

**-BOARD OF VARIANCE-  
UPDATED AGENDA PACKAGE**

**Agenda** for the Board of Variance Meeting of the Village of Pemberton to be held Thursday, December 17, 2020 at 5:00 PM via ZOOM Webinar ID: 867 9888 8684

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	Page
<b>1. CALL TO ORDER</b>	
In honour of the Lil'wat7ul, the Village of Pemberton acknowledges that we are meeting within the unceded territory of the Lil'wat Nation.	1
<b>2. APPROVAL OF AGENDA</b>	
<b>Recommendation:</b> THAT the agenda be approved as presented.	
<b>3. MINUTES</b>	
a) Board of Variance Meeting, Thursday, November 26, 2020	3
<b>Recommendation:</b> THAT the minutes of the Board of Variance meeting held November 26, 2020 be adopted as circulated.	
<b>4. 1348 Greenwood Street – Lot 24 District Lot 211 Lillooet District Plan EPP88381</b>	6
<b>This application has been updated with revised building plans provided on December 15, 2020 found in Appendix C to reflect a reduction in building height.</b>	

Report to Board of Variance:

The Applicant is requesting variances to the front lot line, exterior side lot line and rear lot line setbacks to facilitate the development of a single detached residential dwelling. The following variances from Section 11.1.4 of Residential 1 (R-1) of Zoning Bylaw No. 832, 2018 are requested:

- To reduce the minimum front west lot line setback from 6.0m to 5.0m, a relaxation of 1.0m;
- To reduce the minimum exterior north side lot line setback from 4.6m to 3.0m, a relaxation of 1.6m; and
- To reduce the minimum rear east lot line setback from 5.0m to 3.0m, a relaxation of 2.0m.

**5. NEW BUSINESS**

**6. NEXT MEETING**

**7. ADJOURNMENT**

**BOARD OF VARIANCE MINUTES**

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**Minutes** for the Board of Variance Meeting of the Village of Pemberton held Thursday, November 26, 2020 at 5:00 PM via ZOOM Webinar ID: 874 8566 5846

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<b>IN ATTENDANCE:</b>	Niki Vanker, Chair Drew Meredith Alan LeBlanc
<b>STAFF IN ATTENDANCE:</b>	Joanna Rees, Planner Chris Derouin, Building Official Gwendolyn Kennedy, Building & Planning Clerk
<b>APPLICANT/PUBLIC:</b>	Brian Dorgelo (Applicant) Maya Wassberg (Applicant) 9

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**1. CALL TO ORDER**

At 5:01 p.m. the meeting was called to order.

In honour of the Lil'wat7ul, the Village of Pemberton acknowledges that we are meeting within the unceded territory of the Lil'wat Nation.

**2. AGENDA**

Moved/Seconded

**THAT** the agenda be amended to remove item 4.

**CARRIED**

**3. MINUTES**

Moved/Seconded

**THAT** the minutes of the Board of Variance meeting held October 28, 2020, be amended to reflect that a motion was put on the table to deny the variance, and that the motion was not seconded.

**CARRIED**

Moved/Seconded

**THAT** the minutes of the Board of Variance meeting held October 28, 2020 be approved as corrected.

**CARRIED**

### 3. 7671 Cerulean Drive - Lot 27 District Lot 211 Lillooet District Plan EPP88381

Planner Joanna Rees presented a report summarizing the variance request. The Applicants are requesting variances to allow for an existing retaining wall structure. The following variances from Sections 4.13 and 7.21 of Zoning Bylaw No. 832, 2018 are requested:

1. To vary Section 4.13(a) viii. to vary the height of one retaining wall, from 1.2 metres as required to a maximum of 3.91 meters, a relaxation of 2.71 metres, to be sited on the lot in general compliance with location and height on the Site Plan completed by MW Design Studio dated October 2<sup>nd</sup> 2020 or in a location approved by Building Permit; and
2. To vary Section 7.21 9 (a) i. to relax the maximum height of a retaining wall, from 1.2 to a maximum of 3.91 metres, a relaxation of 2.71 metres. Joanna Rees, Planner, presented a brief report summarizing the variance request application. A notice regarding this application was mailed to owners of all properties within 100 metres of the subject lands. The Village received no correspondence in response to this notification.

A notice regarding this application was mailed to owners of all properties within 100 metres of the subject lands. The Village received no correspondence in response.

Ms. Rees invited questions from Board members. The Board requested clarification from Building Official Derouin regarding whether other solutions were available that might render a wall of this size unnecessary.

Chair Niki Vankerker offered the applicants the opportunity to speak.

Maya Wassberg, Architect, MW Design Studio, spoke on behalf of the Applicant, Brian Dorgelo. Ms. Wassberg stated that the applicant had requested guidance from Village Staff regarding permitting requirements and had understood that the retaining wall did not require a permit, and that it had been included under the building permit issued for construction of a single family dwelling on the same lot. Ms. Wassberg contended that the wall does not create a negative impact on adjacent properties and that all lots in the neighborhood require retention due to the steep topography.

Brian Dorgelo, Applicant, reiterated Ms. Wassberg's statement that he had thought that construction of the wall was included in the building permit for the single family dwelling.

Chair Niki Vankerker invited members of the public to speak for or against the application.

Kate Coles, owner of the subject lands, addressed the Board, stating that the retaining wall is necessary to ensure accessibility of the house for her aging parents and to create a backyard for her young children.

Chair Niki Vankerker asked for further submissions from the public. Hearing none, Chair Vankerker closed the floor and referred the matter to the Board for discussion.

The Board members discussed the merits of the application in relation to Section 542 (1) of the Local Government Act.

Moved/Seconded

**THAT** the application for the following variances from Zoning Bylaw 832, 2018, in accordance with the attached drawing submitted with the Board of Variance application:

1. To vary Section 4.13(a) viii. to vary the height of one retaining wall, from 1.2 metres as required to a maximum of 3.91 meters, a relaxation of 2.71 metres, to be sited on the lot in general compliance with location and height on the Site Plan completed by MW Design Studio dated October 2<sup>nd</sup> 2020 or in a location approved by Building Permit; and
2. To vary Section 7.21 9 (a) i. to relax the maximum height of a retaining wall, from 1.2 to a maximum of 3.91 metres, a relaxation of 2.71 metres.

be approved on condition of general compliance with BV-3 Landscape Plan completed by MW Studio Design Studio, dated October 15<sup>th</sup>, 2020.

**DEFEATED**

Moved/Seconded

**THAT** the application for the following variances from Zoning Bylaw 832, 2018, in accordance with the attached drawing submitted with the Board of Variance application:

3. To vary Section 4.13(a) viii. to vary the height of one retaining wall, from 1.2 metres as required to a maximum of 3.91 meters, a relaxation of 2.71 metres, to be sited on the lot in general compliance with location and height on the Site Plan completed by MW Design Studio dated October 2<sup>nd</sup> 2020 or in a location approved by Building Permit; and
4. To vary Section 7.21 9 (a) i. to relax the maximum height of a retaining wall, from 1.2 to a maximum of 3.91 metres, a relaxation of 2.71 metres.

does not constitute a minor variance and therefore falls outside the mandate of the Board of Variance.

**CARRIED**

**OPPOSED:** Chair Niki Vankerker

#### **4. NEW BUSINESS**

There was no new business for consideration.

#### **5. NEXT MEETING**

The next meeting has been tentatively scheduled for December 17<sup>th</sup> at 5:00 p.m. Details will be confirmed by Ms. Rees.

#### **6. ADJOURNMENT**

Moved/Seconded

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

**CARRIED**

At 6:00 p.m. the meeting was adjourned.

This is a true and correct  
copy of a meeting of the  
Board of Variance of the  
Village of Pemberton, held  
November 26, 2020.

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Chair

**Date:** December 17, 2020  
**From:** Joanna Rees, Planner  
**Subject:** 1348 Greenwood Street  
**Agent:** Phil Harrison

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#### **PURPOSE**

This report provides an overview of an application submitted by Phil Harrison (the “Applicant”), on behalf of Pacific Columbia Holdings LTD. the owner of the subject property located at 1348 Greenwood Street. The location of the subject lands is shown on Map 1 of **Appendix A**.

The Applicant is requesting variances to the front lot line, exterior side lot line and rear lot line setbacks to facilitate the development of a single detached residential dwelling. The following variances from Section 11.1.4 of Residential 1 (R-1) of Zoning Bylaw No. 832, 2018 are requested:

- To reduce the minimum front west lot line setback from 6.0m to 5.0m, a relaxation of 1.0m;
- To reduce the minimum exterior north side lot line setback from 4.6m to 3.0m, a relaxation of 1.6m; and
- To reduce the minimum rear east lot line setback from 5.0m to 3.0m, a relaxation of 2.0m.

#### **BACKGROUND**

The subject lands have received an updated municipal address, they were previously referred to as 7456 Dogwood Street. The subject lands received a variance to the rear east lot line setback in 2015.

The following resolution regarding the subject lands was granted by the Board of Variance on July 22, 2015:

*Moved/Second*

*That the Board of Variance approve the variance to reduce the east set-back from 5 metre to 1.5 metres.*

***Carried***

The meeting minutes of the Board of Variance Meeting held on July 22, 2015 are attached as **Appendix B**.

As per Section 542(3) of the *Local Government Act*, the default time frame is that construction must start within two (2) years from the date of the order, unless otherwise stated by the Board

of Variance in their decision. As construction has not started within two (2) years of the date of the resolution, the previous variance is no longer applicable.

### **DESCRIPTION OF PROPOSAL**

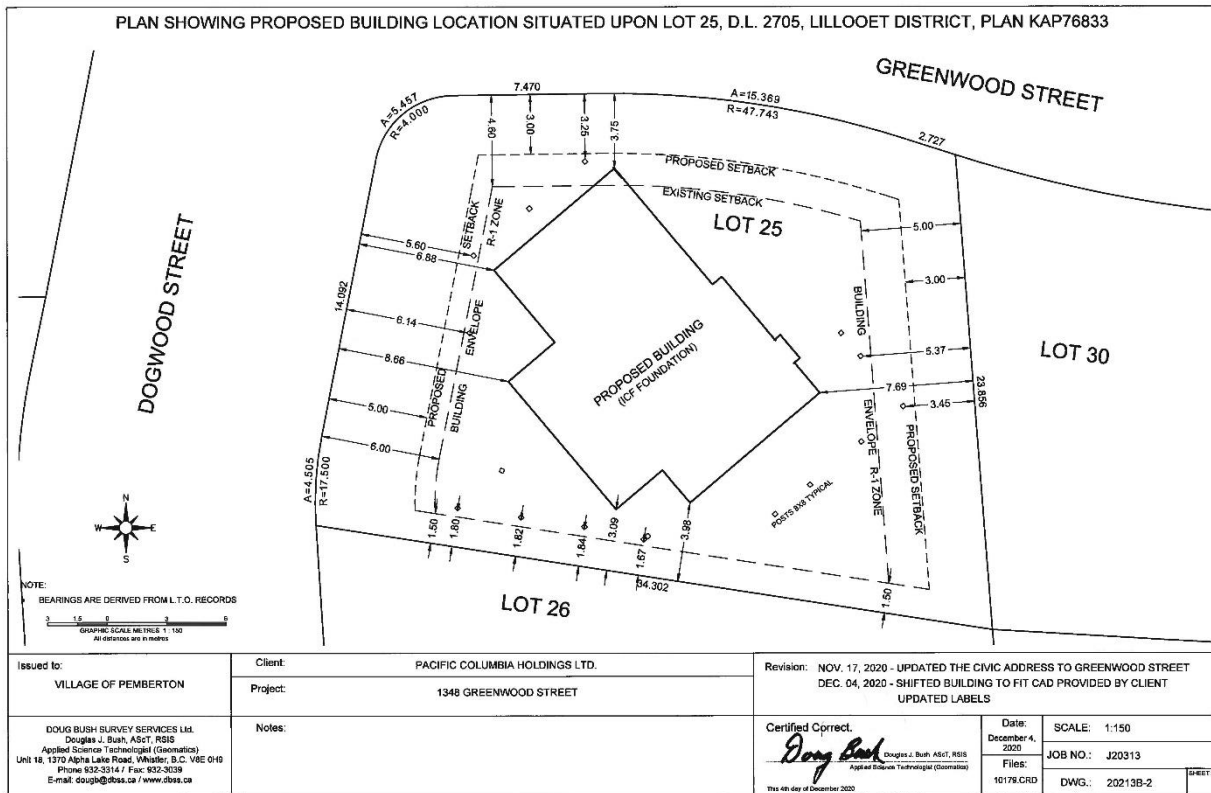
The subject lands legally described as Lot 24 District Lot 211 Lillooet District Plan EPP88381, are known municipally as 1348 Greenwood Street. The subject lands have a varying topography with a large rock formation along the westerly front lot line, as shown below in Figure 1. The dwelling has been designed to keep the rock bluff intact along Dogwood Street and to position the entrance from Greenwood Street.



**Figure 1:** Photo of the subject lands taken from Dogwood Street - 11.12.2020

The subject lands are designated Residential in the Official Community Plan and are zoned Residential 1 (R-1) as per Village of Pemberton Zoning Bylaw No. 832, 2018. Adjacent land uses are residential.





**Figure 1:** Site Plan Completed by Doug Bush Survey Services Ltd, December 4, 2020

The Village of Pemberton Zoning Bylaw was updated in 2018 and the minimum front yard setback was increased from five (5) metres to six (6) metres in the R-1 Zone to provide additional space for parking.

A rationale for the application was submitted by the Applicants and is attached within the application package, attached as **Appendix C**.

**ZONING BYLAW NO. 832, 2018**

The following setbacks apply to the subject lands as per the Residential 1, (R-1) Zone:

- b) Minimum Front Setback: 6 m
- c) Minimum Rear Setback: 5 m
- d) Minimum Interior Side Setback: 1.5 m
- e) Minimum Exterior Side Setback: 4.6 m

The application is requesting variances from b), d), and e) of Section 11.1.4. of Zoning Bylaw No. 832, 2018.

**THE LOCAL GOVERNMENT ACT, R.S.B.C. 2015**

The following Section 542(1) of the *Local Government Act* is relevant to the decision making of the Board of Variance and the under this subsection is final:

**542** (1) On an application under section 540, the board of variance may order that a minor variance be permitted from the requirements of the applicable bylaw, or that the applicant be exempted from section 531 (1) [*alteration or addition while non-conforming use continued*], if the board of variance

- a) has heard the applicant and any person notified under section 541,
- b) finds that undue hardship would be caused to the applicant if the bylaw or section 531 (1) is complied with, and
- c) is of the opinion that the variance or exemption does not do any of the following:
  - i. result in inappropriate development of the site;
  - ii. adversely affect the natural environment;
  - iii. substantially affect the use and enjoyment of adjacent land;
  - iv. vary permitted uses and densities under the applicable bylaw;
  - v. defeat the intent of the bylaw;
  - vi. vary the application of an applicable bylaw in relation to residential rental tenure.

## **COMMUNICATIONS**

A notice regarding this application has been mailed and hand delivered to all properties within 100 metres of the subject lands on Tuesday December 8<sup>th</sup> 2020, satisfying Section 541 of the *Local Government Act* and the Village of Pemberton Board of Variance Bylaw No. 678, 2011. At the time of writing this report, five (5) letters from the public have been received that are unsupportive of this application, attached as **Appendix D**. If any additional submissions are received before 12pm on December 17<sup>th</sup>, they will be shared with the Board of Variance as received by Staff.

## **VARIANCE REQUEST**

To vary Section 11.1.4 of Residential 1 (R-1) of Zoning Bylaw No. 832, 2018, the following variances are being requested:

- To reduce the minimum front west lot line setback from 6.0m to 5.0m, a relaxation of 1.0m;
- To reduce the minimum exterior side north lot line setback from 4.6m to 3.0m, a relaxation of 1.6m; and
- To reduce the minimum rear east lot line setback from 5.0m to 3.0m, a relaxation of 2.0m.

## **OPTIONS**

The Board of the Variance has the following options for the variance requested:

- (i) Approve the variance;
- (ii) Approve the variance with conditions; or
- (iii) Reject the variance.

**NOTICE OF DECISION**

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 Village of Pemberton Building Inspector. Village Staff shall, within seven (7) days of the decision, enter that decision in the record maintained at the local government office.

**ATTACHMENTS :**

**Appendix A:** Maps 1-2

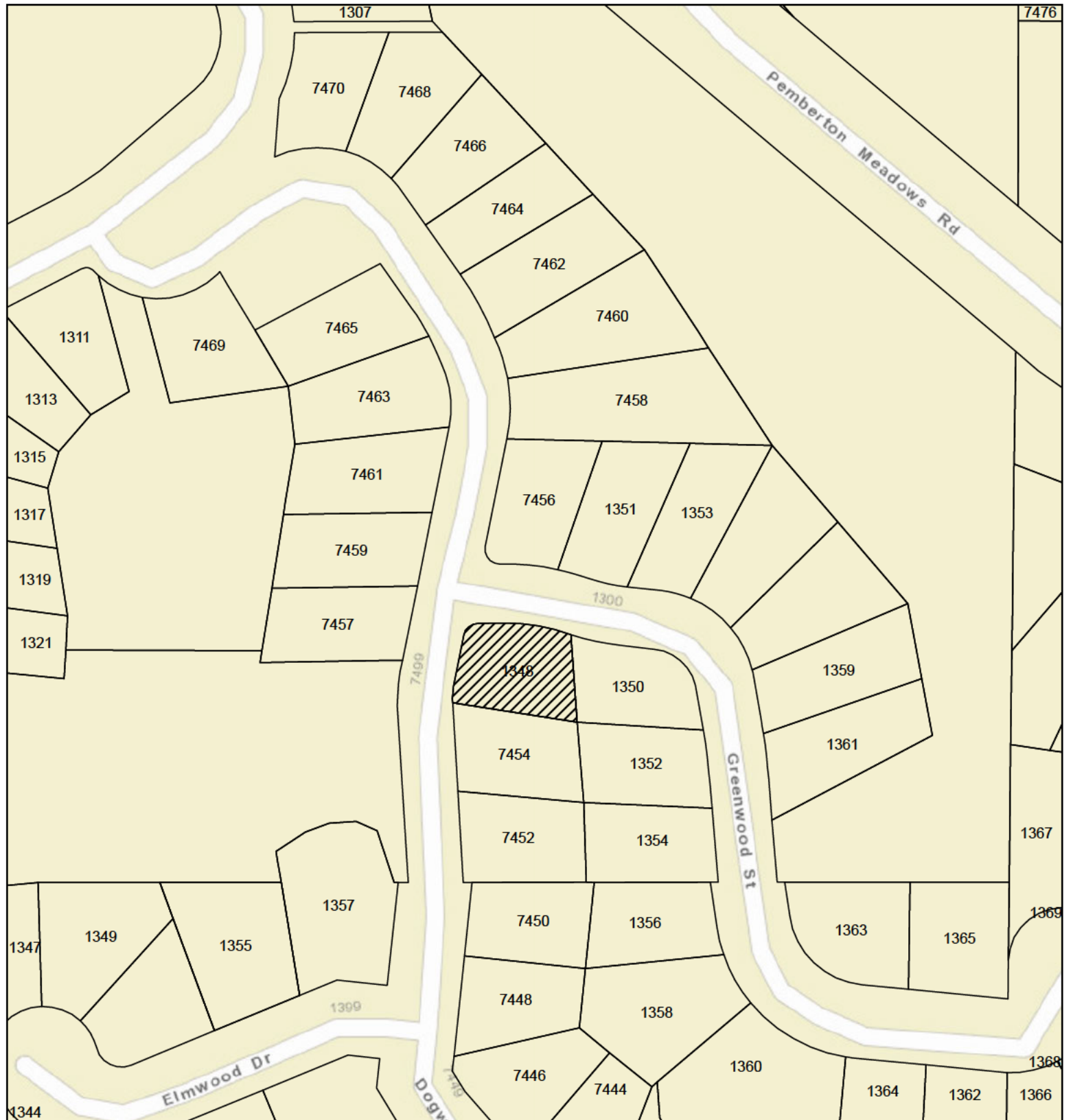
**Appendix B:** Board of Variance Meeting Minutes – July 22, 2015

**Appendix C:** Application Package

**Appendix D:** Public Submissions received to date

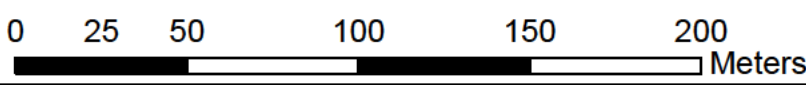
# Map 1: Location Map

Appendix A



**Legend**  
Subject Property

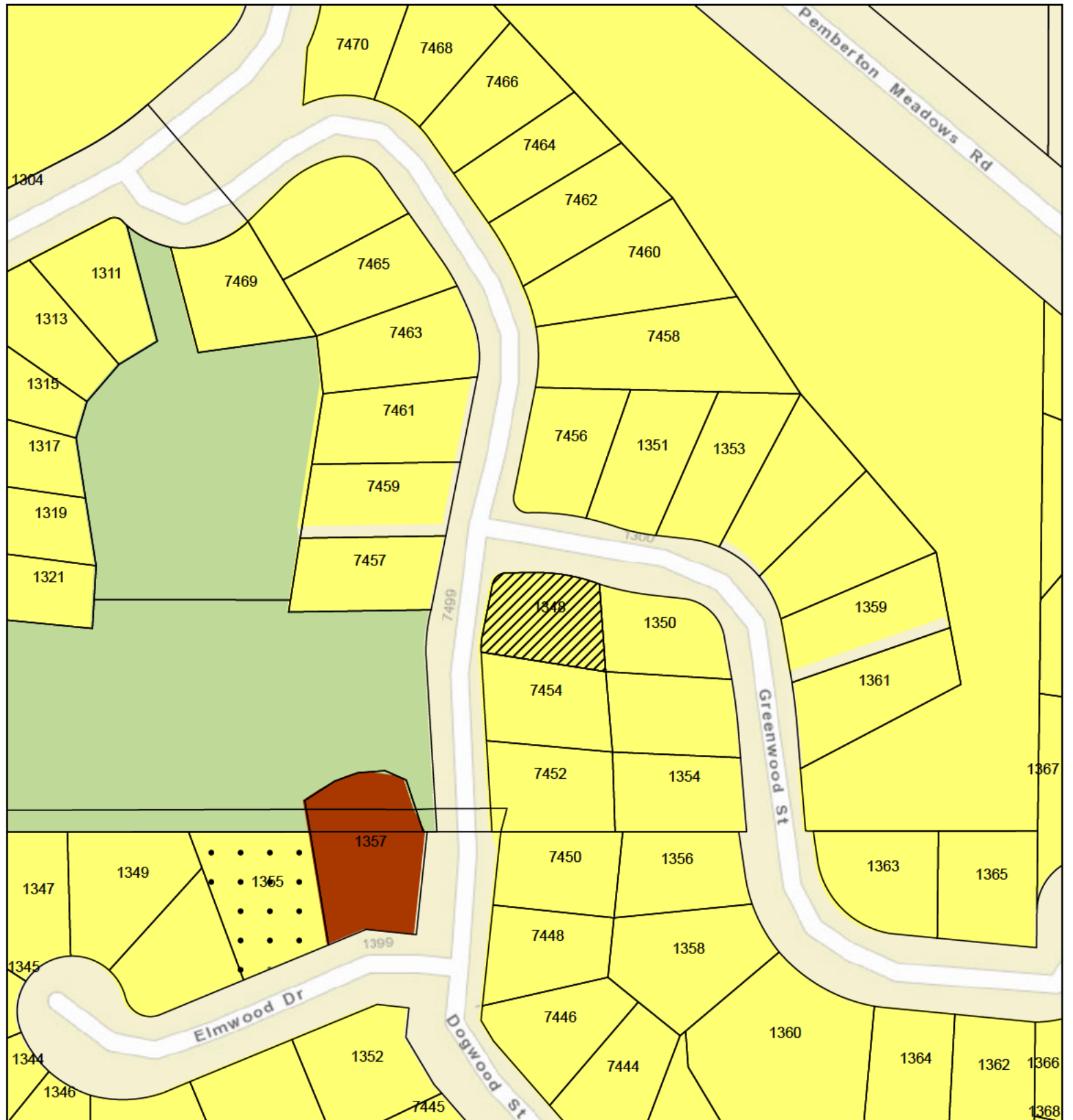
1348 Greenwood Street  
Lot 25 DL 2705 KAP76833








Village of Pemberton  
Board of Variance Meeting  
December 17, 2020

# Map 2: Zoning Map

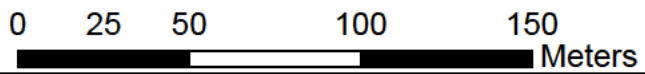
Appendix A



## Legend

-  Subject Property
-  R-3
-  R-1
-  RC-1
-  PR-1

1348 Greenwood Street  
Lot 25 DL 2705 KAP76833





# BoV MINUTES

## 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.

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<b>IN ATTENDANCE:</b>	Niki Vankerk Alan Leblanc Drew Meredith
<b>STAFF IN ATTENDANCE:</b>	Lisa Pedrini, Village Planner Suzanne Bélanger, Project Coordinator
<b>APPLICANT:</b>	0
<b>PUBLIC:</b>	1

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### 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 Vankerk 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.



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Chair



**HARRISON DESIGN**

Building Design &amp; Consulting Services

P.O. Box 4474  
Williams Lake, B.C.  
V2G 2V5  
Ph/Fax (250) 398 5659Email: [harrisondesign@shaw.ca](mailto:harrisondesign@shaw.ca)

3 December, 2020

Board of Variance  
c/o Village of Pemberton  
P.O. Box 100  
Pemberton, B.C. V0N 2L0**Re: 1348 Greenwood Street (previously listed as 7456 Dogwood Street), Pemberton B.C. –  
Setback variance request**

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To whom it may concern,

The purpose of this variance request is to obtain a variance of :

1. The East side setback (Lot 30 side) from 5.0m to 3.0m  
To allow for the corner of the proposed deck to be accommodated.
2. The North side setback on Greenwood Street from 4.0m to 3.0m  
To allow for the corner of the building and the Covered Walkway Roof (access to the suite) to be accommodated.
3. The West side setback on Dogwood Street from 6.0m to 5.0m,  
To allow for the corner of the Covered Walkway Roof (access to the suite)

Lot 25 or 1348 Greenwood Street (previously listed as 7456 Dogwood Street), is a corner lot at the junction with Dogwood Street. The site is challenging due to the fact that it is mostly an elevated Rock Bluff and access from the Dogwood side (front Lot) would be difficult due to the height of the rock and the expense of drilling and blasting required as well as the difficulty of making a driveway work with the challenging grade on that side.

In order to maintain the character of the site and keep the rock bluff intact on the Dogwood side we have designed the house to be accessed off Greenwood street – (north side) which offers more favorable topography for Driveway and Garage access.

We have taken advantage for the driveway/garage access and Main Entry access off Greenwood Street- this requires significant excavation to the existing rock bluff on that side- the intention is to create a quiet, fairly private entry area off the street.

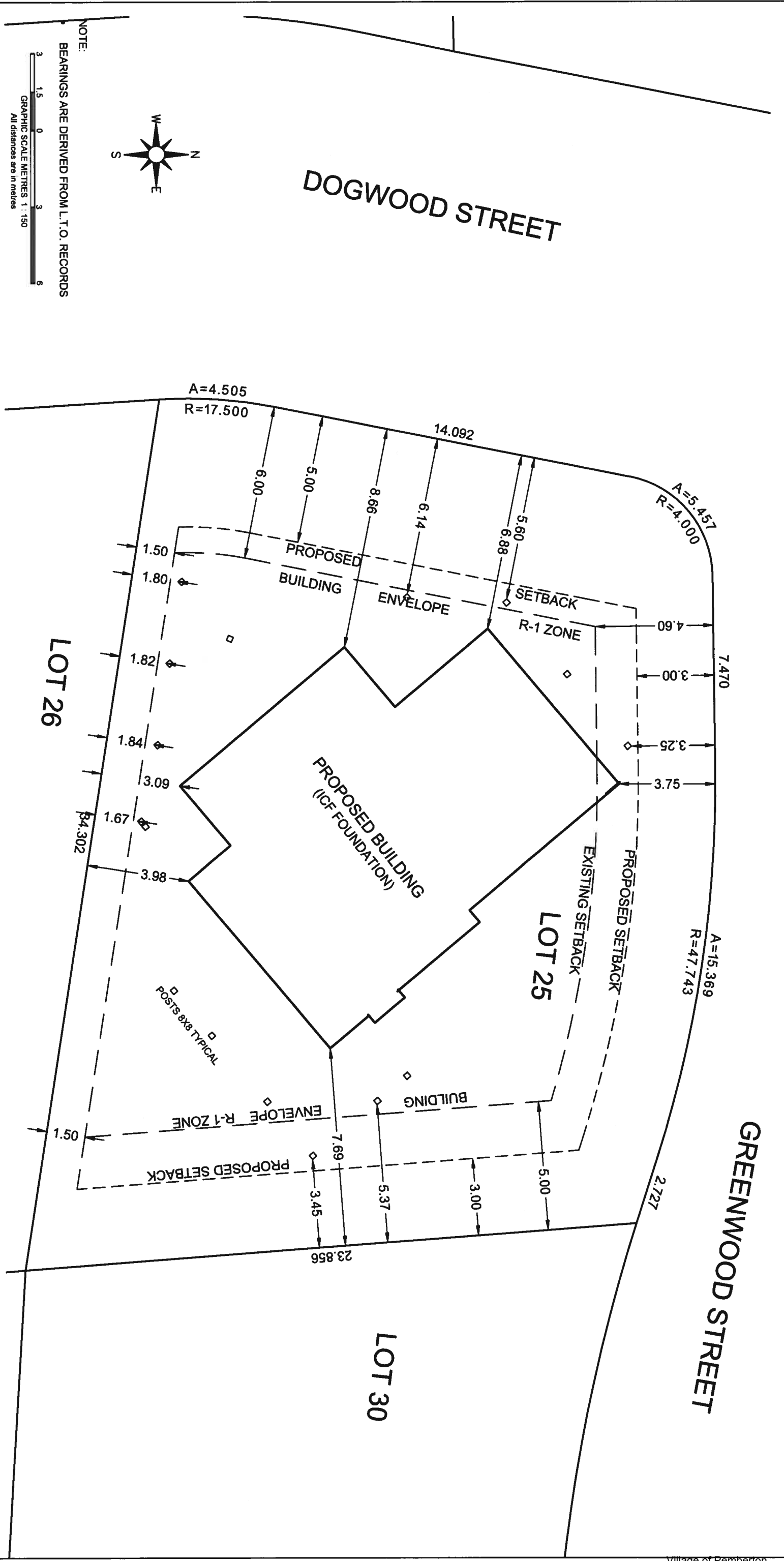
The Rock bluff on the Dogwood side will be maintained with the 2 levels of the house on top of it. The current elevation of the top of the existing rock being approximately the level of the Main floor. The Lower level being buried into the existing rock to create the Entry & Garage Areas. We have turned the house to avoid site lines to adjacent properties and maximize the view to Mount Currie  
This puts the extremities of the house and deck closer to the Lot lines and but also gives us some length to the driveway in order to make the slope of the driveway acceptable from the road. There will no impact on the road on the Dogwood side which is the busier side for traffic.

We appreciate your consideration in this matter.

Sincerely,

Phil Harrison  
BA Arch  
Harrison Design  
Agent

PLAN SHOWING PROPOSED BUILDING LOCATION SITUATED UPON LOT 25, D.L. 2705, LILLOOET DISTRICT, PLAN KAP76833



NOTE:  
BEARINGS ARE DERIVED FROM L.T.O. RECORDS

GRAPHIC SCALE METRES 1 : 150  
All distances are in metres

3 1.5 0 3 6

W  
N  
E  
S

Issued to: <b>VILLAGE OF PEMBERTON</b>	Client: <b>PACIFIC COLUMBIA HOLDINGS LTD.</b>	Revision: NOV. 17, 2020 - UPDATED THE CIVIC ADDRESS TO GREENWOOD STREET DEC. 04, 2020 - SHIFTED BUILDING TO FIT CAD PROVIDED BY CLIENT UPDATED LABELS
Project: <b>1348 GREENWOOD STREET</b>	Notes:	

**DOUG BUSH SURVEY SERVICES Ltd.**  
Douglas J. Bush, ASCT, RSIS  
Applied Science Technologist (Geomatics)  
Unit 18, 1370 Alpha Lake Road, Whistler, B.C. V8E 0H9  
Phone 932-3314 / Fax: 932-3039  
E-mail: dougb@dbs.ca / www.dbs.ca

**Certified Correct.**  
*Doug Bush*  
Douglas J. Bush ASCT, RSIS  
Applied Science Technologist (Geomatics)

Date: December 4, 2020  
Files: 10179.CRD  
SCALE: 1:150  
JOB NO.: J20313  
DWG.: 20213B-2  
SHEET:



ENTRY - GREENWOOD STREET VIEW



ENTRY - GREENWOOD STREET VIEW



NORTHWEST VIEW



WEST VIEW



SOUTHWEST VIEW



SOUTHEAST VIEW



EAST VIEW



EAST OVERVIEW

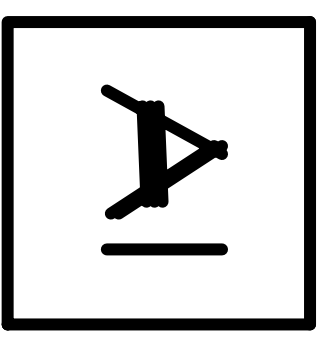
HARRISON DESIGN AND BUILDING INC.  
 1100 16th Street, Suite 100  
 Pemberton, BC V2A 1G5  
 250.398.5659  
 harrisondesign@shaw.ca  
 www.harrison-design.ca

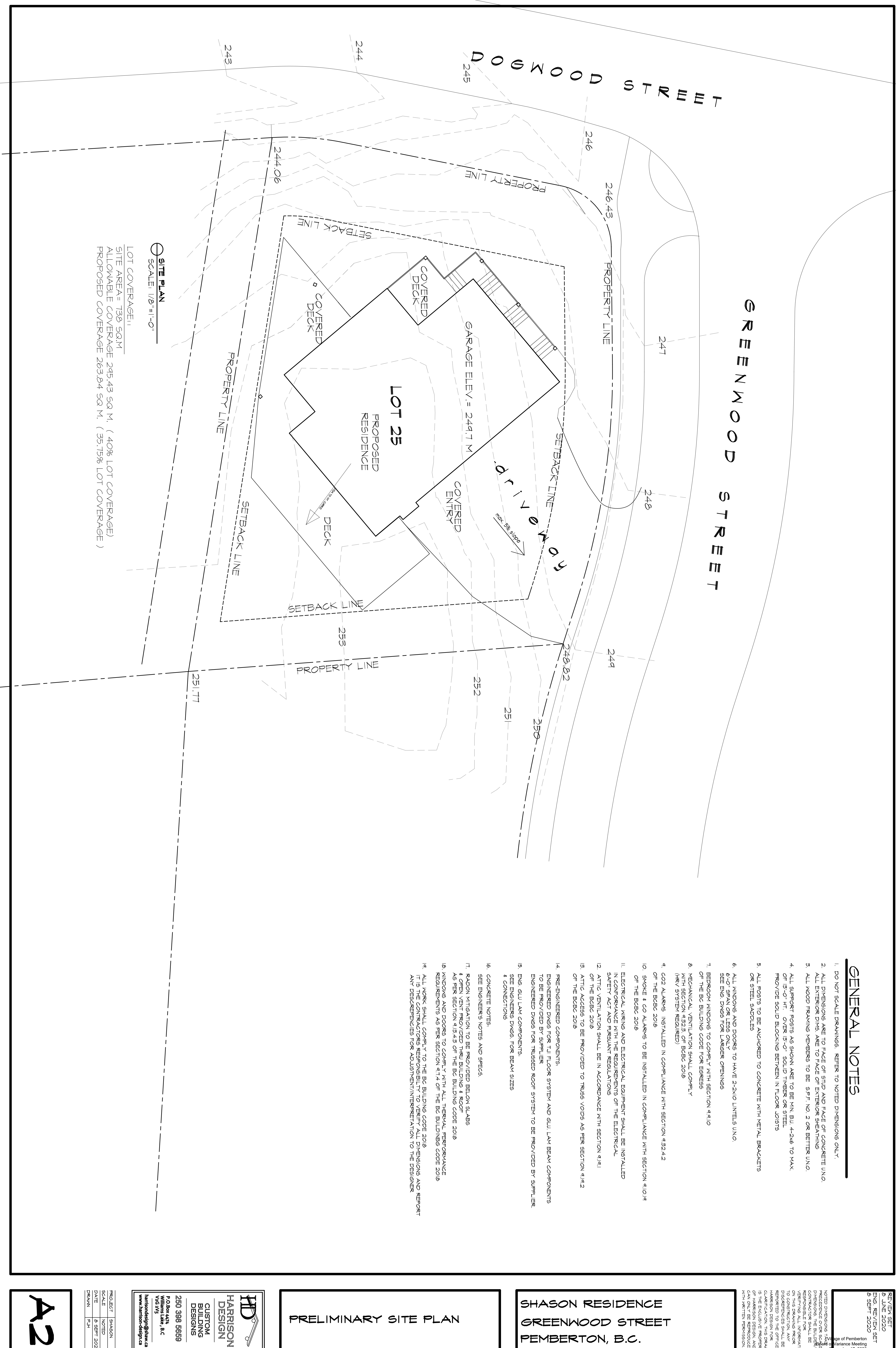
SHASON RESIDENCE  
 GREENWOOD STREET  
 PEMBERTON, B.C.

EXTERIOR VIEWS

**HD**  
**HARRISON DESIGN**  
 CUSTOM BUILDING DESIGNS  
 250 398 5659  
 P.O. Box 4474, B.C.  
 V2A 1G5  
 harrisondesign@shaw.ca  
 www.harrison-design.ca

PROJECT	SHASON
SCALE	1/4" = 1'-0"
DATE	8 SEPT 2020
DRWN	PAH





**SITE PLAN**  
SCALE: 1/8" = 1'-0"

LOT COVERAGE:  
SITE AREA = 733 SQ.M  
ALLOWABLE COVERAGE 245.43 SQ.M. ( 40% LOT COVERAGE)  
PROPOSED COVERAGE 263.84 SQ.M. ( 35.75% LOT COVERAGE )

**GENERAL NOTES**

1. DO NOT SCALE DRAWINGS. REFER TO NOTED DIMENSIONS ONLY.
2. ALL DIMENSIONS ARE TO FACE OF STUD AND FACE OF CONCRETE UNO.
3. ALL EXTERIOR DIMS. ARE TO FACE OF EXTERIOR SHEATHING
4. ALL WOOD FRAMING MEMBERS TO BE S.P.F. NO. 2 OR BETTER UNO.
5. ALL SUPPORT POSTS AS SHOWN ARE TO BE MIN. BUI. 4-2x6 TO MAX. OF 13'-0" HT. OVER 13'-0" SOLID TIMBER OR STEEL. PROVIDE SOLID BLOCKING BETWEEN IN FLOOR JOISTS
6. ALL POSTS TO BE ANCHORED TO CONCRETE WITH METAL BRACKETS OR STEEL SADDLES
7. ALL WINDOWS AND DOORS TO HAVE 2-2x10 LINTELS UNO. 6'-0" SPAN OR LESS ONLY SEE ENG. DMS FOR LARGER OPENINGS
8. BEDROOM WINDOWS TO COMPLY WITH SECTION 9.14.10 OF THE BC BUILDING CODE FOR EGRESS
9. MECHANICAL VENTILATION SHALL COMPLY WITH SECTION 9.22.5 OF BCBC 2018 (M.V. SYSTEM REQUIRED)
10. CO2 ALARMS, INSTALLED IN COMPLIANCE WITH SECTION 9.32.4.2 OF THE BCBC 2018
11. SMOKE & CO ALARMS TO BE INSTALLED IN COMPLIANCE WITH SECTION 9.10.14 OF THE BCBC 2018
12. ELECTRICAL WIRING AND ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN COMPLIANCE WITH THE REQUIREMENTS OF THE ELECTRICAL SAFETY ACT AND FIREBANT REGULATIONS
13. ATTIC VENTILATION SHALL BE IN ACCORDANCE WITH SECTION 9.14.1 OF THE BCBC 2018
14. ATTIC ACCESS TO BE PROVIDED TO TRUSS VOIDS AS PER SECTION 9.14.2 OF THE BCBC 2018
15. PRE-ENGINEERED COMPONENTS, ENGINEERED DIMS FOR T.U. FLOOR SYSTEM AND GULLI LAM BEAM COMPONENTS TO BE PROVIDED BY SUPPLIER
16. ENGINEERED DIMS FOR TRUSSED ROOF SYSTEM TO BE PROVIDED BY SUPPLIER
17. ENG. GULLI LAM COMPONENTS, SEE ENGINEERS DMS. FOR BEAM SIZES & CONNECTIONS
18. CONCRETE NOTES, SEE ENGINEER'S NOTES AND SPECS.
19. RADON MITIGATION TO BE PROVIDED BELOW SLABS & OPEN VENT PROVIDED THRU BUILDING & ROOF AS PER SECTION 9.13.4.5 OF THE BC BUILDING CODE 2018
20. WINDOWS AND DOORS TO COMPLY WITH ALL THERMAL PERFORMANCE REQUIREMENTS AS PER SECTION 9.17.4 OF THE BC BUILDING CODE 2018
21. ALL WORK SHALL COMPLY TO THE BC BUILDING CODE 2018
22. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES FOR ADJUSTMENT/INTERPRETATION TO THE DESIGNER

SEVEN SETS  
DATE 2020  
ENG. REVIEW SET  
8 SEPT 2020  
DATE 2020

City of Pemberton  
Variance Meeting  
December 17, 2020  
20 of 39

**SHASON RESIDENCE**  
**GREENWOOD STREET**  
**PEMBERTON, B.C.**

**PRELIMINARY SITE PLAN**

**HD**  
**HARRISON DESIGN**  
CUSTOM BUILDING DESIGNS  
250 398 5659  
P.O. Box 444, B.C.  
V4G 2V5  
harrisondesign@shaw.ca  
www.harrisondesign.ca

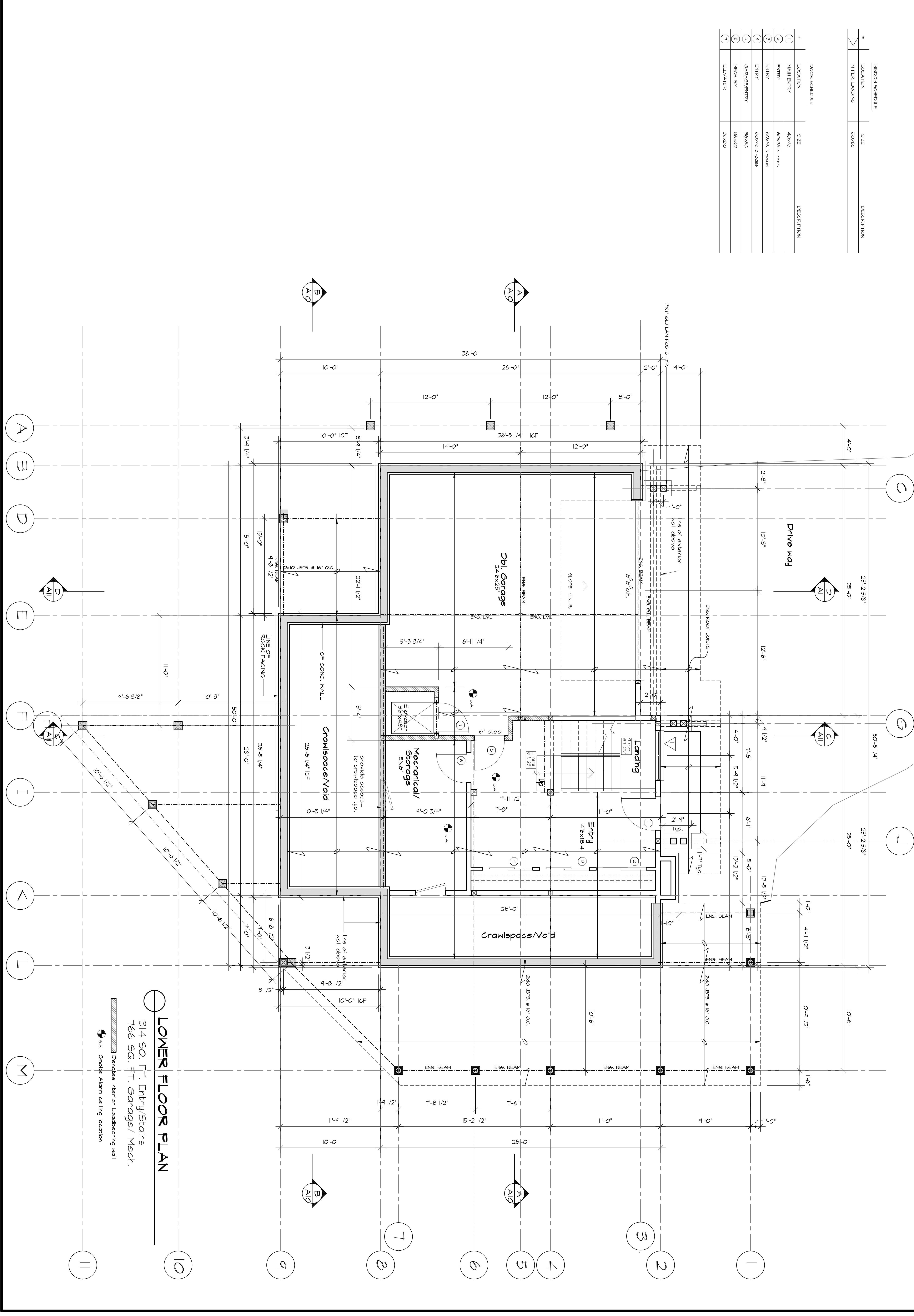
PROJECT	SHASON
SCALE	NOTED
DATE	8 SEPT 2020
PKAWN	PLH

**A2**

WINDOW SCHEDULE		
LOCATION	SIZE	DESCRIPTION
M FLR LANDING	60x60	

DOOR SCHEDULE		
LOCATION	SIZE	DESCRIPTION
1 MAIN ENTRY	40x86	
2 ENTRY	60x86 bi-pass	
3 ENTRY	60x86 bi-pass	
4 GARAGE/ENTRY	36x80	
5 MECH. RM.	36x80	
6 ELEVATOR	36x80	



**LOWER FLOOR PLAN**  
 314 SQ. FT. Entry/Stairs  
 766 SQ. FT. Garage/ Mech.

○ S.A. Denotes Interior Loadbearing wall  
 ● S.A. Smoke Alarm ceiling location

PROJECT	SHASON
SCALE	1/4" = 1'-0"
DATE	8 SEPT 2020
DRWN	PAH

**HD**  
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 250 398 5659  
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**MAIN FLOOR PLAN**

**SHASON RESIDENCE**  
**GREENWOOD STREET**  
**PEMBERTON, B.C.**

REVISION SET	06 JUNE 2020
ENG. REVIEW SET	09 SEPT 2020
REVISED	09 NOV 2020

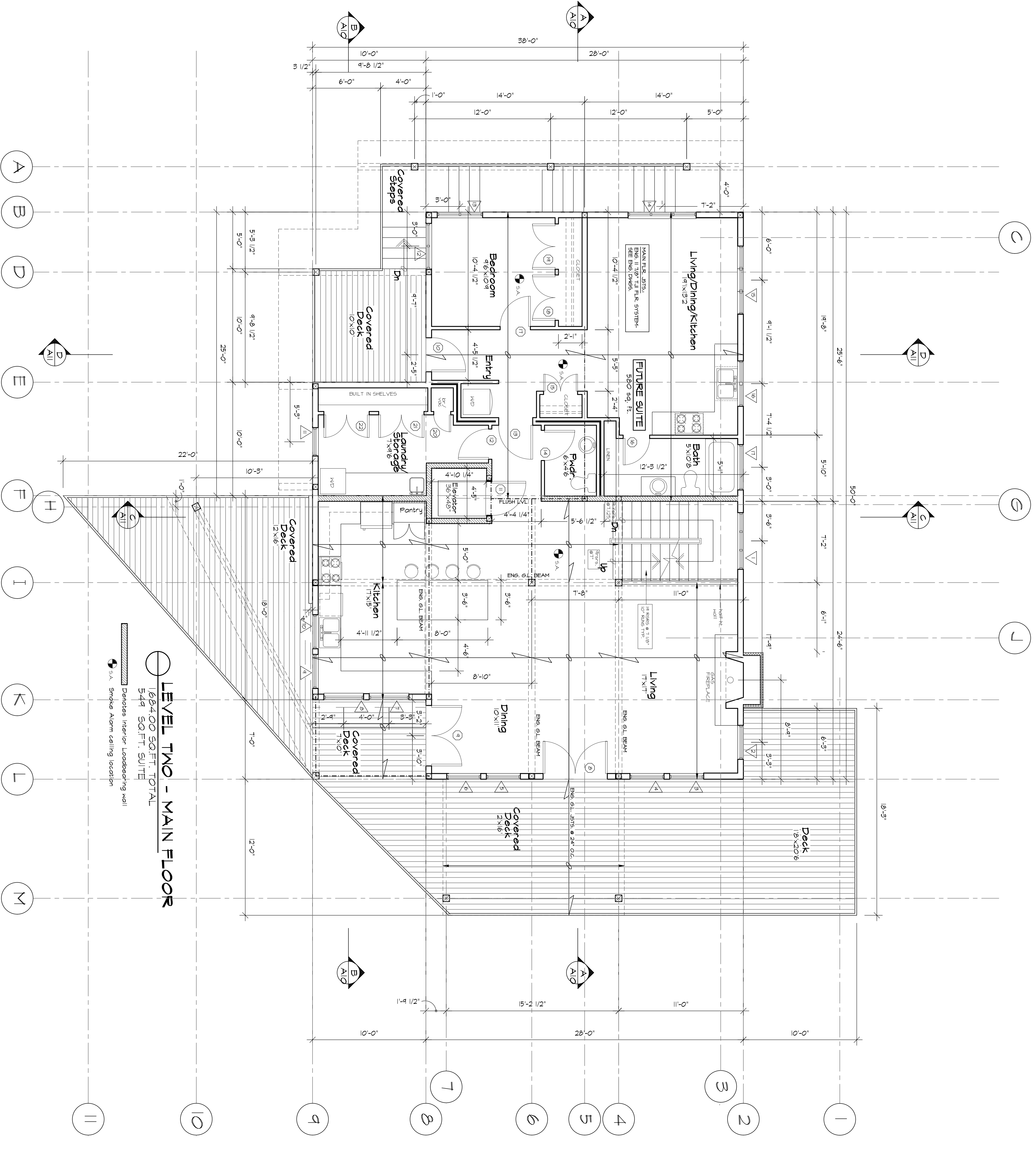
Board of Pemberton  
 Variance Meeting  
 November 17, 2020

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**A3**

#	LOCATION	SIZE	DESCRIPTION
1	H.F.L. LANDING	60x60	
2	LIVING	36x12	
3	LIVING	36x12	
4	LIVING	36x12	
5	DINING	36x24	
6	DINING	36x24	
7	KITCHEN	42x24	
8	KITCHEN	42x24	
9	KITCHEN	36x54	
10	KITCHEN	36x54	
11	LAUNDRY STORAGE	30x48	
12	BERGCH	48x48	
13	BERGCH	48x48	
14	LIVING/DINING/KITCHEN	12x48	
15	LIVING/DINING/KITCHEN	12x48	
16	LIVING/DINING/KITCHEN	48x42	
17	BATH	48x24	

#	LOCATION	SIZE	DESCRIPTION
18	LIVING DECK	2-34x48 FR. DECK	
19	DINING DECK	2-32x46 FR. DECK	
20	SUITE ENTRY	36x60	
21	ELEVATOR	36x60	
22	LAUNDRY	32x46	
23	SUITE INTERIOR ENTRY	36x60	
24	POWDER RM.	32x46	
25	SUITE ENTRY CLOSET	2-16x46	
26	BATHRM.	30x46	
27	BERGCH	32x46	
28	BERGCH CLOSET	2-24x46	
29	LAUNDRY CLOSET	18x46	
30	LAUNDRY CLOSET	2-24x46	
31	LAUNDRY CLOSET	2-24x46	
32	LAUNDRY CLOSET	2-24x46	



**A4**

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**MAIN FLOOR PLAN**

**SHASON RESIDENCE**  
 GREENWOOD STREET  
 PEMBERTON, B.C.

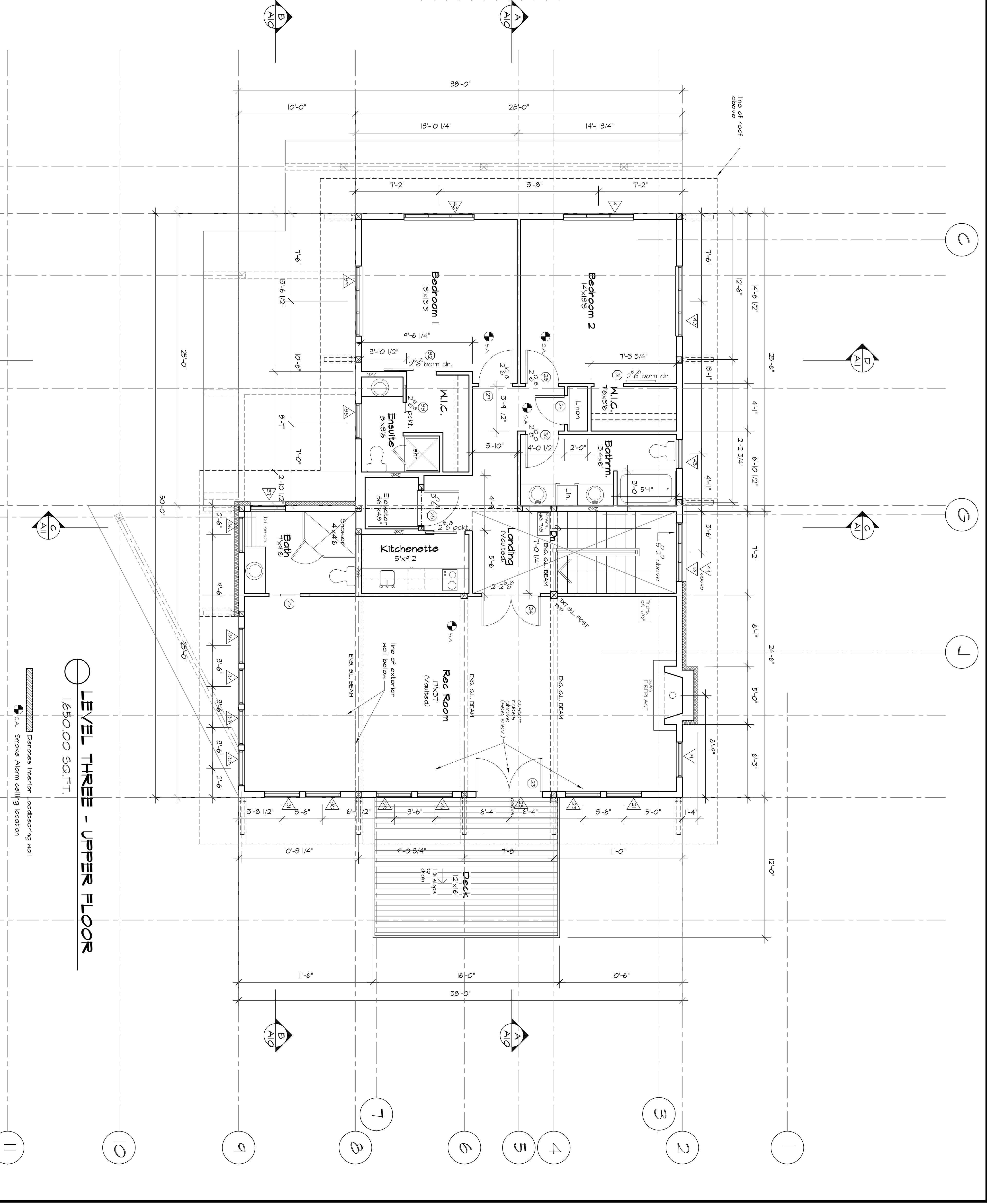
REVISION SET  
 01 JUN 2020  
 ENG. REVIEW SET  
 01 SEPT 2020  
 REVISED  
 19 NOV 2020

Board of Variance Meeting  
 17 December 2020

22 of 59

NO.	LOCATION	DESCRIPTION
1	UPPER LANDING	6'0" x 4'6"
2	REC. ROOM	30'x46'
3	REC. ROOM	CUSTOM RAKE - 36' WIDTH
4	REC. ROOM	CUSTOM RAKE - 36' WIDTH
5	REC. ROOM	CUSTOM RAKE - 36' WIDTH
6	REC. ROOM	CUSTOM RAKE - DOOR INT. WIDTH
7	REC. ROOM	CUSTOM RAKE - 36' WIDTH
8	REC. ROOM	CUSTOM RAKE - 36' WIDTH
9	REC. ROOM	CUSTOM RAKE - 36' WIDTH
10	REC. ROOM	CUSTOM RAKE - 36' WIDTH
11	REC. ROOM	CUSTOM RAKE - 36' WIDTH
12	REC. ROOM	CUSTOM RAKE - 36' WIDTH
13	REC. ROOM	CUSTOM RAKE - 36' WIDTH
14	REC. ROOM	CUSTOM RAKE - 36' WIDTH
15	REC. ROOM	CUSTOM RAKE - 36' WIDTH
16	REC. ROOM	CUSTOM RAKE - 36' WIDTH
17	REC. ROOM	CUSTOM RAKE - 36' WIDTH
18	REC. ROOM	CUSTOM RAKE - 36' WIDTH
19	REC. ROOM	CUSTOM RAKE - 36' WIDTH
20	REC. ROOM	CUSTOM RAKE - 36' WIDTH
21	REC. ROOM	CUSTOM RAKE - 36' WIDTH
22	REC. ROOM	CUSTOM RAKE - 36' WIDTH
23	REC. ROOM	CUSTOM RAKE - 36' WIDTH
24	REC. ROOM	CUSTOM RAKE - 36' WIDTH
25	REC. ROOM	CUSTOM RAKE - 36' WIDTH
26	REC. ROOM	CUSTOM RAKE - 36' WIDTH
27	REC. ROOM	CUSTOM RAKE - 36' WIDTH
28	REC. ROOM	CUSTOM RAKE - 36' WIDTH
29	REC. ROOM	CUSTOM RAKE - 36' WIDTH
30	REC. ROOM	CUSTOM RAKE - 36' WIDTH
31	REC. ROOM	CUSTOM RAKE - 36' WIDTH
32	REC. ROOM	CUSTOM RAKE - 36' WIDTH
33	REC. ROOM	CUSTOM RAKE - 36' WIDTH
34	REC. ROOM	CUSTOM RAKE - 36' WIDTH
35	REC. ROOM	CUSTOM RAKE - 36' WIDTH
36	REC. ROOM	CUSTOM RAKE - 36' WIDTH
37	REC. ROOM	CUSTOM RAKE - 36' WIDTH
38	REC. ROOM	CUSTOM RAKE - 36' WIDTH
39	REC. ROOM	CUSTOM RAKE - 36' WIDTH
40	REC. ROOM	CUSTOM RAKE - 36' WIDTH
41	REC. ROOM	CUSTOM RAKE - 36' WIDTH
42	REC. ROOM	CUSTOM RAKE - 36' WIDTH
43	REC. ROOM	CUSTOM RAKE - 36' WIDTH
44	REC. ROOM	CUSTOM RAKE - 36' WIDTH
45	REC. ROOM	CUSTOM RAKE - 36' WIDTH
46	REC. ROOM	CUSTOM RAKE - 36' WIDTH
47	REC. ROOM	CUSTOM RAKE - 36' WIDTH
48	REC. ROOM	CUSTOM RAKE - 36' WIDTH
49	REC. ROOM	CUSTOM RAKE - 36' WIDTH
50	REC. ROOM	CUSTOM RAKE - 36' WIDTH
51	REC. ROOM	CUSTOM RAKE - 36' WIDTH
52	REC. ROOM	CUSTOM RAKE - 36' WIDTH
53	REC. ROOM	CUSTOM RAKE - 36' WIDTH
54	REC. ROOM	CUSTOM RAKE - 36' WIDTH
55	REC. ROOM	CUSTOM RAKE - 36' WIDTH
56	REC. ROOM	CUSTOM RAKE - 36' WIDTH
57	REC. ROOM	CUSTOM RAKE - 36' WIDTH
58	REC. ROOM	CUSTOM RAKE - 36' WIDTH
59	REC. ROOM	CUSTOM RAKE - 36' WIDTH
60	REC. ROOM	CUSTOM RAKE - 36' WIDTH

NO.	LOCATION	SIZE	DESCRIPTION
29	REC. ROOM / DECK	2-34x46'	FR. DECK.
29	REC. ROOM	2-34x46'	FR. DECK.
29	REC. ROOM / BATH	32'x46'	POCKET DR.
29	ELEVATOR	36'x46'	
29	BEDROOM 1	34'x46'	
29	SUITE INTERIOR ENTRY	34'x46'	
29	LINEN CLOSET	30'x46'	
29	BATHRM.	30'x46'	
29	BEDROOM 2 CLOSET	30'x46'	BATH DOOR
29	BEDROOM 1 CLOSET	30'x46'	BATH DOOR
29	BEDROOM 1 ENSUITE	30'x46'	POCKET DR.



**LEVEL THREE - UPPER FLOOR**  
1650.00 SQ.FT.

Legend:  
 [Hatched Box] Denotes Interior Loadbearing wall  
 [Circle with 'S.A.'] Smoke Alarm ceiling location

PROJECT: SHANSON  
 SCALE: 1/4" = 1'-0"  
 DATE: 8 SEPT 2020  
 DRAWN: F.H.

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**UPPER FLOOR PLAN**

**SHANSON RESIDENCE**  
**GREENWOOD STREET**  
**PEMBERTON, B.C.**

SEVEN SET  
 2020  
 ENGINEERING SET  
 2020  
 REVISED  
 19 NOV 2020

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Village of Pemberton  
 Board of Variance Meeting  
 December 17, 2020  
 23 of 39

**A5**

REVIEW SET  
 JUN 2020  
 ENG. REVIEW SET  
 08 SEPT 2020  
 REVISED  
 19 NOV 2020

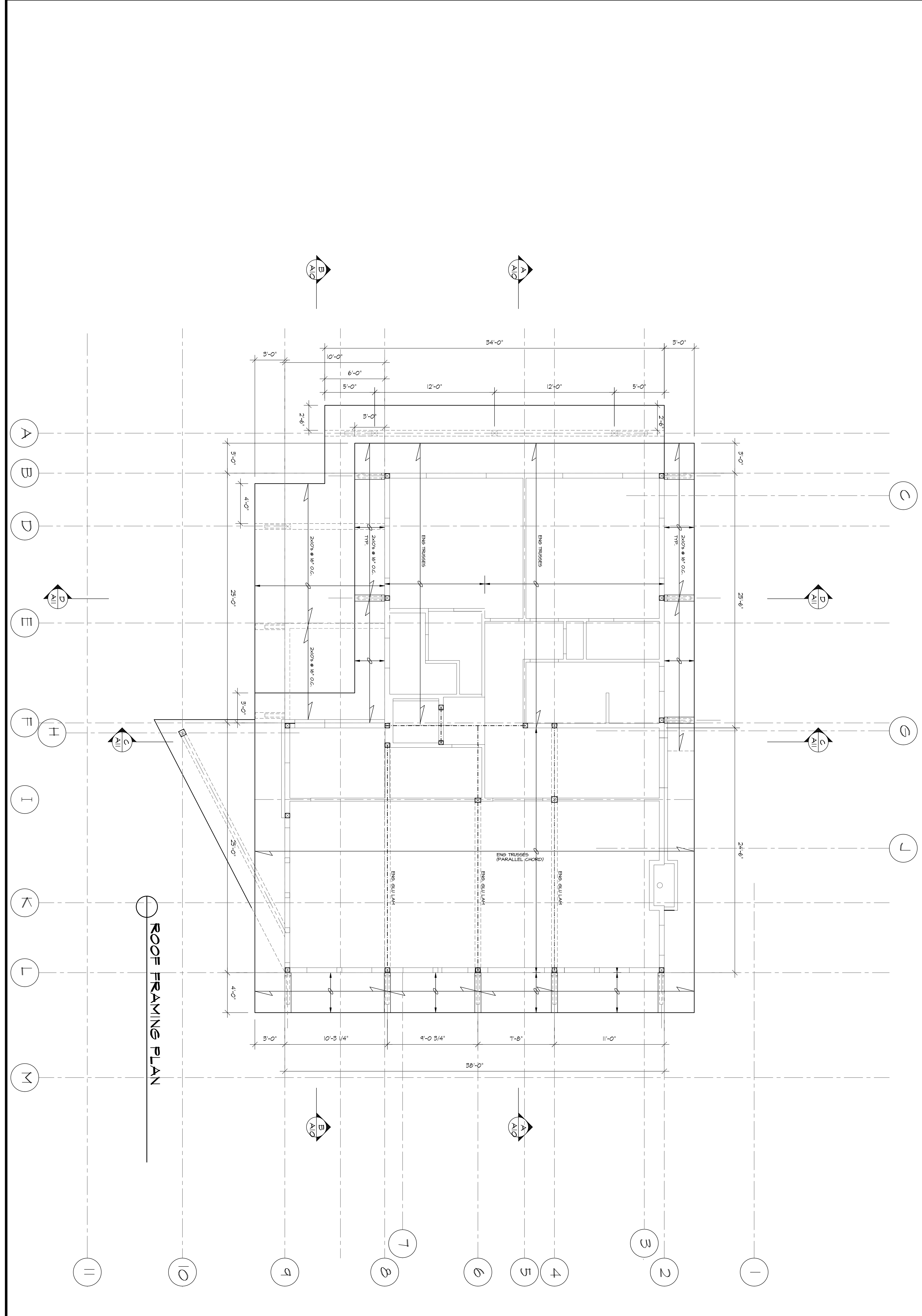
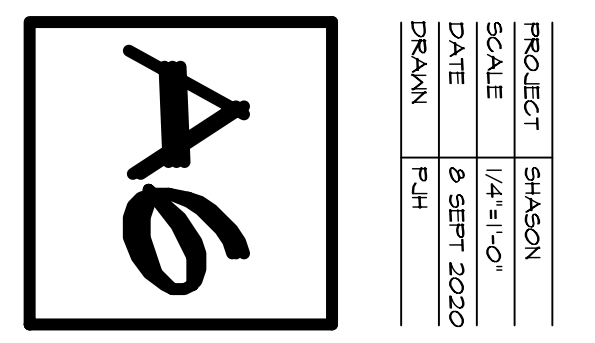
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**SHASON RESIDENCE**  
**GREENWOOD STREET**  
**PEMBERTON, B.C.**

**ROOF FRAMING PLAN**

**HARRISON DESIGN**  
**CUSTOM BUILDING DESIGNERS**  
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PROJECT SHASON  
 SCALE 1/4" = 1'-0"  
 DATE 8 SEPT 2020  
 DRAWN F.H.





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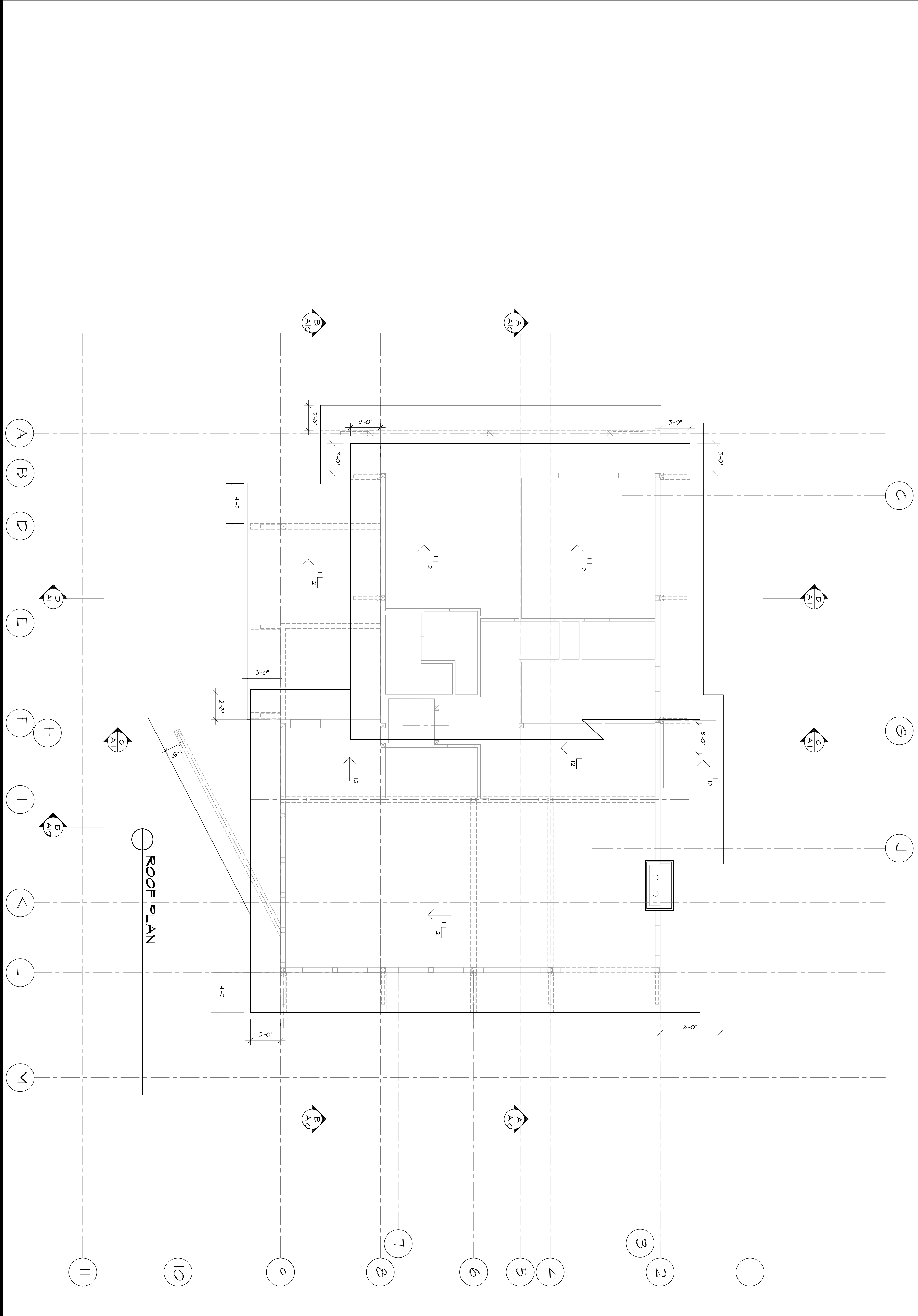
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**GREENWOOD STREET**  
**PEMBERTON, B.C.**

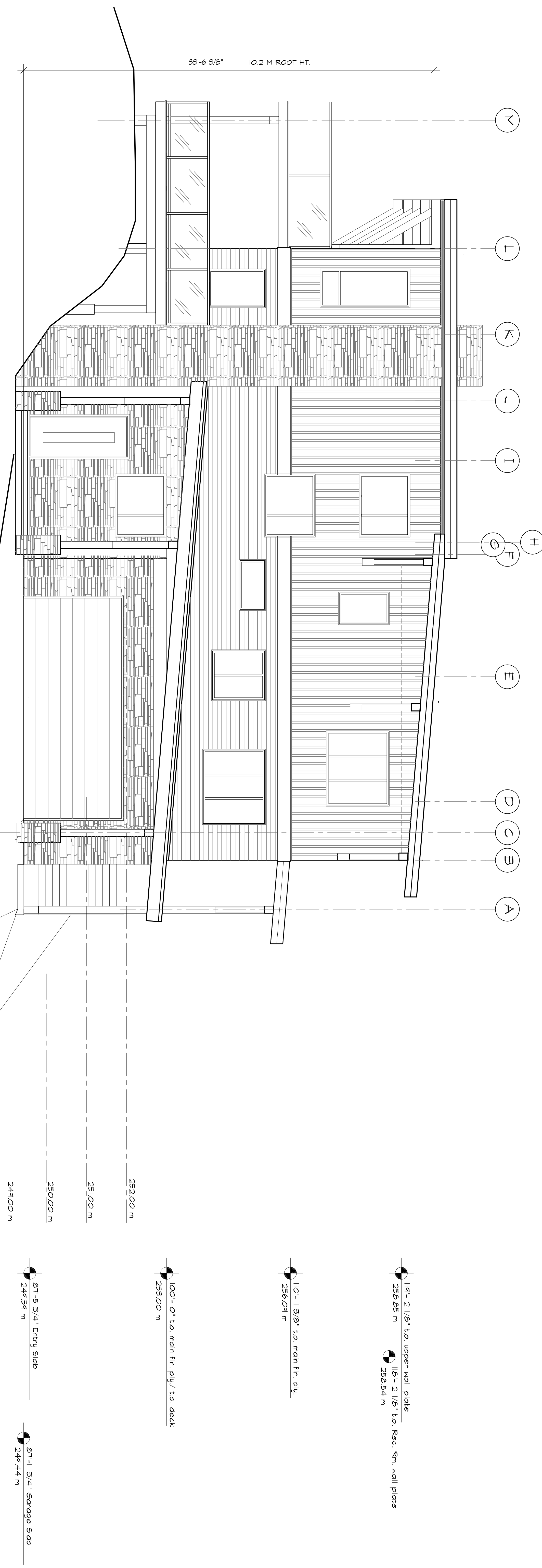
**ROOF PLAN**

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 www.harrison-design.ca

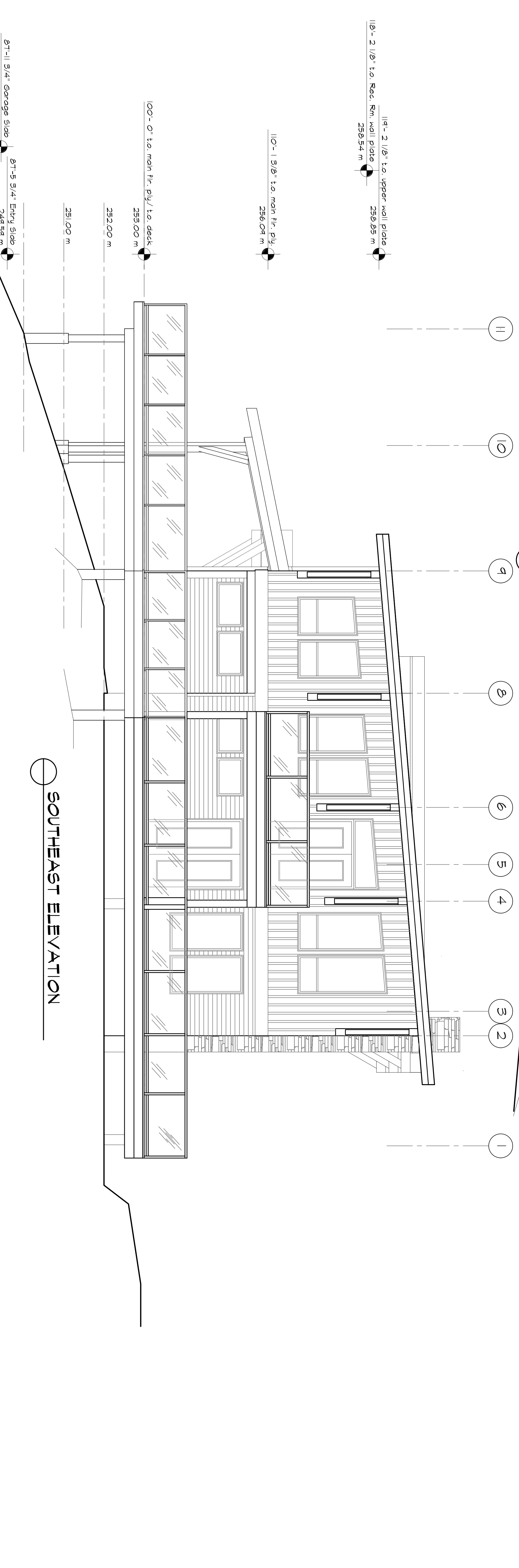
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 SCALE 1/4" = 1'-0"  
 DATE 8 SEPT 2020  
 DRAWN F.H.

**A7**





NORTHEAST ELEVATION



SOUTHEAST ELEVATION

REVIEW SET  
 JUN 2020  
 ENGR REVIEW SET  
 01 SEPT 2020  
 REVISED  
 19 NOV 2020

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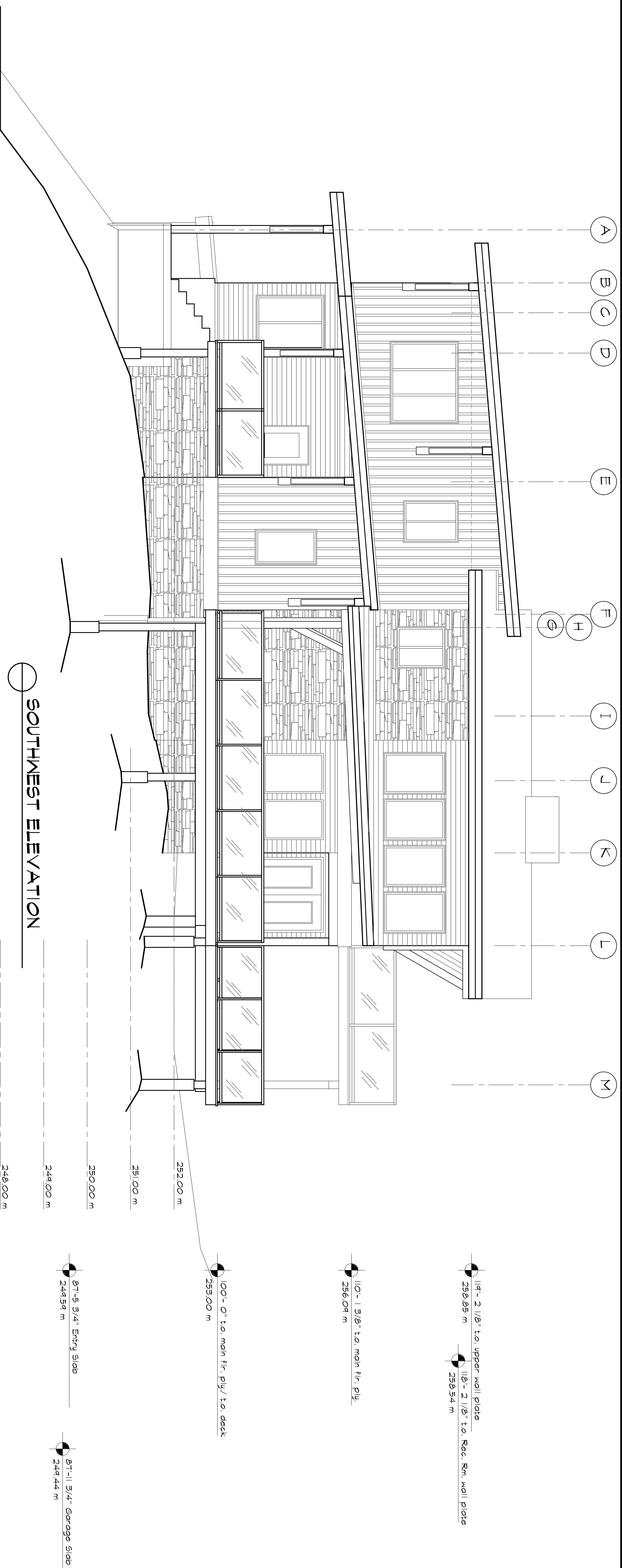
SHASON RESIDENCE  
 GREENWOOD STREET  
 PEMBERTON, B.C.

ELEVATIONS

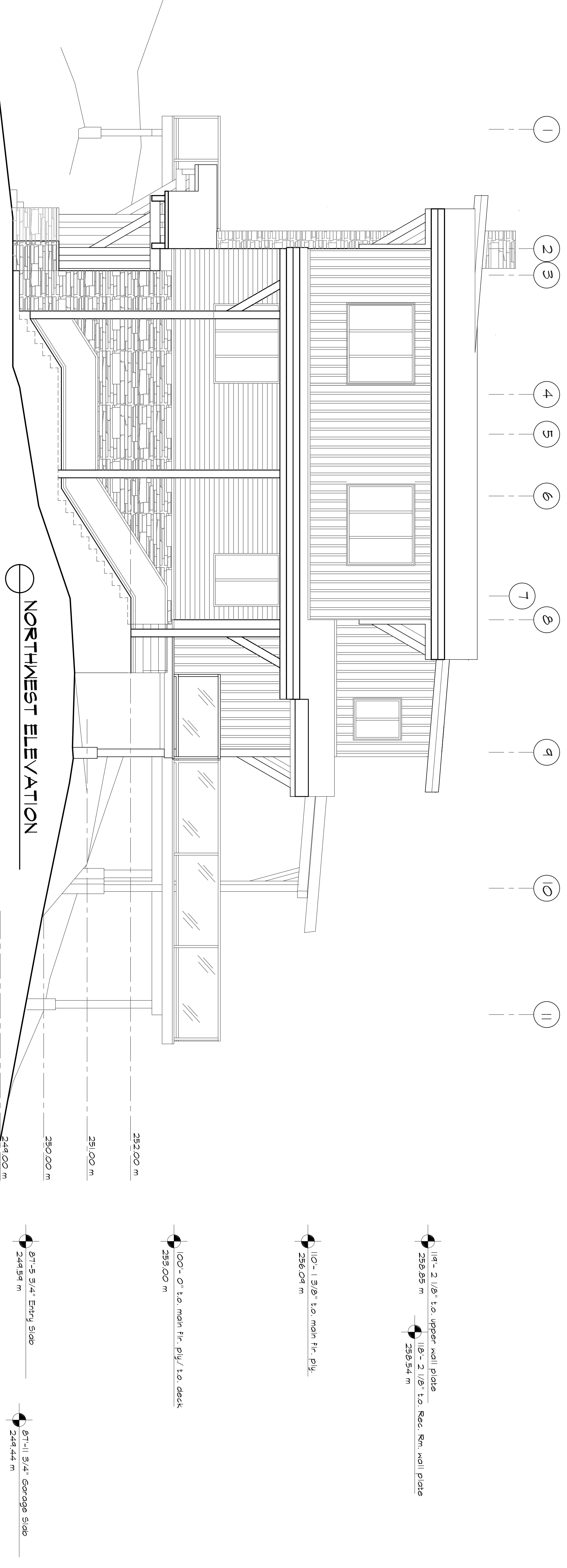
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**DESIGN**  
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PROJECT SHASON  
 SCALE 1/4" = 1'-0"  
 DATE 8 SEPT 2020  
 DRAWN F.H.

**A8**



SOUTHWEST ELEVATION



NORTHWEST ELEVATION

SEVEN SET  
 JUNE 2020  
 ENGL REVIEW SET  
 01 SEPT 2020  
 REVISED  
 19 NOV 2020

HARRISON DESIGN  
 Board of Pemberton  
 Variance Meeting  
 December 17, 2020  
 27 of 38

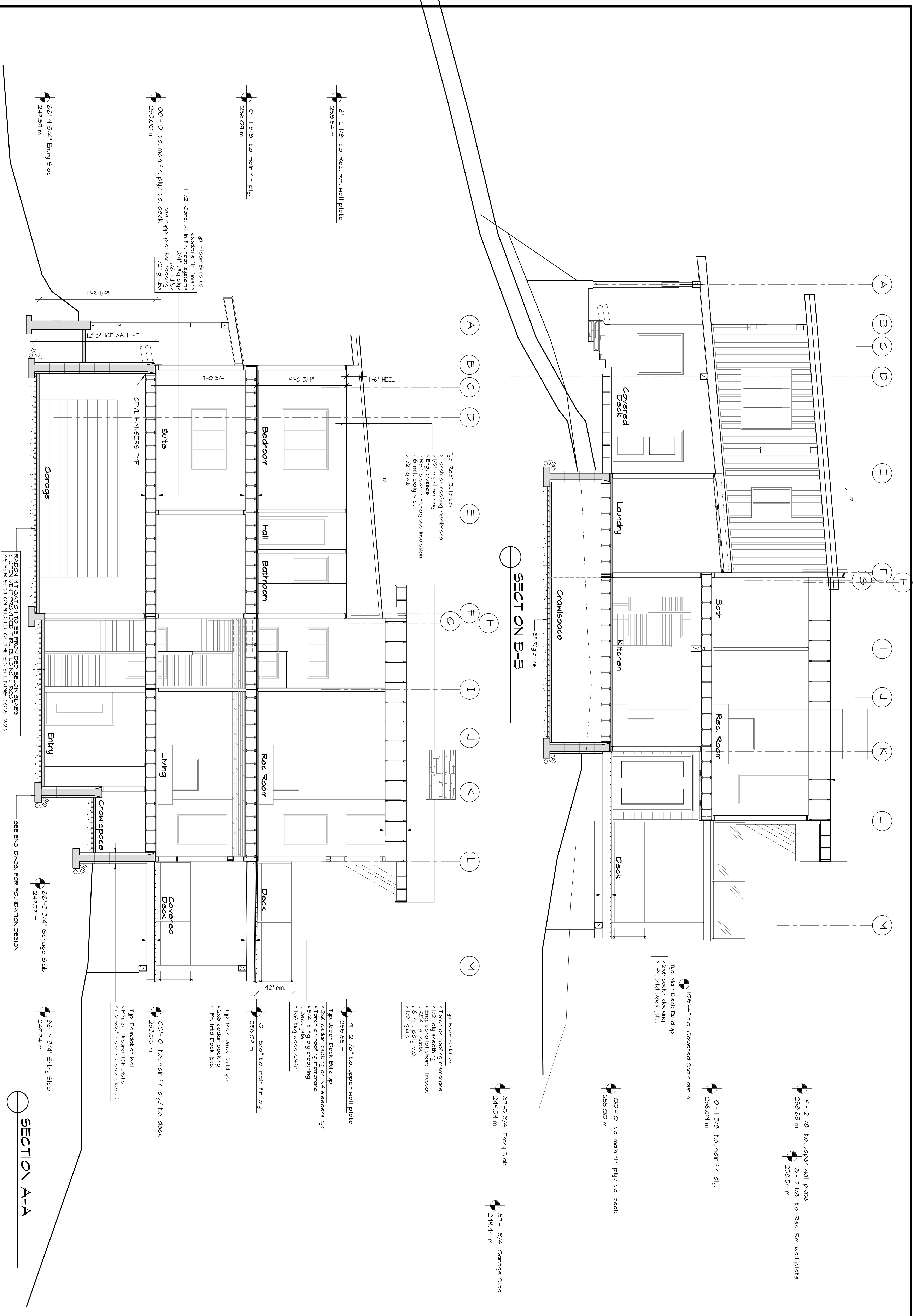
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**GREENWOOD STREET**  
**PEMBERTON, B.C.**

**ELEVATIONS**

**HD**  
**HARRISON**  
**DESIGN**  
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 BUILDING  
 DESIGNS  
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PROJECT SHASON  
 SCALE 1/4" = 1'-0"  
 DATE 8 SEPT 2020  
 DRAWN F.H.

**AD**



REVIEW SET	9 JUNE 2020
ENG. REVIEW SET	9 SEPT 2020
REVISED	19 NOV 2020
19 NOV 2020	

Village of Pemberton  
 Board of Variance Meeting  
 December 17, 2020  
 29 of 39

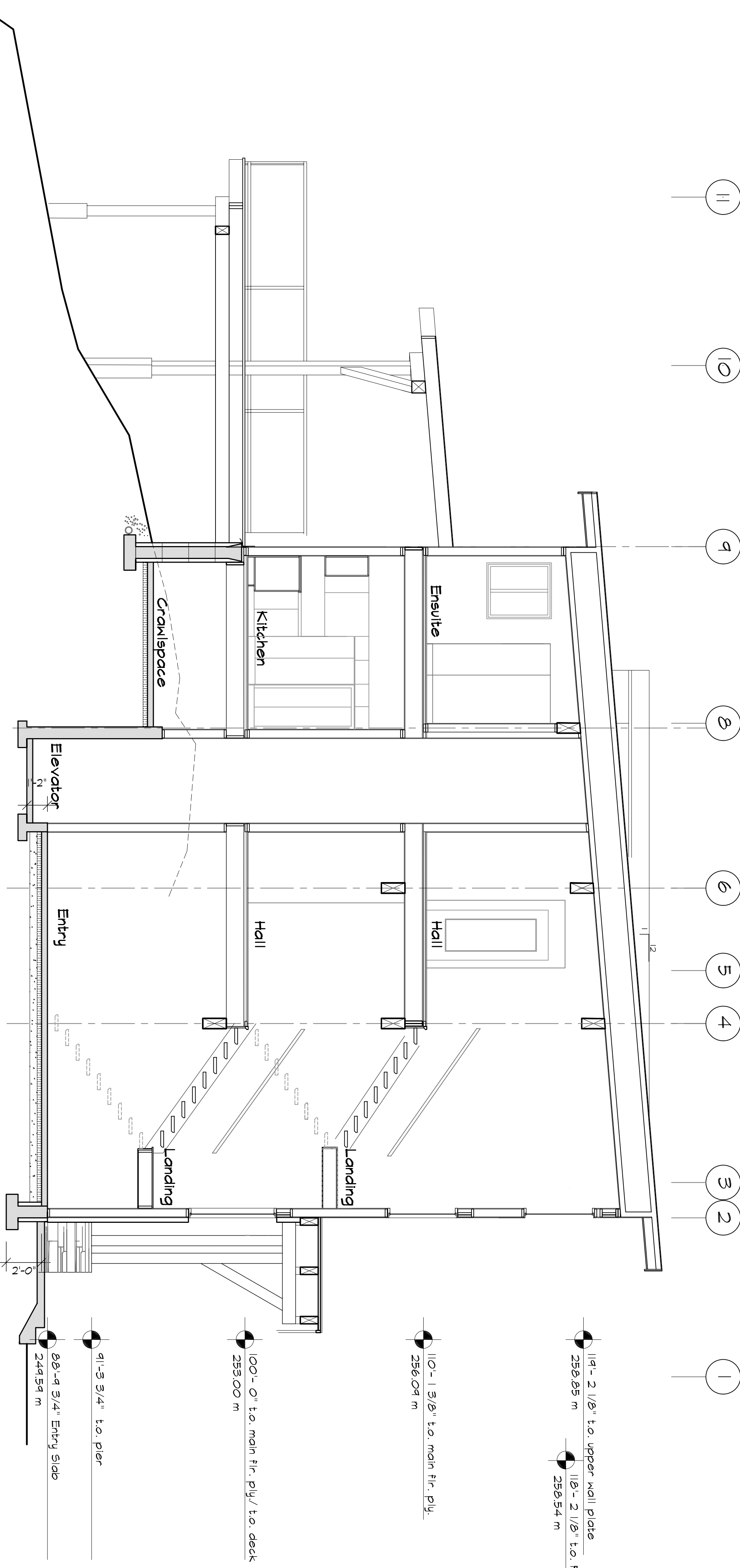
**SHASON RESIDENCE**  
**GREENWOOD STREET**  
**PEMBERTON, B.C.**

**BUILDING SECTIONS**

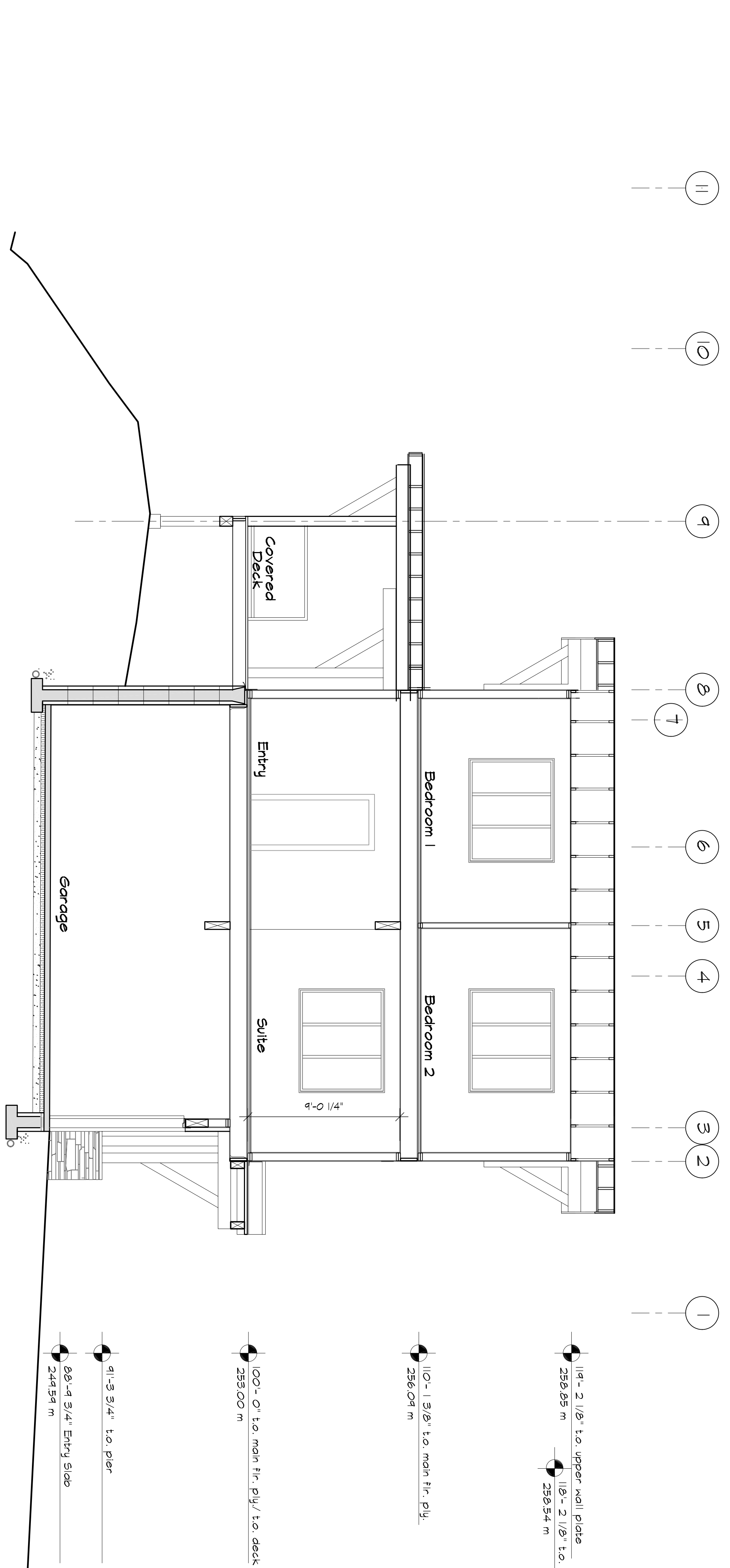
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PROJECT SHASON  
 SCALE 1/4" = 1'-0"  
 DATE 9 SEPT 2020  
 DRAWN F.H.

**A10**



SECTION C-C



SECTION D-D

SEVEN SET  
 JUNE 2020  
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 8 SEPT 2020  
 REVISED  
 19 NOV 2020

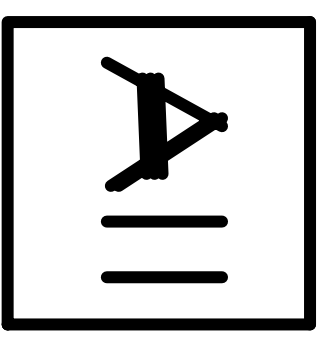
NOTED DIMENSIONS TO FACE UNLESS NOTED OTHERWISE. THE BUILDER CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS ON THIS DRAWING PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO HARRISON DESIGN FOR CLARIFICATION. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF HARRISON DESIGN AND CANNOT BE REPRODUCED OR COPIED WITHOUT WRITTEN PERMISSION.

SHASON RESIDENCE  
 GREENWOOD STREET  
 PEMBERTON, B.C.

BUILDING SECTIONS

**HD**  
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PROJECT SHASON  
 SCALE 1/4" = 1'-0"  
 DATE 8 SEPT 2020  
 DRAWN FAH



**TITLE SEARCH PRINT**

2020-10-16, 09:03:08

File Reference:

Requestor: Phil Harrison

Declared Value \$180000

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

**Land Title District**

KAMLOOPS

Land Title Office

KAMLOOPS

**Title Number**

CA4603563

From Title Number

CA4380182

**Application Received**

2015-08-13

**Application Entered**

2015-08-17

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

PACIFIC COLUMBIA HOLDINGS LTD., INC.NO. BC0374502  
328 WEST CORDOVA  
VANCOUVER, BC  
V6B 1E8

**Taxation Authority**

North Shore - Squamish Valley Assessment Area

**Description of Land**

Parcel Identifier:

026-109-328

Legal Description:

LOT 25 DISTRICT LOT 2705 LILLOOET DISTRICT PLAN KAP76833

**Legal Notations**

NONE

**Charges, Liens and Interests**

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

X12432

Registration Date and Time:

1985-03-08 12:57

Registered Owner:

CANADIAN BROADCASTING CORPORATION

Remarks:

INTER ALIA

PART ON PLAN C18487

CHARGE ADDED BY WAY OF CORRECTION, SEE KW15616

Nature:

UNDERSURFACE RIGHTS

Registration Number:

KV141323

Registration Date and Time:

2003-11-14 14:38

Registered Owner:

THE CROWN IN RIGHT OF BRITISH COLUMBIA

Remarks:

INTER ALIA

SEE KV141322 SEC 50 LAND ACT

**TITLE SEARCH PRINT**

2020-10-16, 09:03:08  
Requestor: Phil Harrison

File Reference:  
Declared Value \$180000

Nature:	COVENANT
Registration Number:	KV141327
Registration Date and Time:	2003-11-14 14:38
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks:	INTER ALIA

Nature:	STATUTORY BUILDING SCHEME
Registration Number:	KV141328
Registration Date and Time:	2003-11-14 14:38
Remarks:	INTER ALIA

**Duplicate Infeasible Title**                      NONE OUTSTANDING

**Transfers**    NONE

**Pending Applications**                              NONE

**TITLE SEARCH PRINT**

2020-10-16, 09:03:08

File Reference:

Requestor: Phil Harrison

Declared Value \$180000

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

**Land Title District**

Land Title Office

KAMLOOPS

KAMLOOPS

**Title Number**

From Title Number

CA4603563

CA4380182

**Application Received**

2015-08-13

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**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

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V6B 1E8

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North Shore - Squamish Valley Assessment Area

**Description of Land**

Parcel Identifier:

026-109-328

Legal Description:

LOT 25 DISTRICT LOT 2705 LILLOOET DISTRICT PLAN KAP76833

**Legal Notations**

NONE

**Charges, Liens and Interests**

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

X12432

Registration Date and Time:

1985-03-08 12:57

Registered Owner:

CANADIAN BROADCASTING CORPORATION

Remarks:

INTER ALIA

PART ON PLAN C18487

CHARGE ADDED BY WAY OF CORRECTION, SEE KW15616

Nature:

UNDERSURFACE RIGHTS

Registration Number:

KV141323

Registration Date and Time:

2003-11-14 14:38

Registered Owner:

THE CROWN IN RIGHT OF BRITISH COLUMBIA

Remarks:

INTER ALIA

SEE KV141322 SEC 50 LAND ACT



**TITLE SEARCH PRINT**

2020-10-16, 09:03:08  
Requestor: Phil Harrison

File Reference:

Declared Value \$180000

Nature:	COVENANT
Registration Number:	KV141327
Registration Date and Time:	2003-11-14 14:38
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks:	INTER ALIA

Nature:	STATUTORY BUILDING SCHEME
Registration Number:	KV141328
Registration Date and Time:	2003-11-14 14:38
Remarks:	INTER ALIA

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

## Joanna Rees

---

**From:** Nicole Brink [REDACTED]  
**Sent:** Wednesday, November 25, 2020 4:35 PM  
**To:** Joanna Rees  
**Subject:** 1348 Greenwood

Good afternoon,

I would like to register my strong objection to the variance request AND also request a delay in the hearing. I check my mail every day and did not receive the notice until today November 25th. The notice says written feedback must be provided by today which seems very unreasonable.

Thank you!  
Nicole

Sent from my iPhone

## Joanna Rees

---

**From:** Nicole Brink [REDACTED]  
**Sent:** Monday, December 7, 2020 3:32 PM  
**To:** Joanna Rees  
**Subject:** Re: 1348 Greenwood

Yes thanks.

It's Nicole Brink  
1354 Greenwood Street.

I would like to add to the record the fact that there are at least 10 children under the age of 10 that either walk to school or are pushed in a stroller around that corner every weekday. Please bear that in mind when considering reducing the setback, in particular this is quite treacherous in the winter as the side walk ends somewhere a bit down the road on Dogwood for some unfathomable reason.

Thanks,  
Nicole

Sent from my iPhone

On Dec 7, 2020, at 2:42 PM, Joanna Rees <JRees@pemberton.ca> wrote:

Hi Nicole,

I am just following up on the comments you provided regarding the Board of Variance Application for 1348 Greenwood Drive. If you would like to submit written comments for the public record, please provide your comments including your full name and address to myself prior to noon on Thursday December 17<sup>th</sup>.

Kind regards,

<image003.jpg>

---

Date: November 26, 2020  
From: Jay Robertson, Robertson Architecture  
Owner 7454 Dogwood  
To: Village of Pemberton Board of Variance  
7400 Prospect St.  
Pemberton BC

**ROBERTSON  
ARCHITECTURE**

7454 Dogwood St.  
Pemberton BC  
V0N 2L1



To Whom it may Concern,

I understand that this is essentially a reapplication for a variance that was previously approved and has since expired. The Pemberton Benchlands neighborhood has changed significantly in the time that has passed since the original variance application was approved in 2015. When the variance was initially granted, the two lots adjacent to 1348 Greenwood were empty and still owned by the developer. Therefore, there was minimal community engagement. The reapplication provides a great opportunity for the community that has grown in the Benchlands over the past five years to provide feedback based directly on the current context and growth of the neighborhood.

I am in opposition to the proposed variance at 1348 Greenwood for the following reasons:

**Life Safety:**

One of the functions of building setbacks is to ensure adequate spatial separation between structures. This separation is intended to reduce the spread of fire. Therefore, when setback distances are reduced and houses are built closer together, the likelihood of fire spreading between houses becomes more higher. In a neighborhood like the Pemberton Benchlands with a significant forest interface, and risk of wildfire, reducing setbacks becomes particularly risky.

**Neighborhood scale:**

Reducing setbacks will result in the construction of a home that is significantly larger than the surrounding homes and is out scale for the neighborhood.

**Direct impact on neighbors:**

Reducing the rear yard (East) setback will result in significant overlook from the proposed house at 1348 Greenwood to the rear yards of 1350 Greenwood, 1352 Greenwood and 7454 Dogwood. This will directly affect the neighbors use and enjoyment of their own properties.

Reducing the front yard (West) setback will result in significant overlook from the proposed house at 1348 Greenwood to the front yard of 7454 Dogwood. This will directly affect the neighbors use and enjoyment of their own property. Reducing the front setback also allows the proposed house to be located in a manner that it not consistent with the existing character of the neighborhood.

**Precedent:**

Reducing setbacks for no other reason than to allow developers build larger homes sets a dangerous precedent and significantly erodes the validity of the existing VOP zoning bylaw.

Since the proposed house is still in its early stages of design and the majority of the proposed building is within the allowable zoning envelope, it seems that by simply reducing the size of some of the exterior decks, the project would conform with the existing VOP Bylaw. This solution would result in no measurable hardship for the property owner and alleviate any of the concerns listed above.

Thanks for your time.

Sincerely,

Jay Robertson  
Architect AIBC  
Robertson Architecture

**Joanna Rees**

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**From:** Nicola Jones [REDACTED]  
**Sent:** Wednesday, December 2, 2020 2:47 PM  
**To:** Joanna Rees  
**Cc:** Stefan Miller  
**Subject:** Variance 1348 Greenwood

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello. I live at 1351 Greenwood, across the street from 1348, where a variance is currently being requested. I understand I am writing to you after the original deadline but I believe discussion of this issue was deferred to 17 Dec so perhaps there is still time.

I see from the plans that the proposed home is being angled at about 45 degrees to the lot lines, and this is the reason why the decks on 3 sides extend past the recommended setbacks and a variance is being requested to accommodate that.

I am opposed to this request for the following reasons:

1. It will look odd for this house to be at 45 degrees to the other homes on the street, and I am unclear as to why that might be deemed desired or necessary by the lot owners... presumably this is to allow for less rock blasting or for better views??? There does not seem to be any hardship in the lot to prevent them from building at the usual angle (ie parallel to other homes on the street) and thus within the normal set-backs. There is a lot of rock there, but the same is/was true for most of the other lots on this street, and it won't come as a surprise to the owners since it was there when they bought it :)
2. If the planned angle is to prevent rock blasting, then this will perpetuate the problem already with this corner that it is a fairly tight/blind corner for cars and kids walking on the road. There is no sidewalk in this area (even though there is a park nearby). If a sidewalk is planned for future, there should be sufficient room to put one in (or at least sufficient room for safely walking by the side of the road).
3. Given the plans as presented, I am confused as to how this can sit within allowed height limitations... but I understand that's beyond the remit of the variance committee. Is there someone else I can ask about that?

In general, I believe that the set-backs are there for a reason and should only be amended when necessary (ie when the lot won't accommodate a house in any other way). There doesn't seem to be any necessity in this case.

Many thanks and best wishes,  
Nicola Jones.

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Ms. Nicola Jones  
Freelance science reporter and editor, Pemberton BC Canada  
[REDACTED]

## Joanna Rees

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**From:** Claire Fuller [REDACTED]  
**Sent:** Friday, December 4, 2020 1:44 PM  
**To:** Nicola Jones  
**Cc:** Joanna Rees; Stefan Miller  
**Subject:** Re: Variance 1348 Greenwood

Hi Joanna,

I'm also unsure if we have a chance to submit in writing but I want to point out that this junction is already very hazardous. It is a direct route to the playground for all the kids on Greenwood Street, dog walking route to the trails and village access for all residents. There are currently no clear sidewalks and it's tight enough as it is. The rock creates a blind corner, vehicles can hurtle in and out of Greenwood street taking people by surprise, and this is further compromised with vehicles parking on the street. I feel the village setbacks safeguard dangerous junctions like this for residents and users, and I object to the proposed variance.

Kind regards,

Claire Fuller  
1360 Greenwood Street

Claire Fuller  
[REDACTED]  
Pemberton, BC

**Joanna Rees**

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**From:** Donna Hasan [REDACTED]  
**Sent:** Sunday, December 6, 2020 8:46 PM  
**To:** VoP Admin; Joanna Rees  
**Subject:** Board of Variance meeting 1348 Greenwood

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To: Village of Pemberton Board of Variance

**SUB: 1348 GREENWOOD VARIANCE REQUEST**

We refer to the notice requesting feedback on the above by Nov 25, 2020. Please note we received the notice in the mail on Nov 26th and are subsequently pleased that the meeting was delayed until Dec 17, 2020, which allows us time to submit our comments.

Essentially we are opposed to the application as we believe an owner should design the house appropriate to the plot they purchased. It should not be a surprise and nor should it lead to "wild west" type of village planning. Our understanding of the plans is that the house will be three (3) stories high on top of a really high bluff. Close to the lot in concern is another existing house, and when taking into consideration the height gain from Al Staehli Park to the house already built, and potentially the height of the new house, the neighbourhood is in danger of being disproportionately dominated by these structures.

In our opinion variances are more appropriate when the owners are clearly doing their best to design within the constraints, working with the lot they bought, and just requiring a minor variance here or there to make it work. In this case it appears the owners are taking a two (2) storey house design and erecting it on a lot that is too small for their design and now require variances to make it work. It is an awkward lot but the buyer had to be fully aware of this upon purchase. Intentionally purchasing a lot to then expect the neighbourhood to support variances for a structure that it is too large for the lot is indeed presumptuous at best. A more modest approach that requires some small concessions would be easier for us to support.

In addition we are concerned that these variances may lead to pedestrian safety issues as the lot is on a blind corner.

Kind regards,

Donna Hasan

[REDACTED]  
1357 Elmwood Drive