

BOARD OF VARIANCE MINUTES

Minutes for the Board of Variance Meeting of the Village of Pemberton held Wednesday, September 22, 2021 at 5:00 PM via ZOOM Webinar ID: 837 3329 3432

IN ATTENDANCE:	Trevor Burton Phill Read, Acting Chair Tom Fitzgerald
STAFF IN ATTENDANCE:	Cameron Chalmers, Contract Planner Lisa Pedrini, Manager of Development Services Nikki Segovia, Building and Planning Clerk
APPLICANT:	Grant Campbell, Agent on behalf of Applicant
PUBLIC:	3

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. APPOINTMENT OF ACTING CHAIR

Phill Read was appointed acting chair due to Chair Trevor Burton not being able to attend by Video.

3. APPROVAL OF AGENDA

Moved/Seconded
THAT the agenda be approved as circulated.
CARRIED

4. MINUTES

Moved/Seconded
THAT the minutes of the Board of Variance meeting held July 28, 2021, be adopted as circulated.
CARRIED

4. Future Phase 2A Lot 9, Sunstone

Contract Planner Cameron Chalmers presented a report summarizing the requested request for a variance of the required minimum front yard setback for a proposed lot located in Phase 2A currently under a subdivision application. The Village of Pemberton Zoning Bylaw No. 832, 2018 - Residential Amenity 1 (RSA-1) zone, section 13.1.5(b) establishes a minimum front yard setback of 5 metres.

The variance requeste is to allow a minimum front yard setback of 2 metres, a proposed variance of 3 metres due to challenging topography.

The Board was given the opportunity to ask questions of Staff, and the applicants were allowed to speak in favour of the requested variance and answer questions.

Grant Campbell represented the Agent on behalf of Sunstone and added that the extensive investigation has shown the steeply sloping hillside topography of this lot would be an added challenge to development. Therefore to keep the house from being pushed back too far, the applicants are requesting the garage be situated as close as 2 metres to the property line thus minimizing the amount of retaining walls required for the development of the site. He also noted the application's rationale statement had an error that states "there is a long driveway terminating as high as possible" which should read "as low as possible."

The Board was given the chance to ask questions of the applicant and the public was also given the opportunity to ask questions.

Moved/Seconded

THAT the Board of Variance approve the following variance for Future Phase 2A, Lot 9, Sunstone to vary section 13.1.5 (b) of the Zoning Bylaw No. 832, 2018 to vary the minimum front yard setback requirement of 5 metres to 2 metres on Lot 9 in Phase 2A, a variance of 3 metres.

CARRIED

5. NEW BUSINESS

Lisa Pedrini introduced the Village's new Planner II, Colin Brown, who will be the acting as the Village Staff support for the Board of Variance moving forward.

6. NEXT MEETING

The next meeting date will be October 27, 2021, as required.

7. ADJOURNMENT

Moved/Seconded

Village of Pemberton
Board of Variance Meeting,
September 22, 2021

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THAT the Board of Variance meeting be adjourned.
CARRIED

At 5:28 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
September 22, 2021.

Acting Chair – Phill Read