

BOARD OF VARIANCE MINUTES

Minutes for the Board of Variance of the Village of Pemberton May 2, 2019 at 5:00pm at 7400 Prospect Street, Pemberton, B.C.

IN ATTENDANCE:	Niki Vankerk Drew Meredith
REGRETS:	Al LeBlanc
STAFF IN ATTENDANCE:	Lisa Pedrini, Senior Planner Faruq Patel, Chief Building Inspector Gwendolyn Kennedy, Building & Planning Clerk
APPLICANT/PUBLIC:	Andrew Lambrecht, Applicant Ryan Gold, Applicant

1) **CALL TO ORDER**

At 4:58 p.m. the meeting was called to order.

2) **MINUTES**

Moved/Seconded

THAT the minutes of the Board of Variance meeting held April 10, 2019 be approved as circulated.

CARRIED

3) **1314 Eagle Drive (Lot 11, Benchlands – Phase 1C)**

Variance Request: to reduce the minimum required front setback from 6 meters to 5 meters (a difference of 1.0 m) to facilitate the siting of a detached dwelling.

All properties within 100 meters of the lot were mailed details of the variance application. No responses were received.

Lisa Pedrini, Manager of Development Services provided details of the application, noting that the two applications to be presented at this meeting are similar to the application approved at the April 10, 2019 Board of Variance Meeting. Both lots are on the west side of Eagle Drive where the land slopes

steeply upward from the front of the lot to the back. The presence of bedrock increases the hardship. A relaxation in the front setback from 6 meters to 5 meters would significantly reduce the excavation needed.

Ms. Pedrini noted that the neighboring house on the north side at 1312 Eagle Drive conforms to the 5 meter front setback as it was built prior to adoption of the amendment to Zoning Bylaw No. 832, 2018 that increased the front setback in the R-1 Zone to 6 meters.

Board members examined the house plans and noted that the second storey over the garage is set back from the first, reducing the visual impact of the mass of the building when viewed from the street.

RESOLUTION

Moved/Seconded

THAT the Board of Variance approve the request to decrease the front setback from 6.0 meters to 5.0 meters for 1314 Eagle Drive.

CARRIED

4) 1320 Eagle Drive (Lot 8, Benchlands, Phase 1C)

Variance Request: to reduce the minimum required front setback from 6 meters to 5 meters (a difference of 1.0 m) to facilitate the siting of a detached dwelling.

All properties within 100 meters of the lot were mailed details of the variance application. No responses were received.

Ms. Pedrini noted that 1320 Eagle Drive is the last lot on the west side of Eagle Drive and there are no neighbours on the south side. No building permit has been received for the lot on the north side at 1318 Eagle Drive. The lot owners have been informed of this variance request.

Board members examined the house plans and observed that the master bedroom is sited at the 5 meter setback line and that there is a deck on this level.

RESOLUTION

Moved/Seconded

THAT the Board of Variance approve the request to decrease the front setback from 6.0 meters to 5.0 meters for 1320 Eagle Drive.

CARRIED

5) **NEW BUSINESS**

There was no new business.

6) **NEXT MEETING**

Variance applications are expected to be received from the four lots located on the lower section of Eagle Drive. A meeting will be scheduled once the applications have been received.

7) **ADJOURNMENT**

Moved/Seconded

THAT the Board of Variance meeting be adjourned.

CARRIED

At 5:10 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 May 2, 2019.

Chair