

## BOARD OF VARIANCE MEETING – MINUTES

VILLAGE OF ANMORE



Minutes of the Board of Variance Meeting held on Monday, November 21, 2016 in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC

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### **Members Present**

Olen Vanderleeden (Chair)  
Denny Arsene  
Sheri DeVito

### **Staff Present**

Christine Milloy, Manager of Corporate Services – Secretary to the Board

### **1. CALL TO ORDER**

The Chair called the meeting to order at 7:00 p.m.

### **2. MINUTES**

#### **(a) Minutes of the Board of Variance Meeting held on May 16, 2016**

It was MOVED and SECONDED:

**“THAT THE MINUTES OF THE BOARD OF VARIANCE MEETING HELD ON MAY 16, 2016 BE ADOPTED AS CIRCULATED.”**

**CARRIED UNANIMOUSLY**

### **3. APPLICATIONS**

#### **(a) ZIMAL HOLDINGS INC. LOT 6, SECTION 20, TWP 39, NWD, PLAN BCP39932 1080 UPLANDS DRIVE, ANMORE, BC**

The Secretary presented the variance application from Zimal Holdings Inc., to relax the exterior lot line setback requirement of Anmore Zoning Bylaw section 302.3 from 7.6 metres to 4.6 metres.

The Secretary reported that notification letters were sent to adjacent property owners and no written comments were received by the response deadline. She also reported that the Village’s Building Inspector identified no objection to this application.

Steele Malott, Director, Zimal Holdings Inc., cited hardship as the odd shape of the lot.

It was MOVED and SECONDED:

**“THAT THE BOARD OF VARIANCE APPLICATION FROM ZIMAL HOLDINGS INCORPORATED BE APPROVED, THEREBY ALLOWING RELAXATION OF THE EXTERIOR LOT LINE SETBACK FROM 7.6 METRES TO 4.6 METRES, TO PERMIT CONSTRUCTION OF AN OPEN STRUCTURE AT 1080 UPLANDS DRIVE, ANMORE, BC.”**

**CARRIED UNANIMOUSLY**

The Chair recessed the meeting at 7:12 p.m.

The Chair reconvened the meeting at 7:16pm

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**(b) ANMORE WOODS LTD.  
LOT 1, SECTION 20, TWP 39, NWD, PLAN EPP59628  
1506 CRYSTAL CREEK DRIVE, ANMORE, BC**

The Secretary presented the variance application from Anmore Woods Ltd. to relax the front lot line setback requirement of Anmore Zoning Bylaw section 314B.3 from 10 metres to 7.5 metres; and the requested variance to relax the maximum height requirement of Anmore Zoning Bylaw section 314B.2 from 10 metres to 11.3 metres.

Robert Bradbury, Architect, and Darren Smurthwaite, Anmore Woods Ltd., presented their concerns in meeting the bylaw requirements in speaking to the requests for 1518 Crystal Creek Drive, citing hardship as topography of the site

OV – driveway gets steeper

RB showed a conceptual model; countering

HARDSHIP: TOPOGRAPHY OF THE SITE, DEPTH/GRADE OF DRIVEWAY; ROW FOR 3 OF 4 LOTS;  
REDUCED SIZE OF BUILDING FOOTPRINT *FROM 4500SQFT TO 3000SQFT?*

Drawing shows difficulty in tiering house or less building footprint

The Secretary reported that notification letters were sent to 7 adjacent property owners (some of which Anmore Woods is the registered owner), and no written submissions were received by the response deadline. She also reported that the Village’s Building Inspector’s opinion, as .....

**Motion to table items 6(b)cde.**

**Carried unanimously**

**Discuss with building official and planner.**

It was MOVED and SECONDED:

**THAT THE BOARD OF VARIANCE APPLICATION FROM ANMORE WOODS LTD. BE APPROVED, THEREBY ALLOWING RELAXATION OF THE FRONT LOT LINE SETBACK FROM 10 METRES TO 7.5 METRES, TO PERMIT CONSTRUCTION OF A SINGLE FAMILY DWELLING AT 1506 CRYSTAL CREEK DRIVE, ANMORE, BC.**

CARRIED UNANIMOUSLY

**THAT THE BOARD OF VARIANCE APPLICATION FROM ANMORE WOODS LTD. TO RELAX THE MAXIMUM BUILDING HEIGHT REQUIREMENT PERMIT CONSTRUCTION OF A SINGLE FAMILY DWELLING AT 1506 CRYSTAL CREEK DRIVE, ANMORE, BC.**

- (c) **ANMORE WOODS LTD.  
LOT 2, SECTION 20, TWP 39, NWD, PLAN EPP59628  
1510 CRYSTAL CREEK DRIVE, ANMORE, BC**

Purpose: The applicant is requesting:

1. Relaxation of the required front lot line setback to 7.5 metres. Section 314B.3 of Anmore Zoning Bylaw No. 374-2004 permits a 10 metre front lot line setback. The proposed difference is 2.5 metres.
2. Relaxation of the maximum height for the principal building to 10.5 metres on the lowest face. Section 314B.2 of Anmore Zoning Bylaw No. 374-2004 permits a maximum height of 10 metres. The proposed difference is 0.5 metres.

The Secretary presented the variance application from Anmore Woods Ltd. to relax the required front lot line setback of Anmore Zoning Bylaw section 314B.3 from 10 metres to 7.5 metres; and the requested variance to relax the maximum height requirement of Anmore Zoning Bylaw section 314B.2 from 10 metres to 10.5 metres.

The Secretary reported that notification letters were sent to \_\_\_\_\_ adjacent property owners, and no written submissions were received by the response deadline. She also reported that the Village’s Building Inspector identified no objection to this application for variance of the front lot line setback.

Robert Bradbury, Architect, and Darren Smurthwaite, Anmore Woods Ltd., presented

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Hardship was reported as \_\_\_\_\_

It was MOVED and SECONDED:

**THAT THE BOARD OF VARIANCE APPLICATION FROM ANMORE WOODS LTD. BE APPROVED, THEREBY ALLOWING RELAXATION OF THE FRONT LOT LINE SETBACK FROM 10 METRES TO 7.5 METRES, TO PERMIT CONSTRUCTION OF A SINGLE FAMILY DWELLING AT 1510 CRYSTAL CREEK DRIVE, ANMORE, BC.**

CARRIED UNANIMOUSLY

**(d) ANMORE WOODS LTD.  
LOT 3, SECTION 20, TWP 39, NWD, PLAN EPP59628  
1514 CRYSTAL CREEK DRIVE, ANMORE, BC**

Purpose: The applicant is requesting:

1. Relaxation of the required front lot line setback to 7.5 metres. Section 314B.3 of Anmore Zoning Bylaw No. 374-2004 permits a 10 metre front lot line setback. The proposed difference is 2.5 metres.
2. Relaxation of the maximum height for the principal building to 12 metres on the lowest face. Section 314B.3 of Anmore Zoning Bylaw No. 374-2004 permits a maximum height of 10 metres. The proposed difference is 2.0 metres.

The Secretary presented the variance application from Anmore Woods Ltd. to relax the required front lot line setback of Anmore Zoning Bylaw section 314B.3 from 10 metres to 7.5 metres; *and the requested variance to relax the maximum height requirement of Anmore Zoning Bylaw section 314B.2 from 10 metres to 12 metres.*

The Secretary reported that notification letters were sent to \_\_\_\_\_ adjacent property owners, and no written submissions were received by the response deadline. She also reported that the Village’s Building Inspector identified no objection to this application for variance of the front lot line setback.

Robert Bradbury, Architect, and Darren Smurthwaite, Anmore Woods Ltd., presented

\_\_\_\_\_

Hardship was reported as \_\_\_\_\_

It was MOVED and SECONDED:

**THAT THE BOARD OF VARIANCE APPLICATION FROM ANMORE WOODS LTD. BE APPROVED, THEREBY ALLOWING RELAXATION OF THE FRONT LOT LINE SETBACK FROM 10 METRES TO 7.5 METRES, TO PERMIT CONSTRUCTION OF A SINGLE FAMILY DWELLING AT 1514 CRYSTAL CREEK DRIVE, ANMORE, BC.**

CARRIED UNANIMOUSLY

**(e) ANMORE WOODS LTD.  
LOT 4, SECTION 20, TWP 39, NWD, PLAN EPP59628  
1518 CRYSTAL CREEK DRIVE, ANMORE, BC**

Purpose: The applicant is requesting:

1. Relaxation of the required front lot line setback to 7.5 metres. Section 314B.3 of Anmore Zoning Bylaw No. 374-2004 permits a 10 metre front lot line setback. The proposed difference is 2.5 metres.
2. Relaxation of the maximum height for the principal building to 13.5 metres on the lowest face. Section 314B.2 of Anmore Zoning Bylaw No. 374-2004 permits a maximum height of 10 metres. The proposed difference is 3.5 metres.

The Secretary presented the variance application from Anmore Woods Ltd. to relax the required front lot line setback of Anmore Zoning Bylaw section 314B.3 from 10 metres to 7.5 metres; and the requested variance to relax the maximum height requirement of Anmore Zoning Bylaw section 314B.2 from 10 metres to 13.5 metres.

The Secretary reported that notification letters were sent to \_\_\_\_\_ adjacent property owners, and no written submissions were received by the response deadline. She also reported that the Village’s Building Inspector identified no objection to this application for variance of the front lot line setback.

Robert Bradbury, Architect, and Darren Smurthwaite, Anmore Woods Ltd., presented \_\_\_\_\_

Hardship was reported as \_\_\_\_\_

It was MOVED and SECONDED:

**THAT THE BOARD OF VARIANCE APPLICATION FROM ANMORE WOODS LTD. BE APPROVED, THEREBY ALLOWING RELAXATION OF THE FRONT LOT LINE SETBACK FROM 10 METRES TO 7.5 METRES, TO PERMIT CONSTRUCTION OF A SINGLE FAMILY DWELLING AT 1518 CRYSTAL CREEK DRIVE, ANMORE, BC.**

CARRIED UNANIMOUSLY

*The Secretary reported that she will issue letters to the applicants with the Board’s decisions, and will provide copies to the Village’s Building Inspector.*

**4. CONCLUSION**

The Chair adjourned the meeting at 7:47\_\_\_\_\_ p.m.

To adjourned the meeting

Carried unamously

Certified Correct:

Approved:

\_\_\_\_\_  
Christine Milloy  
Secretary to the Board

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Olen Vanderleeden  
Chair