

BOARD OF VARIANCE MINUTES

Minutes for the Board of Variance Meeting of the Village of Pemberton held Wednesday, July 28, 2021 at 5:00 PM via ZOOM Webinar ID: 837 3329 3432

IN ATTENDANCE:	Trevor Burton, Chair Phill Read Tom Fitzgerald
STAFF IN ATTENDANCE:	Mark Barsevskis, Contract Planner Lisa Pedrini, Manager of Development Services (Minutes)
APPLICANT:	Reid Madiuk, Coast Essential Construction, Agent Farhang Shahidi, Property Owner
PUBLIC:	0

1. CALL TO ORDER

At 5:05 p.m. the meeting was called to order.

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

2. APPROVAL OF AGENDA

Moved/Seconded

THAT the agenda be approved as circulated.

CARRIED

3. MINUTES

Moved/Seconded

THAT the minutes of the Board of Variance meeting held June 23, 2021, be adopted as circulated.

CARRIED

4. 7508 Pebble Creek Drive – Lot 6, District Lot 211, Lillooet District Plan EPS4695

Contract Planner Mark Barsevskis presented a report summarizing the requested variance for an increase to the allowable retaining wall height. The following variances from Sections 4.13 and 7.21 of Residential (R-1) of Zoning Bylaw No. 832, 2018 are requested:

- To vary Section 4.13(a) viii. to vary the height of two (2) retaining walls, from 1.2 metres as required to a maximum of 1.86 meters, a relaxation of 0.66 metres, to be sited on the lot in general compliance with location on the PROPOSED SITE PLAN LOT 6 dated March 22, 2021 or in a location approved by Building Permit.
- To vary Section 7.21 9 (a) i. to relax the maximum height of a retaining wall, from 1.2 to a maximum of 1.86 metres, a relaxation of 0.66 metres.

The Board were given the opportunity to ask questions of Staff, and the applicants were allowed to speak in favour of the requested variance and answer questions. Staff provided context on the Hillside Development Design Guidelines, adopted by Council in April 2020 which provides recommendations on best practices for hillside development.

Moved/Seconded

THAT the Board of Variance approve the following variance for 7508 Pebble Creek Drive

- To vary Section 4.13(a) viii. to vary the height of two (2) retaining walls, from 1.2 metres as required to a maximum of 1.86 meters, a relaxation of 0.66 metres, to be sited on the lot in general compliance with location on the PROPOSED SITE PLAN LOT 6 dated March 22, 2021 or in a location approved by Building Permit; and
- To vary Section 7.21 9 (a) i. to relax the maximum height of a retaining wall, from 1.2 to a maximum of 1.86 metres, a relaxation of 0.66 metres.

CARRIED

5. 7510 Pebble Creek Drive – Lot 6, District Lot 211, Lillooet District Plan EPS4695

Contract Planner Mark Barsevskis presented a report summarizing the requested variance for an increase to the allowable retaining wall height. The following variances from Sections 4.13 and 7.21 of Residential (R-1) of Zoning Bylaw No. 832, 2018 is requested:

- To vary Section 4.13 (a) i. to relax the maximum projection length of a retaining wall greater than 1.2m in height into any required setback, from 0.6m to a maximum of 1.449, a relaxation of 0.849m.
- To vary Section 4.13(a) viii. to vary the height of four (4) retaining walls, from 1.2 metres as required to a maximum of 2.04 meters, a relaxation of 0.84 metres, to be sited on the lot in general compliance with location on the SITE PLAN LOT 7 A-01.2 dated March 13, 2021 or in a location approved by Building Permit.

- To vary Section 7.21 9 (a) i. to relax the maximum height of a retaining wall, from 1.2metres to a maximum of 2.04 metres, a relaxation of 0.84 metres.

The Board were given the opportunity to ask questions of Staff, and the applicants were allowed to speak in favour of the requested variance and answer questions. The applicants noted that following the Village's zoning requirements for retaining walls did not fit into the terrain as well as the proposal and that, in their opinion, the proposal better met the objectives of the Hillside Development Design Guidelines, hence the rationale for both of the requested variances.

Moved/Seconded

THAT the Board of Variance approve the following variance for 7510 Pebble Creek Drive

- To vary Section 4.13 (a) i. to relax the maximum projection length of a retaining wall greater than 1.2m in height into any required setback, from 0.6m to a maximum of 1.449, a relaxation of 0.849m.
- To vary Section 4.13(a) viii. to vary the height of four (4) retaining walls, from 1.2 metres as required to a maximum of 2.04 meters, a relaxation of 0.84 metres, to be sited on the lot in general compliance with location on the SITE PLAN LOT 7 A-01.2 dated March 13, 2021 or in a location approved by Building Permit.
- To vary Section 7.21 9 (a) i. to relax the maximum height of a retaining wall, from 1.2metres to a maximum of 2.04 metres, a relaxation of 0.84 metres.

CARRIED

6. **NEW BUSINESS**

Staff advised that no new applicants have applied to the Board of Variance by the deadline of July 28 (today); therefore, no meeting is scheduled for August 25, 2021.

7. **NEXT MEETING**

The next meeting date will be September 22, 2021, as required.

8. **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
Board of Variance Meeting,
July 28, 2021

4

Village of Pemberton, held
July 28, 2021.

Chair – Trevor Burton