

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