

## BOARD OF VARIANCE MINUTES

**Minutes** for the Board of Variance of the Village of Pemberton April 10, 2019 at 5:00pm at 7400 Prospect Street, Pemberton, B.C.

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| <b>IN ATTENDANCE:</b>       | Niki Vankerk<br>Drew Meredith   |
| <b>REGRETS:</b>             | Al Leblanc  |
| <b>STAFF IN ATTENDANCE:</b> | Lisa Pedrini, Senior Planner<br>Faruq Patel, Chief Building Inspector<br>Gwendolyn Kennedy, Building & Planning Clerk |
| <b>APPLICANT/PUBLIC:</b>    | Ben Parnell, Owner/Applicant + 1  |

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### 1) **CALL TO ORDER**

At 4:59 p.m. the meeting was called to Order.

### 2) **MINUTES**

Moved/Seconded

**THAT** the minutes of the Board of Variance meeting held January 17, 2019 be approved as circulated.

**CARRIED**

### 3) **1306 Eagle Drive (Lot 15, 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 surrounding properties were mailed details of the variance application. Other lot owners on Eagle Drive facing similar hardship have indicated their intention to apply for front set back variances.

Lisa Pedrini, Manager of Development Services, noted that the front set back in Zone R-1 was changed from 6.0 meters to 5.0 meters in July of 2018.

Ms. Pedrini provided details of the application, explaining the hardship arising from the presence of bedrock and the steep, upward sloping topography of the sites. 1306 Eagle Drive is further challenged by the specific fractures and faces

identified in the bedrock that currently contribute to slope stability. Granting of the variance would allow the home to be placed closer to the front of the lot and reduce the amount of excavation required and the corresponding disruption to the natural environment.

## **DISCUSSION**

Discussion focused on the recent change of the front set back from 6.0 meters to 5.0 meters in the R-1 Zone and the impact of this change on the lot owners on Eagle Drive.

Ms. Pedrini reminded the Board that the an applicant must prove hardship in order to be considered for a variance application, and noted that the Board's role is not to advise Council on legislative matters, but to evaluate variance applications.

The Board expressed some concern regarding the aesthetics of houses placed close to the road and the impact on parking for large vehicles. The Board agreed that the applicant faces a hardship due to the presence of bedrock and the sloping topography of the site.

## **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 1306 Eagle Drive.

**CARRIED**

### **4) NEW BUSINESS**

There was no new business.

### **5) NEXT MEETING**

Lisa Pedrini, Manager of Development Services, will contact Board members to schedule the next meeting.

### **6) ADJOURNMENT**

Moved/Second

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

**CARRIED**

At 5:23 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 April 10, 2019.

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Chair