consists of four industrial units, three at 1018 sf. and one at 1250 sf. The units are designed to be used by local craftspeople and artisans. These units, being on the smaller side, are intended to be affordable for small businesses and start ups. The second floor consists of four residential units, three at 1060 sf. and one at 1500 sf. These units are intended to provide affordable housing for either the industrial tenants on the main floor or for other workers within the industrial park.

**Statement of Hardship**

A riparian zone exists at the north end of the property. The riparian zone consists of a ditch which runs east west through the property. There is a 5m setback off of the top of the ditch to the south, within this setback, no building is permitted. The combination of the riparian zone and it's required setbacks result in a 297m2 (29%) in reduction of build-able area within the zoning envelope. (Refer to sheet A001)

1927 Carpenter also fronts onto a cul-de-sac. The radius of the front lot line and the required front yard setback further limits the build-able area on the site

The combination of these two factors make it extremely difficult to locate a building within the existing Zoning Envelope.

**Proposed Variance**

This variance application requests that the front yard setback (south flanking), currently at 7.5m, to be reduced by 5m, to 1.5m total width This proposed reduction is based on the required 5m setback from the riparian zone. We also request that the side yard setback (east flanking) currently at 3m, be reduced by 1.5m, to 1.5m total width. This request would increase the build-able area on 1927 carpenter by 210.9 m2 and create a much feasible project.

**Outcomes**

The proposed variance would allow for the construction of a project that maximizes the economic potential of the lot by increasing the available built square-footage. In my opinion, more square footage equals more economic activity in the industrial park.

Thank you for your time and consideration.

Sincerely,

Jay Robertson  
Robertson Architecture



Box 100 | 7400 Prospect Street  
 Pemberton BC V0N 2L0  
 P: 604.894.6135 | F: 604.894.6136  
 Email: admin@pemberton.ca  
 Website: [www.pemberton.ca](http://www.pemberton.ca)

## BOARD OF VARIANCE APPLICATION

Date of Application: \_\_\_\_\_ VOP File Number: \_\_\_\_\_

### APPLICANT INFORMATION:

Name: James Robertson Postal Address: \_\_\_\_\_  
 Phone: 778-321-3358 12-1400 Park St. Pemberton BC  
 Fax: \_\_\_\_\_ V0N 2L1  
 Cel: \_\_\_\_\_ Email: jay@robertsonarchitecture.com

### REGISTERED OWNER INFORMATION:

Name: 1142416 BC LTD Dir. James Robertson Postal Address: \_\_\_\_\_  
 Phone: 778-321-3358 12-1400 Park St. Pemberton BC  
 Fax: \_\_\_\_\_ V0N 2L1  
 Cel: \_\_\_\_\_ Email: jay@robertsonarchitecture.com

### PROPERTY INFORMATION:

Civic Address: 1927 Carpenter Road Legal Description: LOT 28 DISTRICT LOT 210 LILLOOET DISTRICT PLAN KAP73972  
Pemberton BC V0N 2L0 Zoning Designation: M1 INDUSTRIAL  
 Section in Bylaw to be varied: \_\_\_\_\_  
311.3 MINIMUM BUILDING SETBACKS

### DESCRIPTION OF VARIANCE REQUESTED:

PROPOSED REDUCTION OF SOUTH AND EAST FLANKING SETBACKS

### APPLICATION CHECKLIST:

Certificate of Title	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Site Plan	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
Application Fee	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Property Within Agricultural Land Reserve	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	
Authorization Form	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	Property Subject to Riparian Area Regulations	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Rationale for Variance	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Property Adjacent to Residential Properties	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A

I, James Robertson hereby allow for the purposes of this application, any member(s) of the Board of Variance to view the property of the proposed variance upon request.

\_\_\_\_\_  
Signature

<b>For Office Use Only</b>			
Roll No.: _____	Prospero No.: _____		
Related Files: _____	Fee Submitted: \$ _____ Receipt No.: _____		

**TITLE SEARCH PRINT**

2018-02-21, 15:18:29

File Reference:

Requestor: Jessica Vanderhoeven

Declared Value \$265000

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

**Land Title District**

KAMLOOPS

Land Title Office

KAMLOOPS

**Title Number**

CA6485024

From Title Number

CA5394473

**Application Received**

2017-12-01

**Application Entered**

2018-02-16

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

1142416 B.C. LTD., INC.NO. BC1142416  
12 1400 PARK ST.  
PEMBERTON, BC  
V0N 2L1

**Taxation Authority**

North Shore - Squamish Valley Assessment Area  
Pemberton, Village of  
Pemberton Valley Dyking District

**Description of Land**

Parcel Identifier:

025-737-589

Legal Description:

LOT 28 DISTRICT LOT 210 LILLOOET DISTRICT PLAN KAP73972

**Legal Notations**

NONE

**Charges, Liens and Interests**

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

W36516

Registration Date and Time:

1984-06-29 10:12

Registered Owner:

PEMBERTON VALLEY DYKING DISTRICT

Remarks:

INTER ALIA  
PART SHOWN ON PLAN A18341 WITH  
ANCILLARY RIGHTS OVER THE REMAINDER  
(SEE ALSO CROWN GRANT KD41846)  
CANCELLED AS TO ALL EXCEPT PART IN PLAN EPP79436,  
BY CA6580165

**TITLE SEARCH PRINT**

2018-02-21, 15:18:29

File Reference:

Requestor: Jessica Vanderhoeven

Declared Value \$265000

Nature:	UNDERSURFACE RIGHTS
Registration Number:	KD41847
Registration Date and Time:	1990-05-15 12:28
Registered Owner:	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
Remarks:	INTER ALIA DD KD41846 SECTION 47, LAND ACT

Nature:	COVENANT
Registration Number:	KV102058
Registration Date and Time:	2003-08-27 14:32
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA AS REPRESENTED BY MINISTRY OF WATER LAND AND AIR PROTECTION AS TO AN UNDIVIDED 1/2 INTEREST VILLAGE OF PEMBERTON AS TO AN UNDIVIDED 1/2 INTEREST
Registered Owner:	
Remarks:	INTER ALIA MODIFIED BY CA4950056 MODIFIED BY CA6142151 MODIFIED BY CA6488234

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

# 1927 CARPENTER

Door Schedule																	
Mark	Nominal Size				Door Operation	Slab Style	Slide Lights	Door Frame						Openings		Door Data	
	Width	Height	Thickness					L Sidelet Wid	R Sidelet Wid	Glass Style	Jamb Thick	Jamb Depth	HW Set	RO Width	RO Height	Mfr	Model No.
D-100	14'0"	16'0"	1 3/4"	Overhead	Solid		N/A	N/A	None	3/4"	8"	DHW.#	14'1 1/2"	16'0 3/4"			
D-102	14'0"	16'0"	1 3/4"	Overhead	Solid		N/A	N/A	None	3/4"	8"	DHW.#	14'1 1/2"	16'0 3/4"			
D-103	14'0"	16'0"	1 3/4"	Overhead	Solid		N/A	N/A	None	3/4"	8"	DHW.#	14'1 1/2"	16'0 3/4"			
D-104	14'0"	16'0"	1 3/4"	Overhead	Solid		N/A	N/A	None	3/4"	8"	DHW.#	14'1 1/2"	16'0 3/4"			
D-105	3'0"	6'8"	1 3/4"	Swing Simple	Solid	*	0"	4'6"	None	3/4"	8"	DHW.#	7'9 1/2"	6'8 3/4"			
D-106	3'0"	6'8"	1 3/4"	Swing Simple	Solid	*	0"	4'6"	None	3/4"	8"	DHW.#	7'9 1/2"	6'8 3/4"			
D-107	3'0"	6'8"	1 3/4"	Swing Simple	Solid	*	0"	4'6"	None	3/4"	8"	DHW.#	7'9 1/2"	6'8 3/4"			
D-108	3'0"	6'8"	1 3/4"	Swing Simple	Solid	*	0"	4'6"	None	3/4"	8"	DHW.#	7'9 1/2"	6'8 3/4"			
D-109	3'0"	6'8"	1 3/4"	Swing Simple	Solid	*	0"	4'3"	None	3/4"	8"	DHW.#	7'6 1/2"	6'8 3/4"			
D-110	3'0"	6'8"	1 3/4"	Swing Simple	Solid		N/A	N/A	None	3/4"	8"		3'1 1/2"	6'8 3/4"			
D-111	3'0"	6'8"	1 3/4"	Swing Simple	Solid		N/A	N/A	None	3/4"	8"		3'1 1/2"	6'8 3/4"			
D-112	3'0"	6'8"	1 3/4"	Swing Simple	Solid		N/A	N/A	None	3/4"	8"		3'1 1/2"	6'8 3/4"			
D-113	3'0"	6'8"	1 3/4"	Swing Simple	Solid		N/A	N/A	None	3/4"	8"		3'1 1/2"	6'8 3/4"			
D-114	3'0"	6'8"	1 3/4"	Swing Simple	Solid		N/A	N/A	None	3/4"	8"		3'1 1/2"	6'8 3/4"			
D-300	3'0"	6'8"	1 3/4"	Swing Simple	Solid		N/A	N/A	None	3/4"	8"		3'1 1/2"	6'8 3/4"			
D-301	3'0"	6'8"	1 3/4"	Swing Simple	Solid		N/A	N/A	None	3/4"	8"		3'1 1/2"	6'8 3/4"			
D-302	3'0"	6'8"	1 3/4"	Swing Simple	Solid		N/A	N/A	None	3/4"	8"		3'1 1/2"	6'8 3/4"			
D-303	3'0"	6'8"	1 3/4"	Swing Simple	Solid		N/A	N/A	None	3/4"	8"		3'1 1/2"	6'8 3/4"			

Window Schedule									
Mark	Nominal Size		Sash Operation	Top Shape	RO Height	Mfr	Model No.	Accessories	Comments
	O.A. Width	O.A. Height							
W-100	7'6"	4'0"	Custom	Square	4'0"				
W-101	7'6"	4'0"	Custom	Square	4'0"				
W-102	7'6"	4'0"	Custom	Square	4'0"				
W-103	7'6"	4'0"	Custom	Square	4'0"				
W-104	7'6"	4'0"	Custom	Square	4'0"				
W-200	7'6"	4'0"	Custom	Square	4'0"				
W-201	7'6"	4'0"	Custom	Square	4'0"				
W-202	7'6"	4'0"	Custom	Square	4'0"				
W-203	7'6"	4'0"	Custom	Square	4'0"				
W-204	7'6"	4'0"	Custom	Square	4'0"				
W-300	7'6"	4'0"	Custom	Square	4'0"				
W-301	7'6"	4'0"	Custom	Square	4'0"				
W-302	7'6"	4'0"	Custom	Square	4'0"				
W-303	7'6"	4'0"	Custom	Square	4'0"				
W-304	7'6"	4'0"	Custom	Square	4'0"				
W-305	7'6"	4'0"	Custom	Square	4'0"				
W-306	7'6"	4'0"	Custom	Square	4'0"				
W-307	7'6"	4'0"	Custom	Square	4'0"				
W-308	7'6"	4'0"	Custom	Square	4'0"				
W-309	7'6"	4'0"	Custom	Square	4'0"				
W-311	4'0"	2'6"	Casement	Square	2'6"				Egress Window
W-312	4'0"	2'6"	Casement	Square	2'6"				Egress Window
W-313	4'0"	2'6"	Casement	Square	2'6"				Egress Window
W-314	4'0"	2'6"	Casement	Square	2'6"				Egress Window
W-315	4'0"	2'6"	Casement	Square	2'6"				Egress Window
W-316	4'0"	2'6"	Casement	Square	2'6"				Egress Window
W-317	4'0"	2'6"	Casement	Square	2'6"				Egress Window
W-318	4'0"	2'6"	Casement	Square	2'6"				Egress Window

## PROJECT DATA

Project Name	1927 Carpenter
Civic Address	1927 Carpenter St. Pemberton BC V0N 2L1
Legal Address	Lot 28 District Lot 210 Lillooet District Plan
PID	025737589
Zoning	M1-Industrial
Occupancy	Group F Division 2 / Group C
Proposed Use	Light Industrial / Residential
Site Area	1640 m2
Building Footprint	476.22 m2
Proposed Site Coverage	29%
Allowable Sire Coverage	50%
Main Floor Area	447.23 m2
Mezzanine Area	179.30 m2
Upper floor Area	447.23 m2
Total Floor Area	1073.7 m2
Number of Stories	2
Building Height	10.5m
Building Frontage	52.1m

## ABBREVIATIONS

CMU	Concrete Masonry Unit
CONC	Concrete
CT	Ceramic Tile
CP	Carpet
C/W	Complete With
DG	Design Grade
DIA	Diameter
EG	Existing Grade
ELEC	Electrical
EX	Existing
GWB	Gypsum Wall Board
Mech	Mechanical
MIN	Minimum
N/A	Not Applicable
OC	On Center
RF	Resilient Flooring
SIM	Similar
TYP	Typical
WD	Wood

## GENERAL NOTES

- Do not scale drawings. Larger scale drawings take precedence over smaller scale drawings.
- All sub-contractors shall exercise proper precaution to verify dimensions shown on the drawings before laying out their work and be responsible for any error resulting from their failure to exercise such precaution. All changes to the work not in conformance with the drawings to be approved by the consultants prior to the execution of the work.
- Interior dimensions are taken to the centre line of walls.
- All deviations from these drawings to be approved by the architect. The general contractor is to maintain an additional set of drawings for notation on site indicating all changes from the approved b.p. set for use by consultants in preparation of 'record drawings' as required. The general contractor is to keep a written record of all changes, notify the architect immediately of any proposed changes in the work, and do not proceed with changes until approved. On completion of the work, return approved building permit drawings together with mark-up site set to architect, clearly noting any additional information to fully describe building as-built.
- Shop drawings for all seismic restraint of building components and fire-rated sealants to be prepared by an engineer in the province of BC and submitted to the architect prior to manufacture. Follow up on field review by the signing engineer is mandatory with letters and/or field reports to confirm.
- Make good all existing construction and finishes affected by new work.
- Work to comply with current edition of the British Columbia Building Code (BCBC).

## PARKING (LOCAL PARKING BYLAW)

Use	Area	Number of Spaces
Dwelling Unit	4 units (1.75 spaces/unit)	07
Manufacturing	547 m2 (93m2per space)	06
Total Required		13
Total Proposed		13

## DRAWING LIST

A 000	General Information
A 001	Diagrams
A 002	Site Plan
A 100	Plan-Main
A 101	Plan-Mezzanine
A 102	Plan-Upper
A 103	Plan-Roof
A 200	Elevations
A 201	Elevations

## CONSULTANTS

Architectural	Robertson Architecture Suite 12- 1400 Park St. Pemberton BC V0N 2L1 T. 778.321.3358 jay@robertsonarchitecture.com www.robertsonarchitecture.com
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Structural

Mechanical

Electrical

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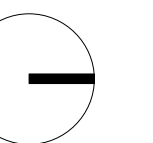
# ROBERTSON ARCHITECTURE

12-1400 Park St.  
Pemberton BC Canada V0N 2L1  
778.321.3358  
jay@robertsonarchitecture.com

ISSUE	DATE	ISSUE
A	18-2-3	Preliminary Zoning/BP Review
B	18-2-8	Proposed Setback Reduction
C	18-2-27	Issued for Variance Application

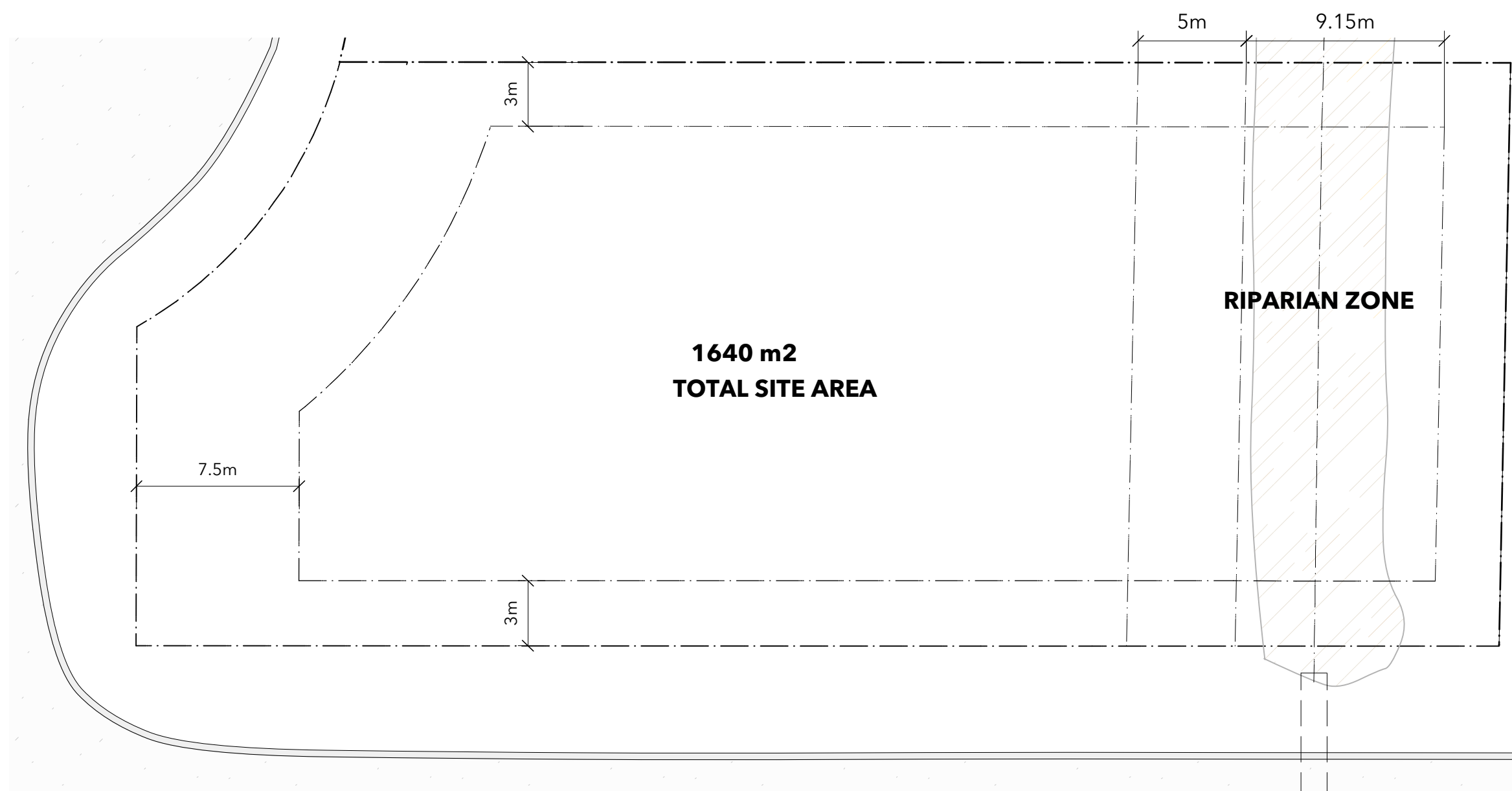
## CARPENTER

1927 Carpenter  
Pemberton, BC  
General Information

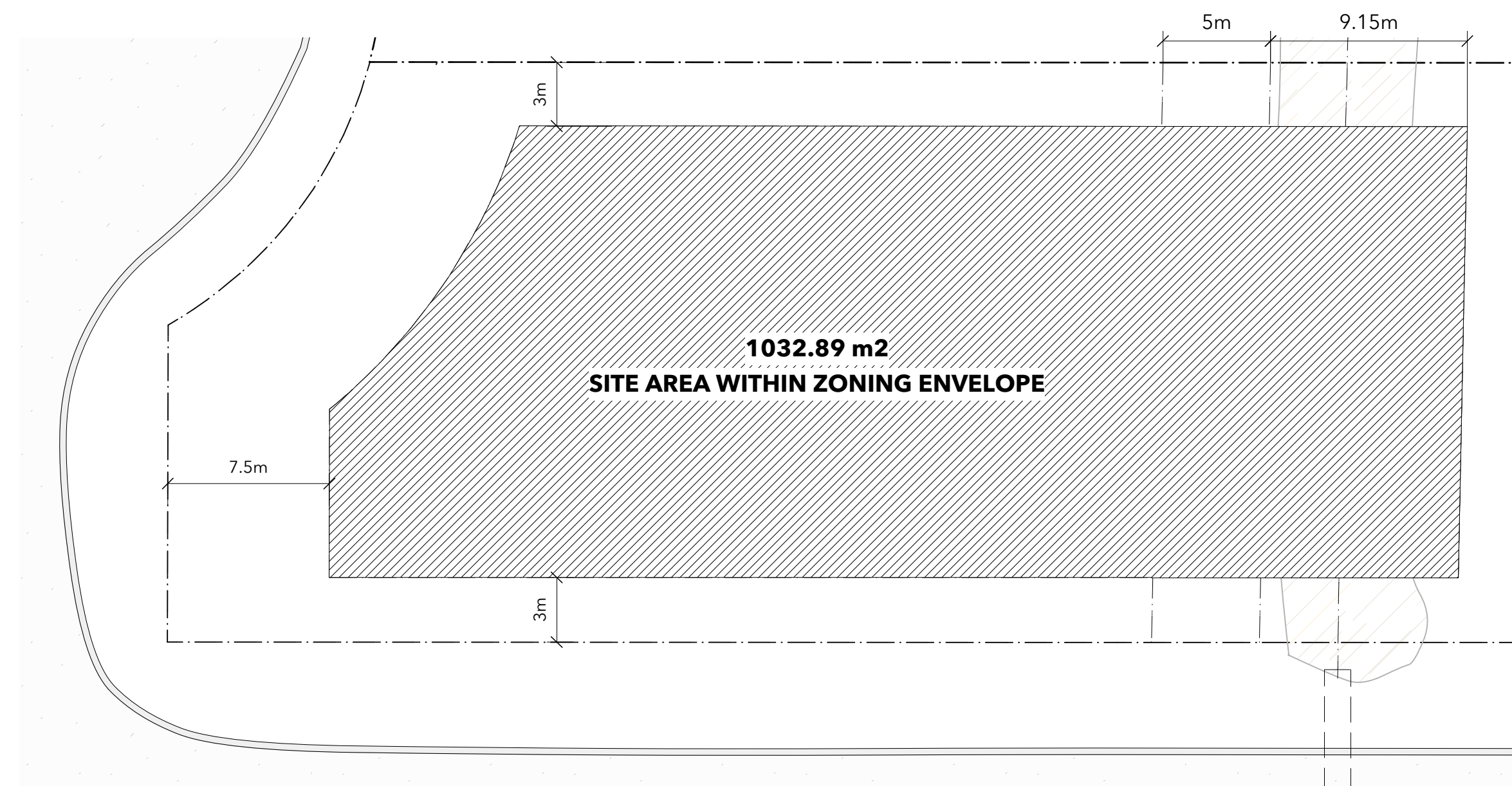


# A 000

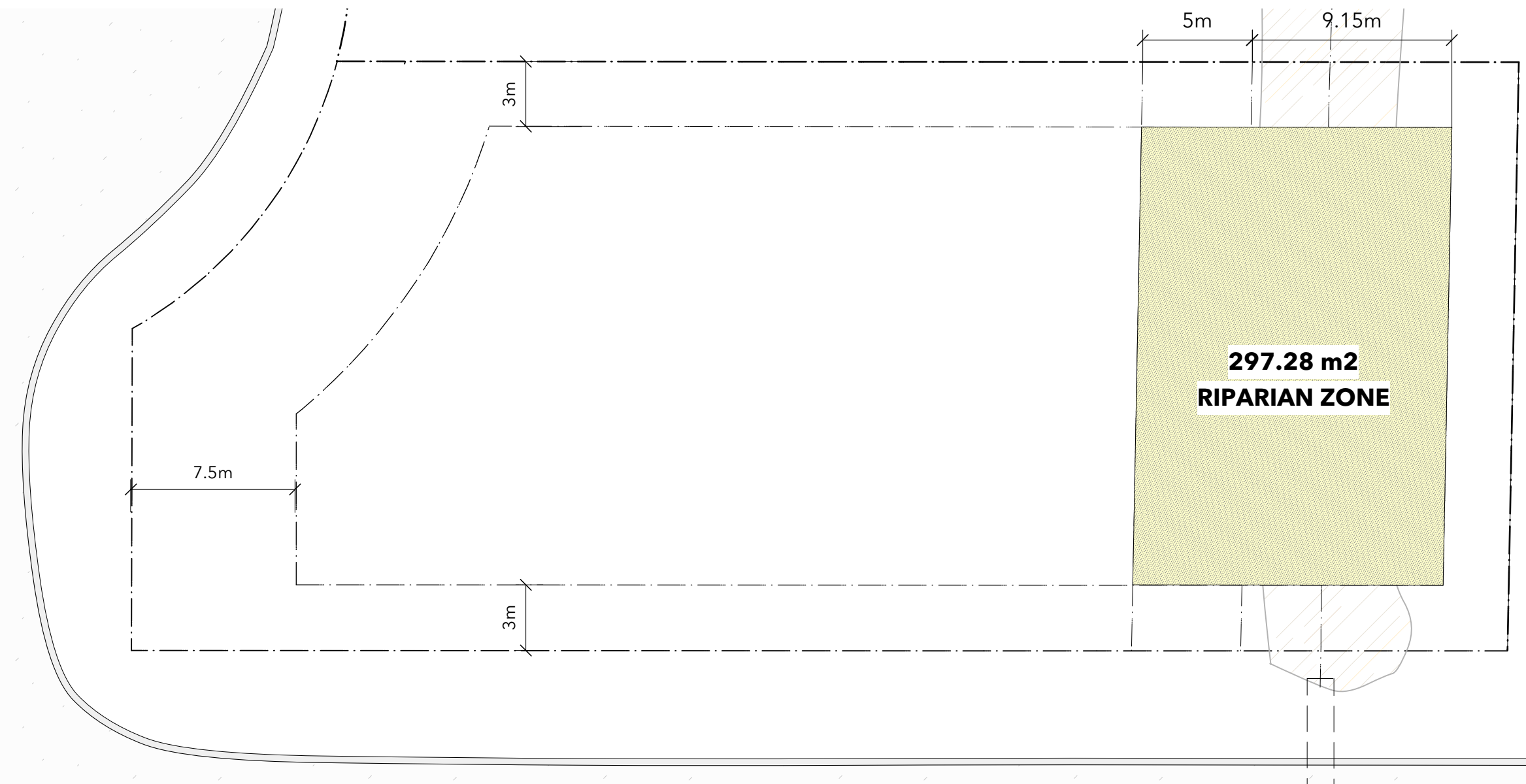




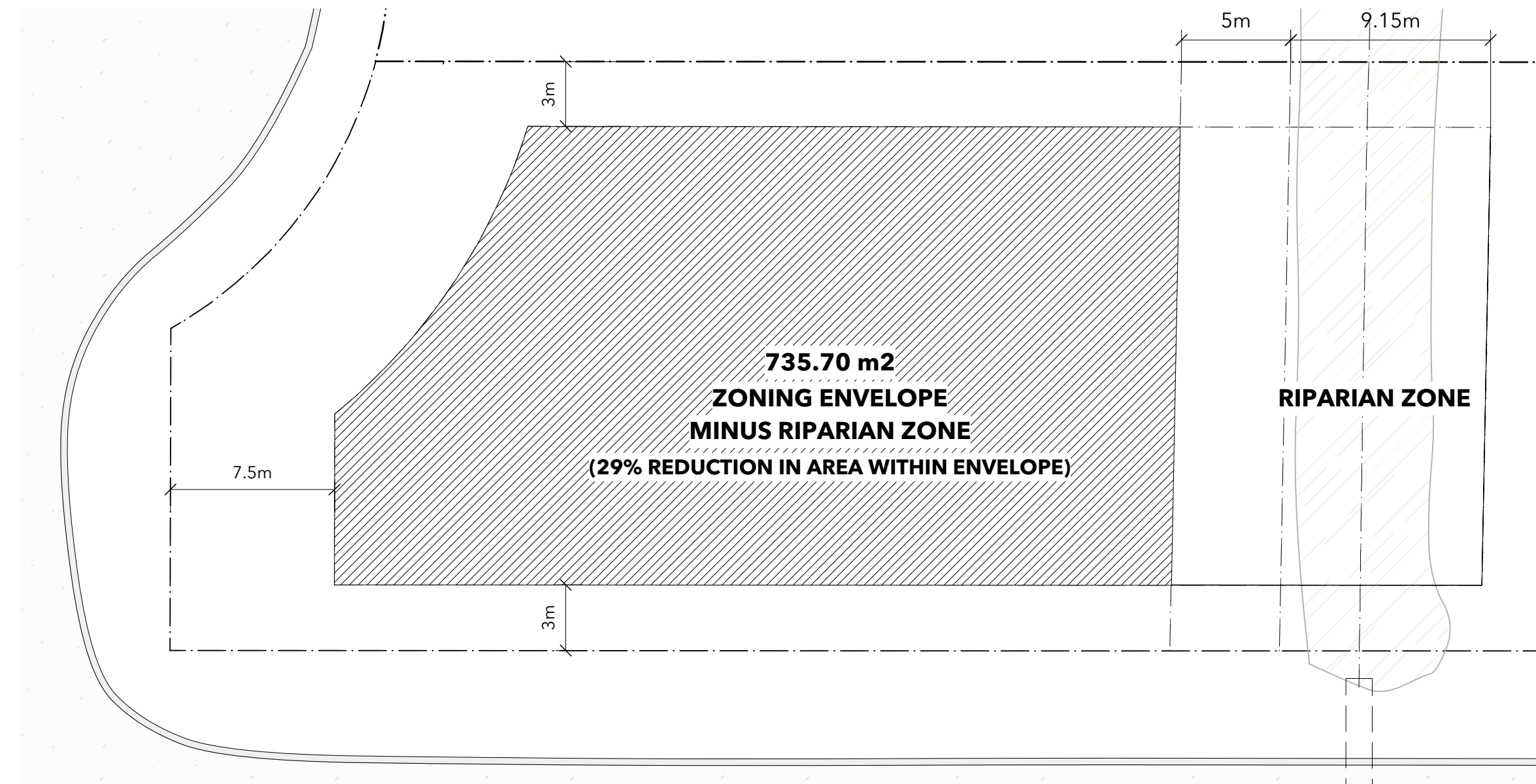
1 Site Plan



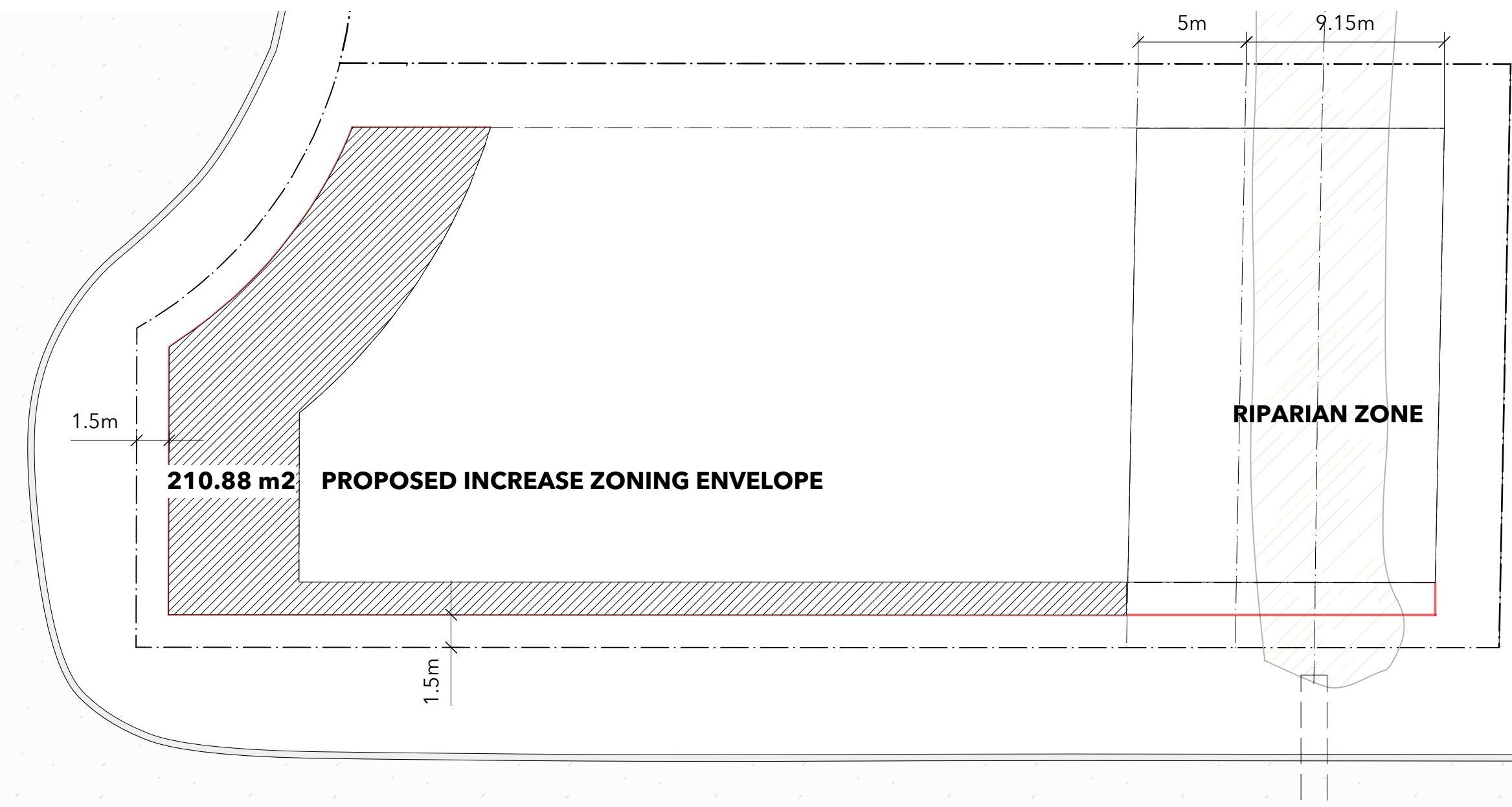
2 Zoning Envelope



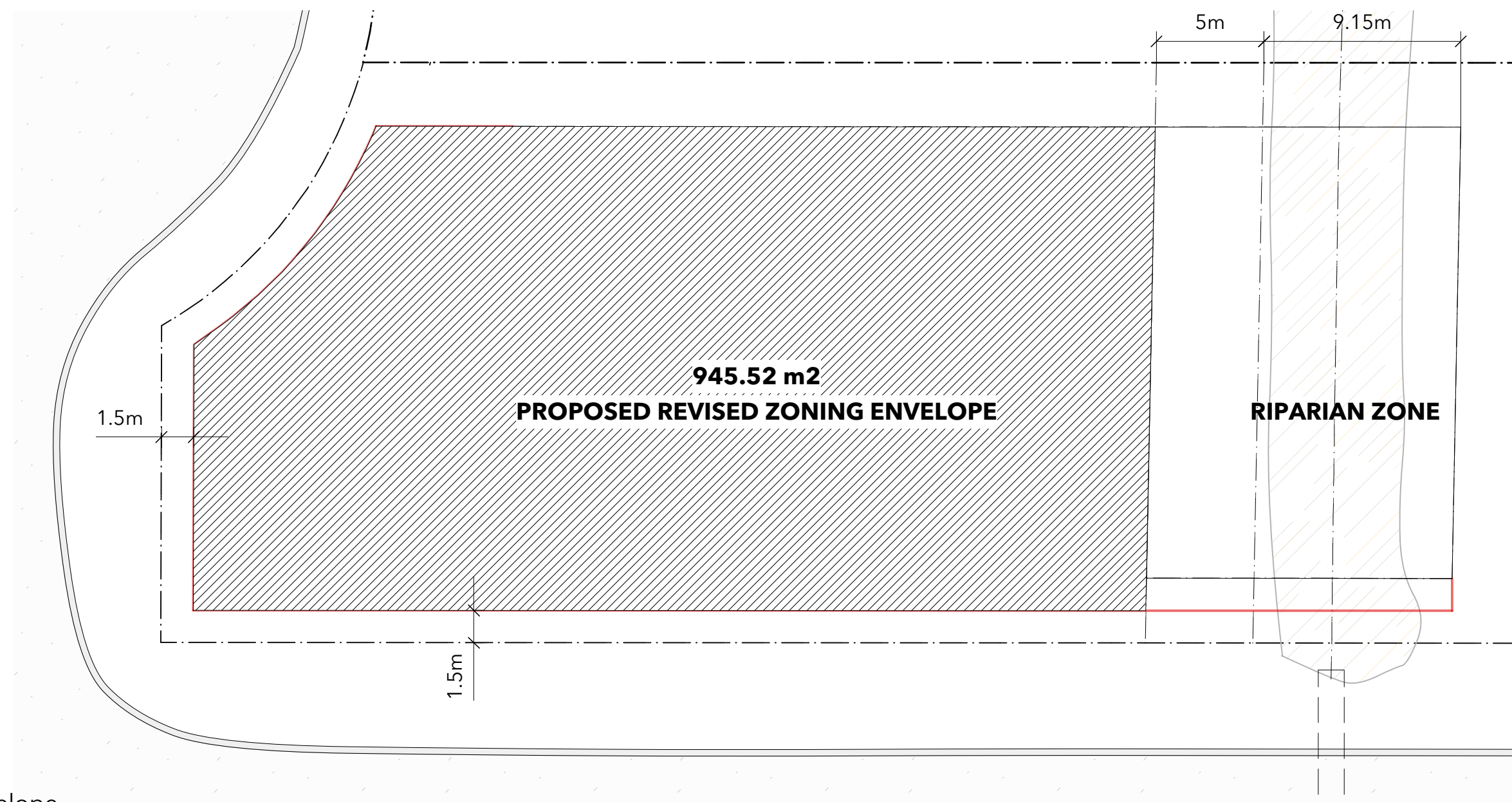
3 Riparian Zone



4 Reduced Zoning Envelope



5 Proposed Change to Zoning Envelope



6 Revised Zoning Envelope

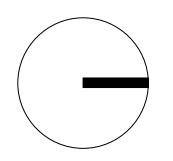
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# ROBERTSON ARCHITECTURE

12-1400 Park St.  
 Pemberton BC Canada V0N 2L1  
 778.321.3358  
 jay@robertsonarchitecture.com

ISSUE	DATE	ISSUE
A	18-2-3	Preliminary Zoning/BP Review
B	18-2-8	Proposed Setback Reduction
C	18-2-27	Issued for Variance Application

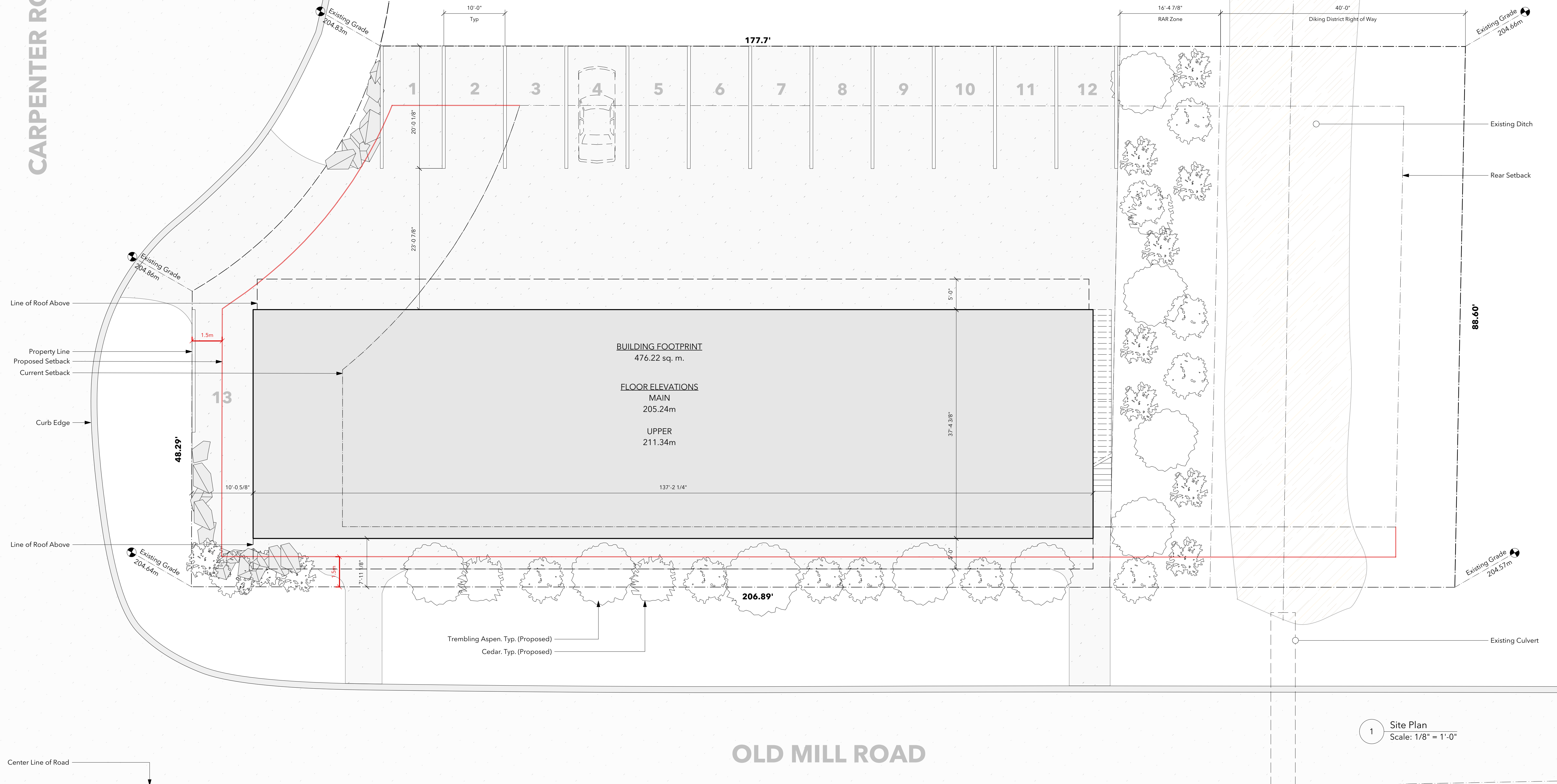
**CARPENTER**  
 1927 Carpenter  
 Pemberton, BC  
**Diagrams**



**A 001**



CARPENTER ROAD



OLD MILL ROAD

1 Site Plan  
Scale: 1/8" = 1'-0"

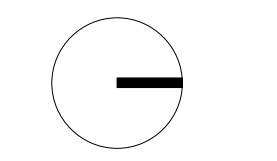
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**ROBERTSON ARCHITECTURE**

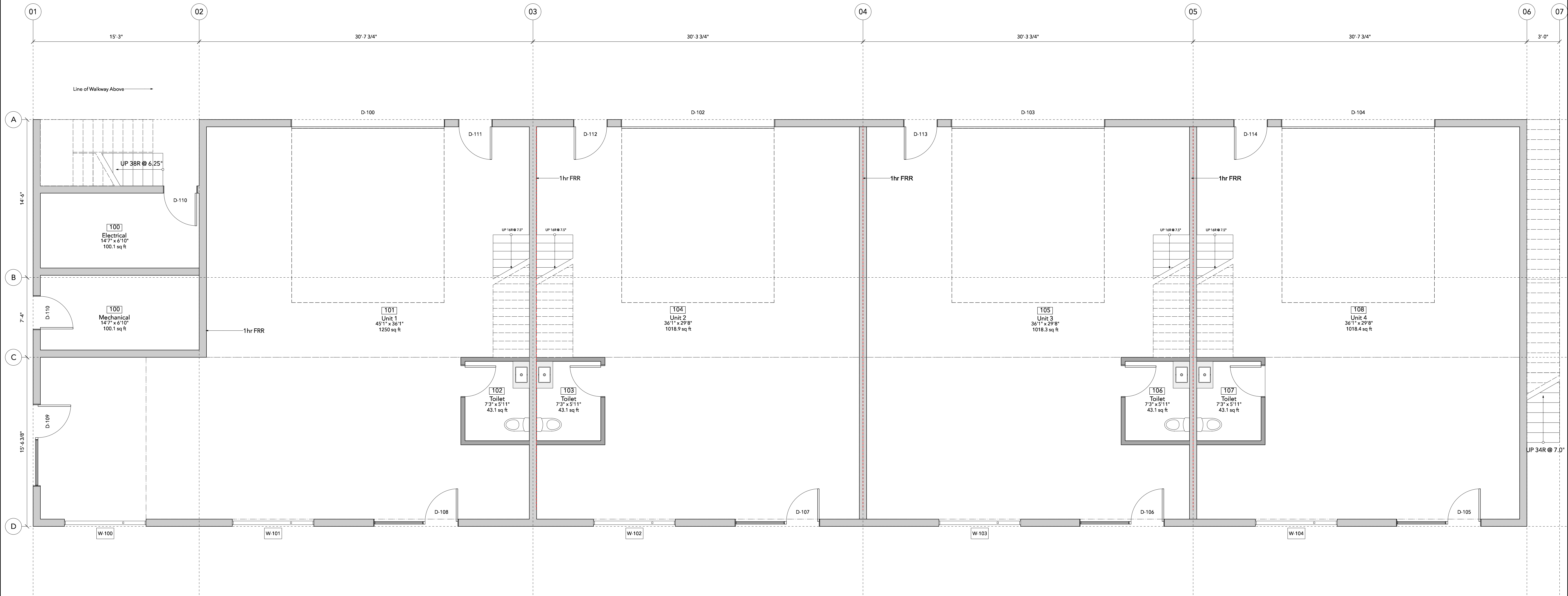
12-1400 Park St.  
Pemberton BC Canada V0N 2L1  
778.321.3358  
jay@robertsonarchitecture.com

ISSUE	DATE	ISSUE
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**CARPENTER**  
1927 Carpenter  
Pemberton, BC  
**Site Plan**



**A 002**



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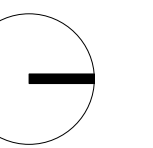
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 Pemberton BC Canada V0N 2L1  
 778.321.3358  
 jay@robertsonarchitecture.com

ISSUE	DATE	ISSUE
A	18-2-3	Preliminary Zoning/BP Review
B	18-2-8	Proposed Setback Reduction
C	18-2-27	Issued for Variance Application

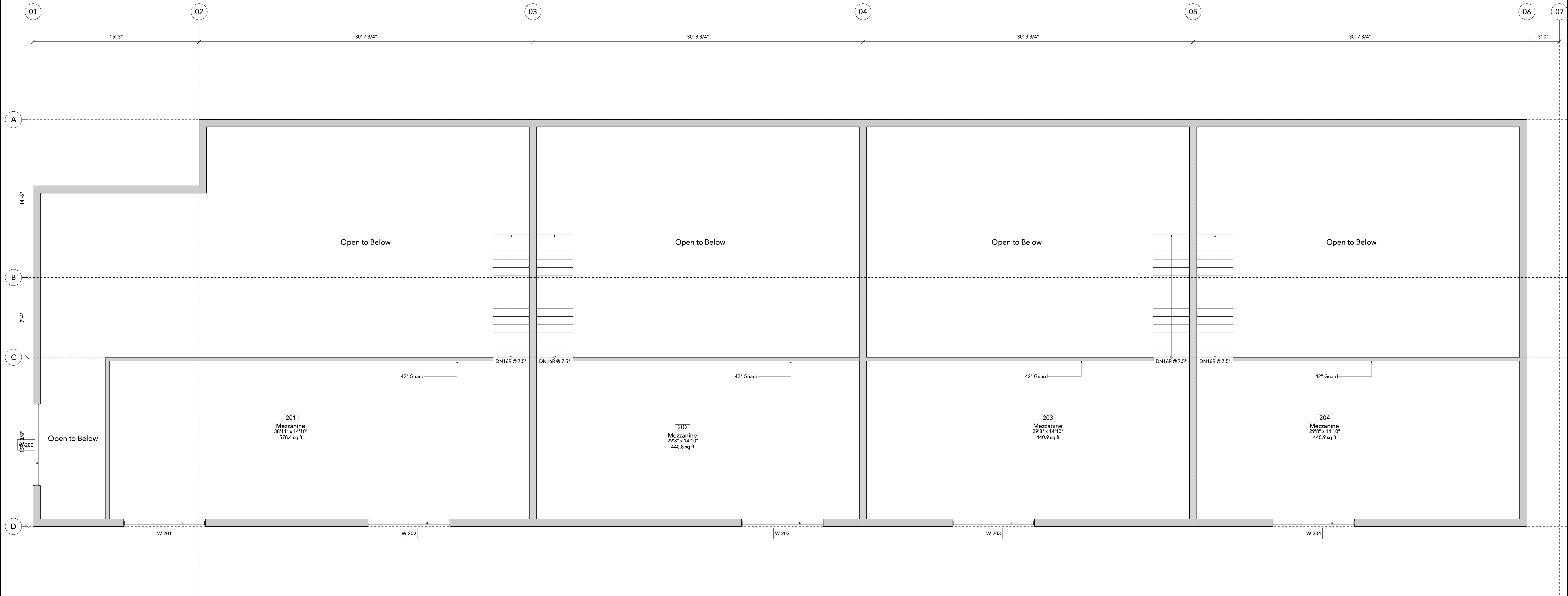
## CARPENTER

1927 Carpenter  
 Pemberton, BC  
**Plan-Main**  
 1/4"=1'



# A 100





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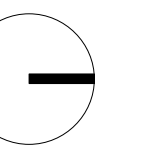
# ROBERTSON ARCHITECTURE

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 Pemberton BC Canada V0N 2L1  
 778.321.3358  
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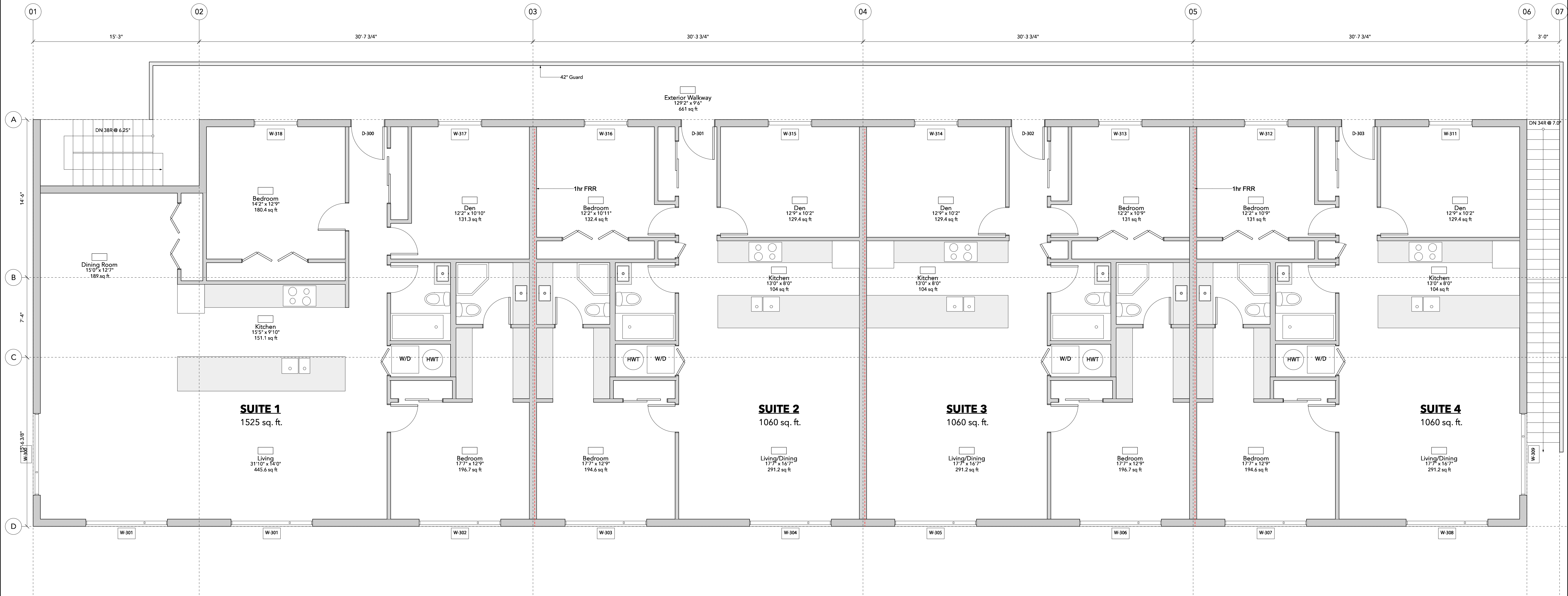
ISSUE	DATE	ISSUE
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## CARPENTER

1927 Carpenter  
 Pemberton, BC  
**Plan-Mezzanine**  
 1/4"=1'



# A 101



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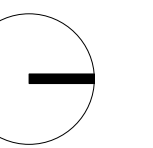
# ROBERTSON ARCHITECTURE

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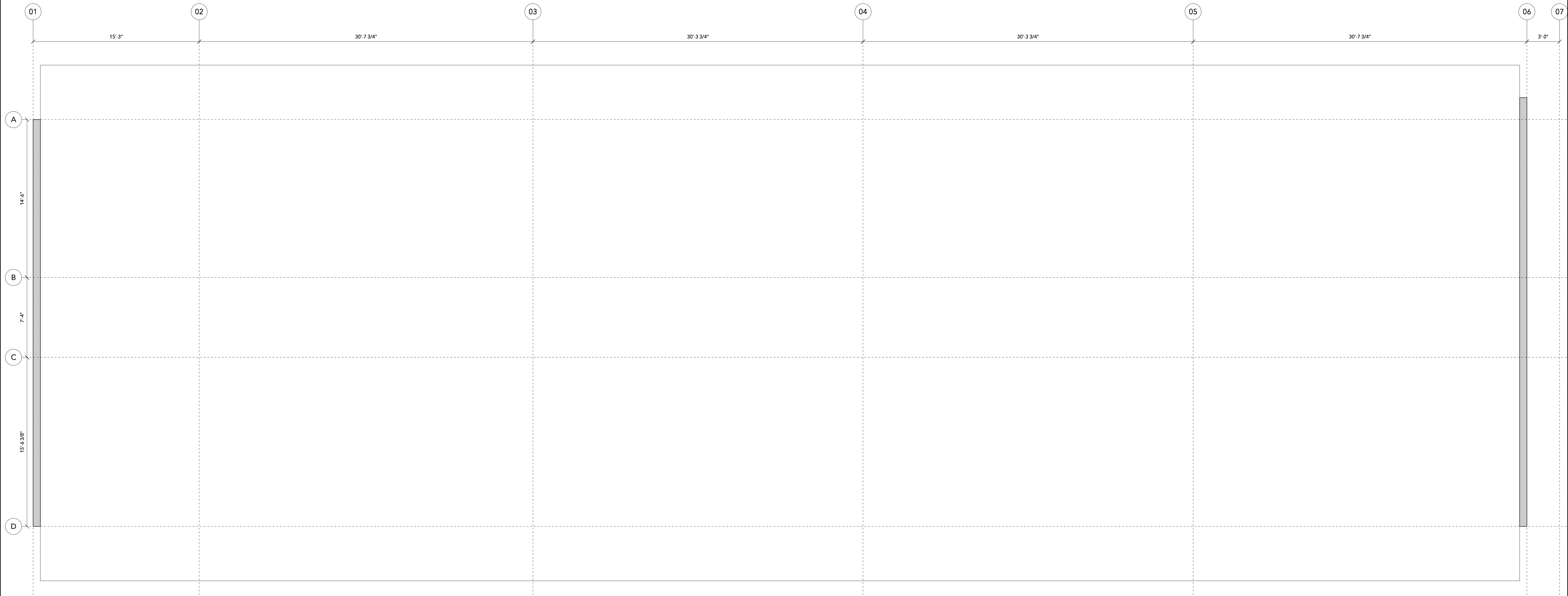
ISSUE	DATE	ISSUE
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C	18-2-27	Issued for Variance Application

## CARPENTER

1927 Carpenter  
 Pemberton, BC  
**Plan-Upper**  
 1/4"=1'



# A 102



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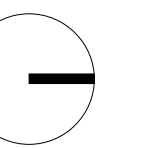
# ROBERTSON ARCHITECTURE

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Pemberton BC Canada V0N 2L1  
778.321.3358  
jay@robertsonarchitecture.com

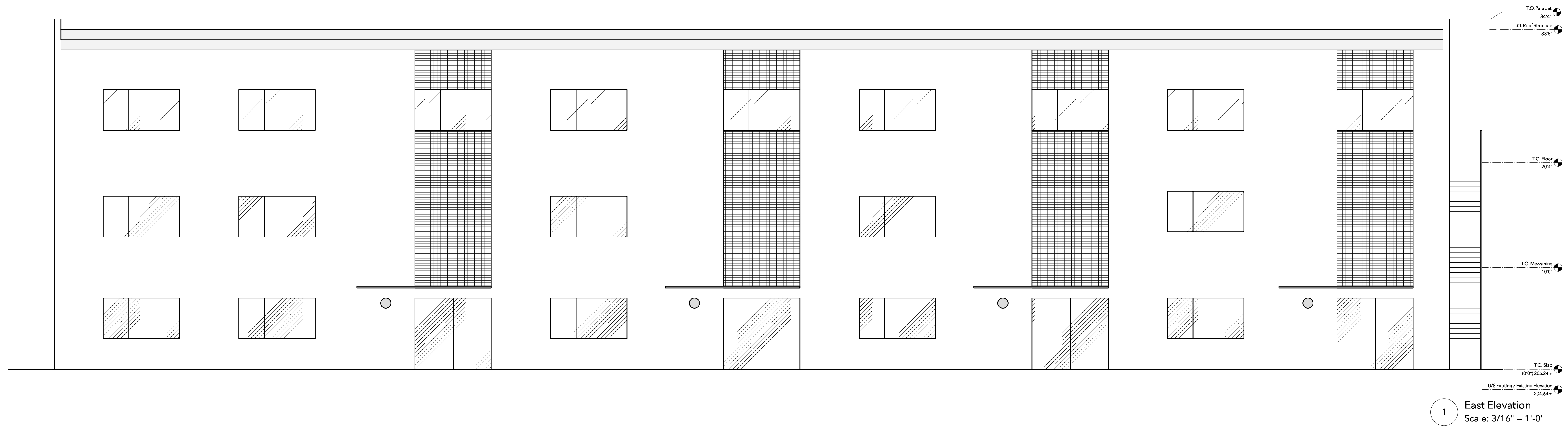
ISSUE	DATE	ISSUE
A	18-2-3	Preliminary Zoning/BP Review
B	18-2-8	Proposed Setback Reduction
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## CARPENTER

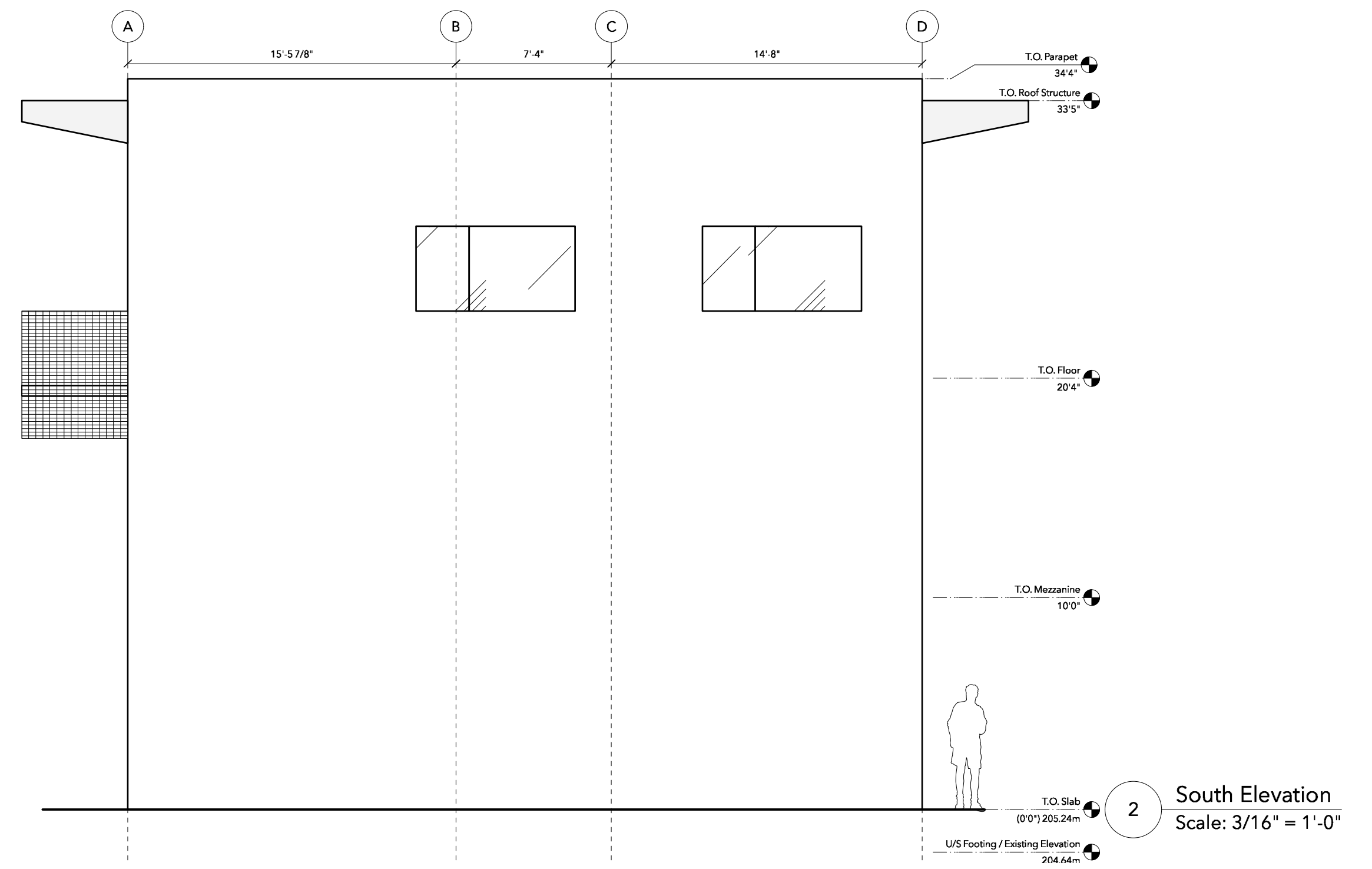
1927 Carpenter  
Pemberton, BC  
**Plan-Roof**  
1/4"=1'



# A 103



1 East Elevation  
Scale: 3/16" = 1'-0"



2 South Elevation  
Scale: 3/16" = 1'-0"

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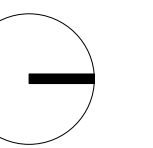
# ROBERTSON ARCHITECTURE

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Pemberton BC Canada V0N 2L1  
778.321.3358  
jay@robertsonarchitecture.com

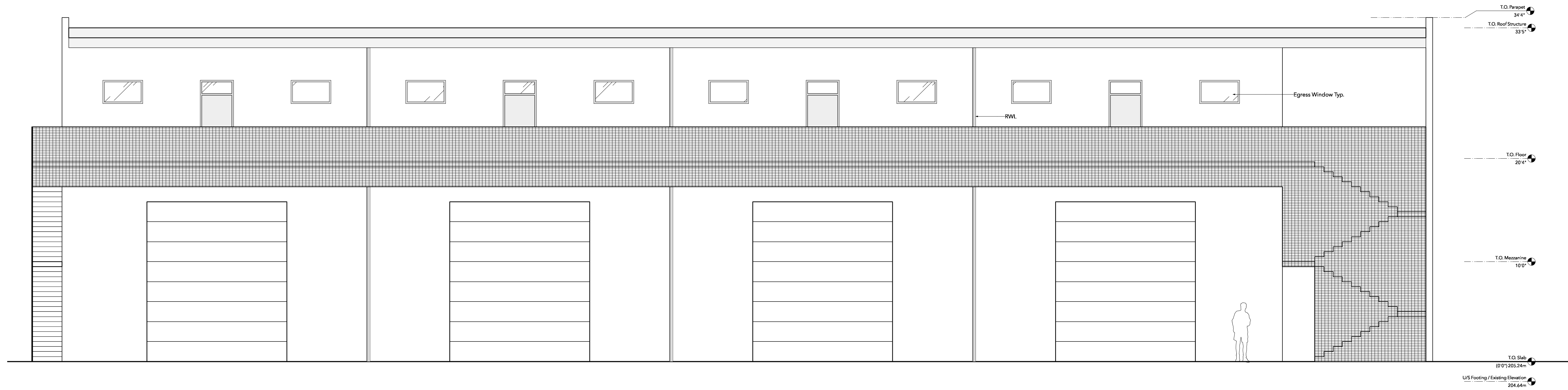
ISSUE	DATE	ISSUE
A	18-2-3	Preliminary Zoning/BP Review
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## CARPENTER

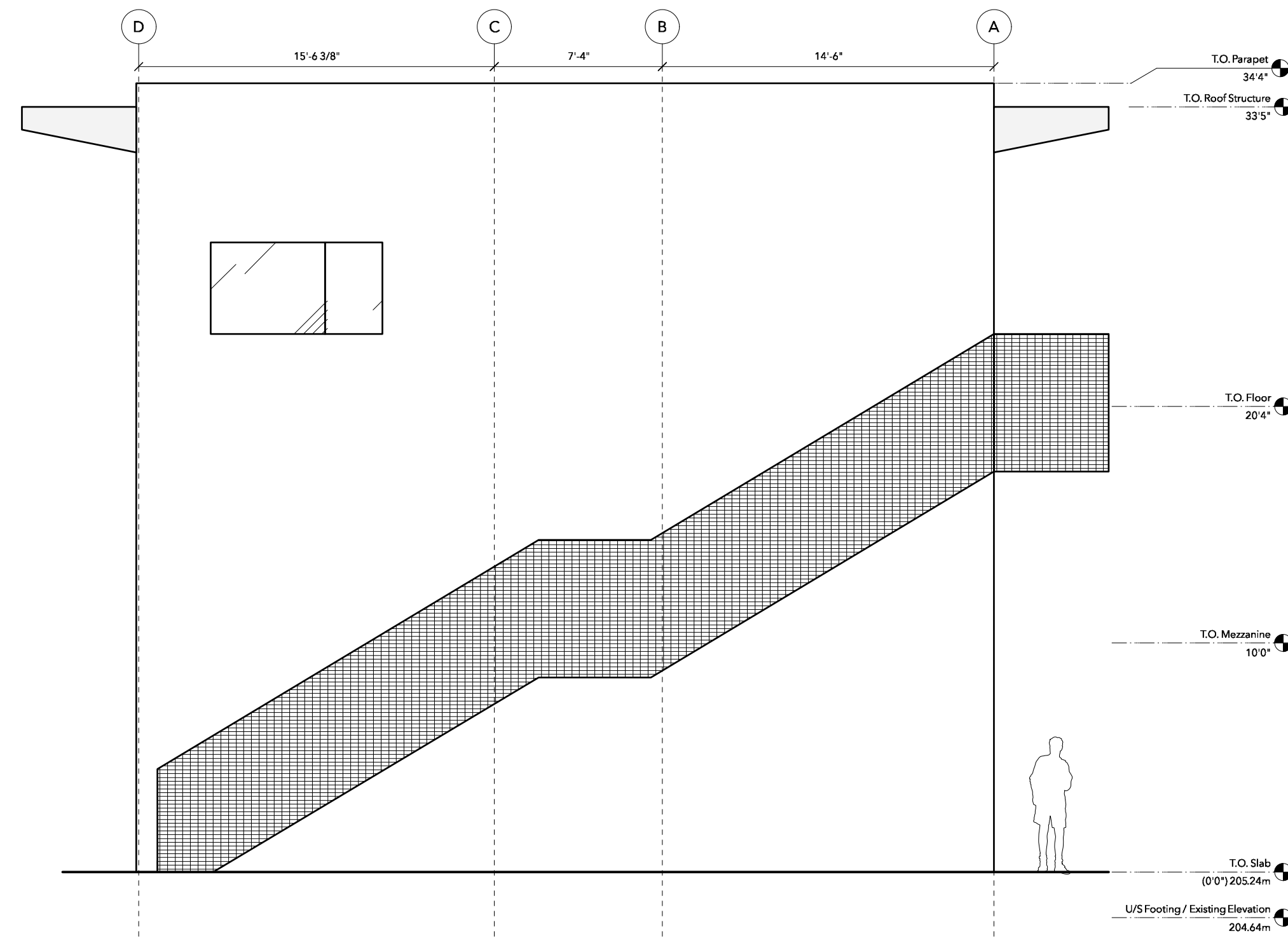
1927 Carpenter  
Pemberton, BC  
Elevations  
1/4"=1'



A 200



1 West Elevation  
Scale: 3/16" = 1'-0"



2 South Elevation  
Scale: 3/16" = 1'-0"

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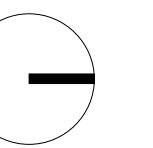
# ROBERTSON ARCHITECTURE

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778.321.3358  
jay@robertsonarchitecture.com

ISSUE	DATE	ISSUE
A	18-2-3	Preliminary Zoning/BP Review
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C	18-2-27	Issued for Variance Application

## CARPENTER

1927 Carpenter  
Pemberton, BC  
Elevations  
1/4"=1'



A 201

APPENDIX B







**Date:** April 04, 2018

**From:** Lisa Pedrini, Village Planner

**Subject:** 1765 Pinewood Drive – Setback Variance Request

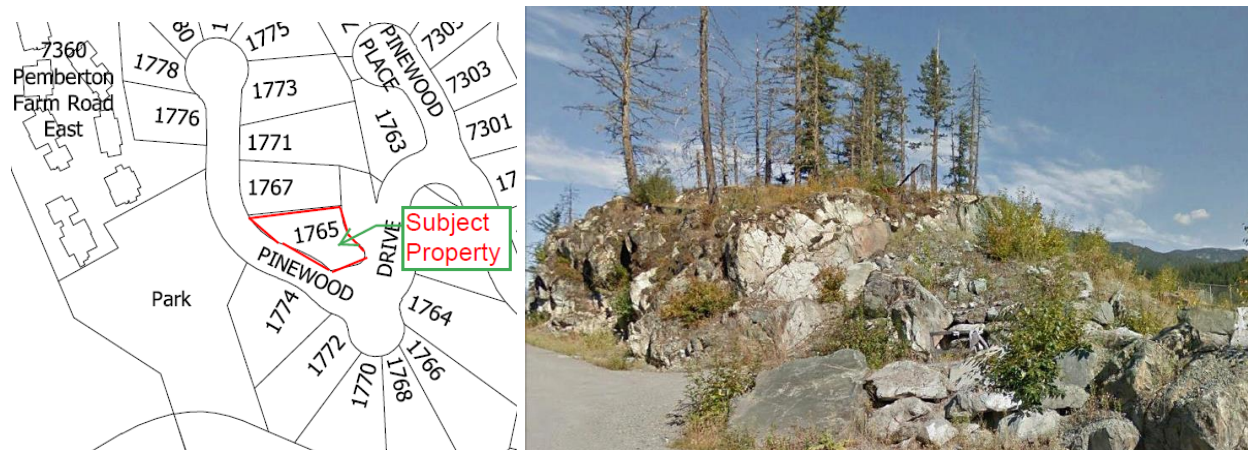
**Owners/  
Agent:** Simon-Pierre Monette

---

**PURPOSE**

This memo concerns a Board of Variance decision made on July 25, 2017 for the property located at 1765 Pinewood (Lot 48, Strata Plan KAS 1994, DL 211, LLD). Due to an error in the data provided to the Board of Variance, this decision needs to be revisited at this time. A location plan of the subject property is shown below.

**LOCATION PLAN**



**BACKGROUND**

Two (2) Board of Variance applications have been received for this proposed development.

The first variance request was to decrease a portion of the rear lot line setback from 5.0 metres to 3.5 metres (a difference of 1.5m) and a portion of the exterior lot line setback from 3.0 metres to 1.25 metres, (a difference of 1.75m). The Board of Variance approved this request on July 25, 2017. (Please see the Meeting Minutes-**Appendix A**).

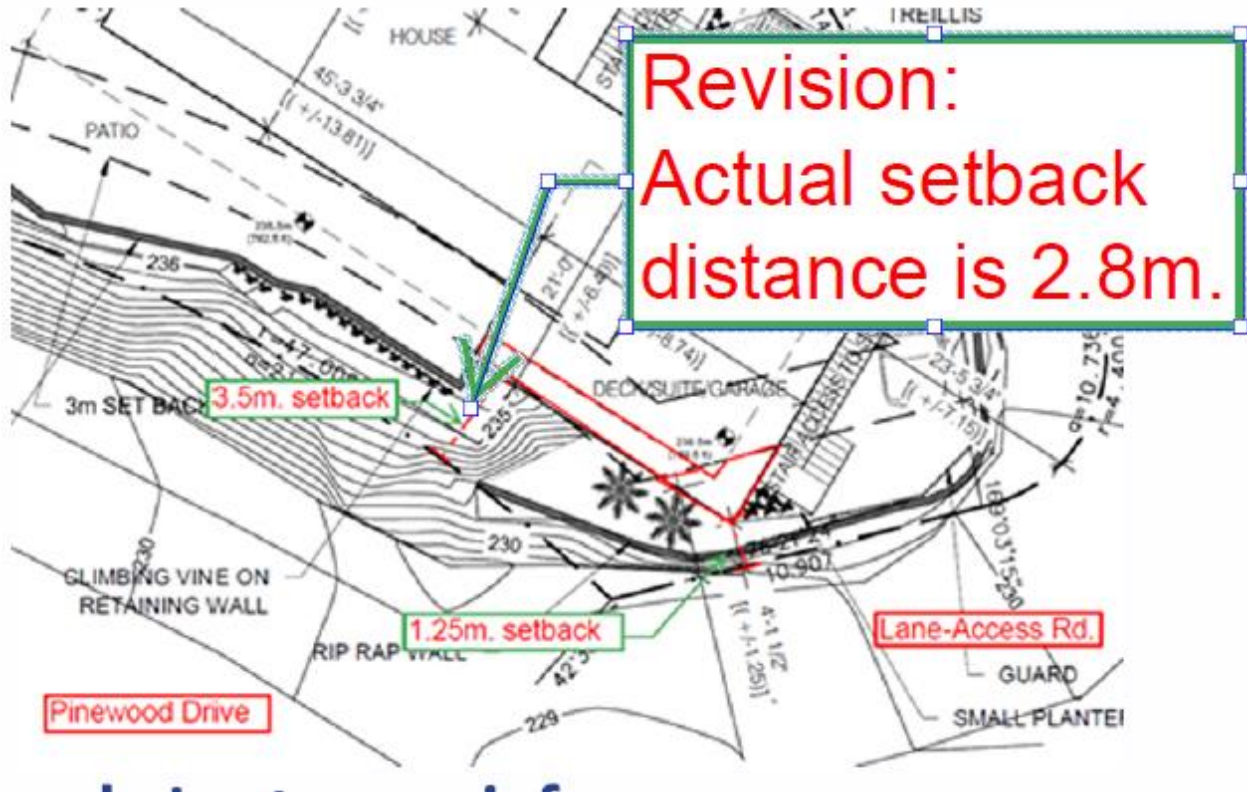
The second request was to allow a setback variance to the rear lot setback to accommodate a deck that would not be currently allowed. The Board of Variance approved this request at the December 14, 2017 meeting. (Please see the Meeting Minutes-**Appendix B**).



As the property owner prepares to submit their building permit application, it was noticed that a data error had occurred for the first setback variance request.

It was calculated that the variance request was to reduce the setback from 5m to 3.5m (a difference of 1.5m). However, the variance request was actually to reduce from 5m to 2.8m (a difference of 2.2m).

Please see the drawings below.



A notice regarding this revision has been mailed to all neighbouring properties.

Staff request that the Board of Variance revisit this request in light of the error, and decide whether or not to approve the slightly larger (2.2m) relaxation, as depicted on the above drawings.

### ALTERNATIVE OPTIONS

The Board of Variance in their consideration of this revision for 1765 Pinewood Drive has the following options:

- (i) Approve the revision
- (ii) Approve the revision with certain conditions
- (iii) Reject the revision and request a 3.5m as originally approved.

The decision of the majority of the membership shall be the decision of the Board. Village Staff shall, within seven (7) days of a decision, send by mail or otherwise deliver the written decision of the Board to the applicant, all persons who made representation at the hearing, and the local government Building Inspector. Village staff shall, within seven (7) days of the decision, enter that decision in the record maintained at the local government office.

**Appendices:**

**Appendix A** –Meeting-Minutes of July 25th, 2017

**Appendix B** –Meeting-Minutes of December 14, 2017



# BoV MINUTES

## BORD OF VARIANCE MINUTES

Minutes for the Board of Variance of the Village of Pemberton July 25, 2017 at 10:00am at 7400 Prospect Street, Pemberton, B.C.

---

**IN ATTENDANCE:**

Niki Vanker  
Drew Meredith  
Al Leblanc

**STAFF IN ATTENDANCE:**

Lisa Pedrini, Village Planner  
Suzanne Bélanger, Operations & Development  
Services Coordinator

**APPLICANT/PUBLIC:**

0

---

**1) CALL TO ORDER**

At 10:02 the meeting was called to Order.

**2) MINUTES**

Moved/Seconded

**THAT** the minutes of the BoV meeting held March 20th, 2017 be approved as circulated.

**CARRIED**

**3) STRATA LOT 48-SETBACKS VARIANCE REQUEST (1765 Pinewood Street)**

Prior to the meeting, two Board of Variance members participated in a site visit.

The Village Planner gave an overview of the application and the challenges of building on a rocky, steep and varying topography lot.

All surrounding properties were mailed &/or emailed the details of the variance application. No correspondence was received.

### RESOLUTION

*Moved/Second*

**THAT** the Board of Variance approve the request to decrease the setback at the rear from 5.0 metres to 3.5 metres and the side setback from 3.0 metres to 1.25 metres

**CARRIED**

4) **NEW BUSINESS**

The Development Services Department was advised by the Village Corporate Officer that the Board of Variance members can approve minutes by electronic means when a long period of time would lapse between meetings.

Moved/Seconded

**THAT** the Board of Variance support that the minutes of meetings be approved by electronic means when the attending members all respond in favor of the minutes as presented.

**CARRIED**

5) **NEXT MEETING**

TBA

6) **ADJOURNMENT**

Moved/Second

**THAT** the Board of Variance meeting be adjourned.

**CARRIED**

At 10:10 the meeting was adjourned.

This is a true and correct copy  
of a meeting of the BoV of the  
Village of Pemberton, held July  
25, 2017



---

Chair

## BORD OF VARIANCE MINUTES

**Minutes** for the Board of Variance of the Village of Pemberton December 14, 2017 at 10:00am at 7400 Prospect Street, Pemberton, B.C.

---

**IN ATTENDANCE:**

Niki Vankerk  
Drew Meredith  
Al Leblanc

**STAFF IN ATTENDANCE:**

Lisa Pedrini, Senior Planner  
Tim Harris, Manager of Operations & Development Services  
Suzanne Bélanger, Operations & Development Services Coordinator

**APPLICANT/PUBLIC:**

0

---

**1) CALL TO ORDER**

At 10:04 the meeting was called to Order.

**2) MINUTES**

Moved/Seconded

**THAT** the minutes of the BoV meeting held July 25, 2017 be approved as circulated.

**CARRIED**

**3) STRATA LOT 48-REAR SETBACKS VARIANCE REQUEST (1765 Pinewood Street)**

The Senior Planner gave an overview of the previous application for the same lot and this new application. Many lots in the upper portion of the Plateau neighbourhood are challenged due to rocky, steep and varying topography.

The application is due to a revised design of the project, more specifically, the removal of a rear concrete wall to reduce the massing from the street view. Previously, the exterior area would have been at grade and therefore considered a landscaping feature. The exterior area without a concrete wall therefore becomes a structure and as such is now encroaching within the rear setback.

All surrounding properties were notified of the details of the variance application. No correspondence was received.

## **DISCUSSION**

- The Board questioned the request wondering why a landowner wouldn't work within the constraints of their land. Staff agreed that this is a valid concern however; the Board of Variance is a tool in place to support construction on difficult land.
- A snow management plan was included to keep snow off the strata road right of way.
- The impact to neighbouring properties is considered minimal; no concerns were expressed by neighbouring properties.
- Overall building the deck with posts as opposed to a concrete wall for landscaping reduces the massing significantly.

## **RESOLUTION**

*Moved/Second*

**THAT** the Board of Variance approves the request as presented to decrease the setback at the rear to allow the construction of a deck.

**CARRIED**

### **4) NEW BUSINESS**

New business discussion was moved forward in the agenda due to a member having to declare a conflict of interest.

Staff reminded members that the Board of Variance minutes can be approved by electronic means as long as all members respond confirming their approval of the minutes as presented.

### **5) 1760 HIGHWAY 99-VARIANCE REQUEST TO VARY THE WATER/SEWER CONNECTION SERVICING REQUIREMENTS**

Drew Meredith left the meeting at 10:20am declaring a conflict of interest as he's one of the registered owners of the above noted property.

The Senior Planner gave an overview of the Village subdivision bylaw which requires for all Village properties to be connected to municipal water & sewer services.

The site is zoned for agricultural use and is not in close proximity to Village servicing connections.

It is the Village's intention in the near future to clarify by bylaw amendment that servicing requirements do not apply to land zoned for agricultural use, so similar applications will not have to be seen by the Board of Variance in the future.

## DISCUSSION

- Board members inquired if any future municipal services will be considered for this area of the Village. The property is in close proximity to Indian Reserve (I.R.) Lands which were promised servicing connections in the past.
- Staff mentioned that providing servicing to a handful of properties would be cost prohibitive, and would not consider it unless there was a benefit such as looping potential.
- The property owner would prefer to have municipal services; however a septic field and water well use is current practice on ALR lands.

## RESOLUTION

*Moved/Second*

**THAT** the Board of Variance approves the request to vary the water/sewer municipal connection requirements contained in Bylaw 677, 2011 to allow a septic field & well water use.

**CARRIED**

### 6) NEXT MEETING

TBA

### 7) ADJOURNMENT

*Moved/Second*

**THAT** the Board of Variance meeting be adjourned.

**CARRIED**

At 10:30am the meeting was adjourned.

This is a true and correct  
copy of a meeting of the  
BoV of the Village of  
Pemberton, held  
December 14, 2017.

---

Chair