

BOARD OF VARIANCE MEETING AGENDA

VILLAGE OF ANMORE

Agenda for the Board of Variance Meeting scheduled for
Monday, May 16, 2016 at 7:00 p.m. in the portable classroom at
Anmore Elementary School, 30 Elementary Road, Anmore, BC



1. CALL TO ORDER

2. MINUTES

(a) Minutes of the Board of Variance Meeting held on April 18, 2016

Recommendation: That the Minutes of the Board of Variance Meeting held on April 18, 2016 be adopted.

3. APPLICATIONS

(a) Anmore Woods Ltd. Lot 5 – Crystal Creek Drive

The particulars of the variance request are as follows:

Location: Lot 5 - Crystal Creek Drive, Anmore, BC

Property Owner: Anmore Woods Ltd.

Zoning: CD-2 (Comprehensive Development 2)

Purpose: The applicant is requesting relaxation of the required front lot line setback. Section 314B.3 of the Anmore Zoning Bylaw permits a 10 metre front lot line setback. The applicant would like to vary the Bylaw and reduce the setback to 7.5 metres. The proposed difference is 2.5 metres.

Excerpt from Anmore Zoning Bylaw No. 374-2004

314B.3 Minimum Building Setbacks

	Front Lot Line	Rear Lot Line	Exterior Lot Line	Interior Lot Line
Principal Building	10 m	7.6m	7.6m	5m
Accessory Building	10 m	7.6m	7.6m	5m

pages 4, 5

**(b) Anmore Woods Ltd.
Lot 6 – Crystal Creek Drive**

The particulars of the variance request are as follows:

Location: Lot 6 - Crystal Creek Drive, Anmore, BC

Property Owner: Anmore Woods Ltd.

Zoning: CD-2 (Comprehensive Development 2)

Purpose: The applicant is requesting relaxation of the required front lot line setback. Section 314B.3 of the Anmore Zoning Bylaw permits a 10 metre front lot line setback. The applicant would like to vary the Bylaw and reduce the setback to 7.5 metres. The proposed difference is 2.5 metres.

Excerpt from Anmore Zoning Bylaw No. 374-2004

314B.3 Minimum Building Setbacks

	Front Lot Line	Rear Lot Line	Exterior Lot Line	Interior Lot Line
Principal Building	10 m	7.6m	7.6m	5m
Accessory Building	10 m	7.6m	7.6m	5m

4. CONCLUSION

BOARD OF VARIANCE MEETING MINUTES

VILLAGE OF ANMORE

Minutes of the Board of Variance Meeting held on Monday,
April 18, 2016 in the portable classroom at Anmore Elementary School,
30 Elementary Road, Anmore, BC



Members Present

Olen Vanderleeden (Chair)
Denny Arsene
Sheri DeVito

Staff Present

Christine Milloy, Secretary to the Board

1. CALL TO ORDER

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

2. ELECT CHAIR FOR 2016

The Secretary to the Board requested members to appoint a Chair for the 2016 calendar year.

It was Moved and Seconded:

**"That Olen Vanderleeden be appointed Chair of the Board of
Variance for 2016."**

Carried Unanimously

3. MINUTES

(a) Minutes of the Board of Variance Meeting held on December 8, 2015

It was Moved and Seconded:

"To adopt the minutes."

Carried Unanimously

NB: The foregoing resolution indicates that the Minutes of the Board of Variance Meeting held on December 8, 2015 were adopted.

4. APPLICATIONS**(a) Giovanni and Shari Maragliano
1472 Crystal Creek Drive**

The Secretary to the Board presented the application for variance to construct a proposed covered deck in a rear lot off an existing dwelling, noting that the Anmore Zoning Bylaw states the minimum rear lot line setback is 7.6 metres for Accessory Buildings and Structures; and if approved the applicant would be permitted to reduce the rear lot line setback to 2.3 metres; a difference of 5.3 metres.

NB: No public written submissions were received prior to the meeting, and no public in-person submissions were requested to be heard at the meeting.

The applicants, Giovanni Maragliano and Shari Maragliano, and their representative, Chris Blatz, presented their request to relax the requirements of the Anmore Zoning Bylaw, stating hardship due to siting of the rear lot line setback in relation to the large retaining wall.

The Secretary to the Board reported that the references made for variance consideration for the area under covenant cannot be considered by the Board as it is not within the Board's jurisdiction. She added that the applicant would need to apply for a development variance permit, should they choose to proceed with that part of their request.

It was Moved and Seconded:

"TO AUTHORIZE THE REQUESTED VARIANCE FOR 1472 CRYSTAL CREEK, TO PERMIT THE REAR LOT LINE SETBACK TO 2.3 METRES FOR THE PROPOSED COVERED DECK."

CARRIED

Sheri DeVito opposed

5. CONCLUSION

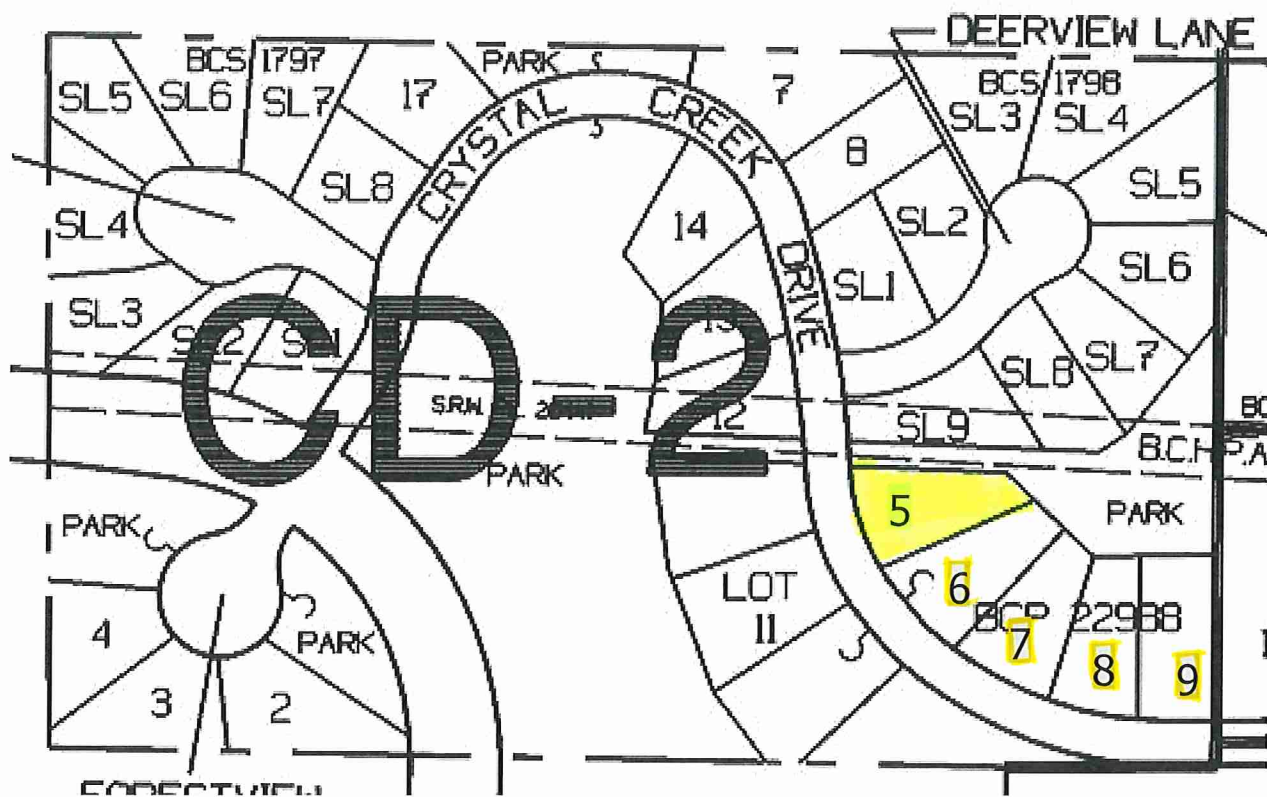
The Chair adjourned the meeting at 7:40 p.m.

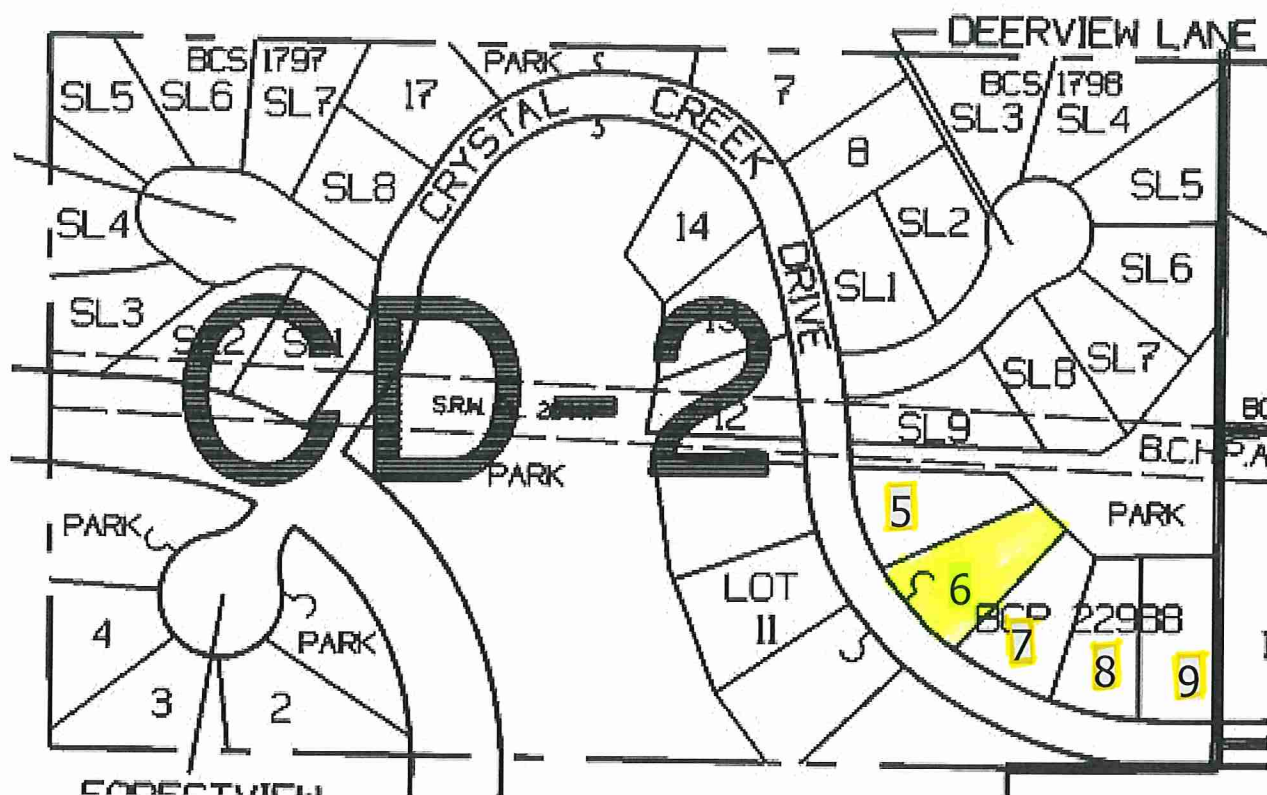
Certified Correct:

Approved:

Christine Milloy
Secretary to the Board

Olen Vanderleeden
Chair





Copy of Site Plan Showing Lot Location of lots 5 and 6, Crystal Creek Drive, Anmore, BC

