

## BOARD OF VARIANCE MINUTES

**Minutes** for the Board of Variance of the Village of Pemberton January 17th at 5:30pm at 7400 Prospect Street, Pemberton, B.C.

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<b>IN ATTENDANCE:</b>	Niki Vankerk Al Leblanc
<b>STAFF IN ATTENDANCE:</b>	Lisa Pedrini, Senior Planner Faruq Patel, Chief Building Inspector Melissa Sutherland, Building & Planning Clerk
<b>APPLICANT/PUBLIC:</b>	Dinny Corcoran, Owner/Applicant

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**1) CALL TO ORDER**

At 5:29pm the meeting was called to Order.

**2) MINUTES**

Moved/Seconded

**THAT** the minutes of the BoV meeting held April 4, 2018 be approved as circulated.

**CARRIED**

**3) STRATA LOT 60-FRONT SETBACKS VARIANCE REQUEST (1776 Pinewood Place)**

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

The Senior 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 the details of the variance application. No correspondence was received.

**DISCUSSION**

Senior Planner, Lisa Pedrini provided details on the application explaining how lots along Pinewood Drive above Pinewood Place are challenged due to the rocky, steep and varying topography of the sites. Under Village of Pemberton Zoning Bylaw No. 832, 2018 for properties zoned Residential (R-1), the minimum front lot line setback is

5.0 m. The proposed variance is to reduce a portion of the front-line setback from 5 meters to 3.14 meters (a difference of 1.86 m) to facilitate the siting of an attached garage.

Chief Building Inspector, Faruq Patel provided details on the history of the building permit application explaining that the permit was issued for the main house, and that the garage had been removed from the plans. The foundation for the garage has been poured with the principal residence.

The application explained a misunderstanding as to what is considered a detached garage. If this garage was considered detached it would meet the required setbacks for an accessory building. Chief Building Inspector, Faruq Patel, explained a minor technicality that classifies this garage as attached and therefore requires the garage to meet the setbacks required for the principal dwelling. The main house and garage are attached by the corner of each structure, so the garage would not be considered an accessory building. He then explained that only a small corner of the garage requires the variance, rather than the entire garage.

Board of Variance members questioned the history of the application and why so much time had passed since the permit was issued. The applicant provided reasoning explaining that he wanted to the project to continue and was not prepared to start the application for a variance at that point in time. The Board also questioned why a foundation permit would've been issued at all without an approval for a variance first. Senior Planner, Lisa Pedrini, explained the application was processed by staff members that no longer work for the Village and that she was unable to provide insight into why the permit was issued as is.

Board of Variance members did agree that the variance request was minor and should not negatively impact the neighbouring properties.

## **RESOLUTION**

*Moved/Second*

**THAT** the Board of Variance approve the request to decrease the front setback from 5.0 meters to 3.14 meters for 1776 Pinewood Place.

**CARRIED**

### **4) NEW BUSINESS**

No new business

### **5) NEXT MEETING**

TBA

6) **ADJOURNMENT**

Moved/Second

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

**CARRIED**

At 5:45pm the meeting was adjourned.

This is a true and correct  
copy of a meeting of the  
BoV of the Village of  
Pemberton, held January  
17, 2019.

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Chair