

BOARD OF VARIANCE MEETING MINUTES

VILLAGE OF ANMORE

Minutes of the Board of Variance Meeting held on Monday, May 16, 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, 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 April 18, 2016

It was MOVED and SECONDED:

“TO ADOPT.”

CARRIED UNANIMOUSLY

The foregoing resolution indicates that the Minutes of the Board of Variance Meeting held on April 18, 2016 were adopted.

3. APPLICATIONS

The Board agreed to discuss items 3(a) and 3(b) concurrently.

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

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

The Secretary presented the application for variance to the Anmore Zoning Bylaw, where the applicant is requesting to relax the required front lot line setback from 10 metres reduced to 7.5 metres; the proposed difference is 2.5 metres.

The Secretary reported that three notification letters were sent to adjacent property owners, and 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 Secretary added that the Village's Building Inspector holds no objection to the application.

The applicant, Darren Smurthwaite for Anmore Woods Ltd., and Robert Bradbury, Architect, presented the application. Robert Bradbury stated that lot 5 and lot 6 are two of a group of five lots. Setback consideration was given to all five lots and a sweeping setback line is proposed, to maintain views for all five lots. This includes proposal to applying a 12 metre setback for two lots, where a 10 metre minimum is required.

The hardship for lot 5 and lot 6 was stated as a desire to protect the natural sites and minimize the overall impacts to the area. This would be achieved through the relaxation request by limiting tree removal and not cutting into the rock face, and allowing lower building heights to be achieved. It was added that there is additional concern with the irregular shape of the lots due to the curvature of the road as they are wide at the front and narrower at the back and it is desired that side yard setbacks be maintained.

The Board discussed the information and then passed the following resolutions.

It was MOVED and SECONDED:

“THAT THE APPEAL FROM ANMORE WOODS LIMITED BE PERMITTED, THEREBY ALLOWING RELAXATION OF THE FRONT LOT LINE SETBACK FROM TEN (10) METRES TO SEVEN AND ONE HALF (7.5) METRES, TO PERMIT CONSTRUCTION OF A SINGLE FAMILY DWELLING AT LOT 5, CRYSTAL CREEK DRIVE.”

CARRIED UNANIMOUSLY

It was Moved and Seconded:

“THAT THE APPEAL FROM ANMORE WOODS LIMITED BE PERMITTED, THEREBY ALLOWING RELAXATION OF THE FRONT LOT LINE SETBACK FROM TEN (10) METRES TO SEVEN AND ONE HALF (7.5) METRES, TO PERMIT CONSTRUCTION OF A SINGLE FAMILY DWELLING AT LOT 6, CRYSTAL CREEK DRIVE.”

CARRIED UNANIMOUSLY

The Secretary reported that she will send the applicant a letter that includes the Board's decision, and provide a copy to the Village's Building Inspector.

4. CONCLUSION

The Chair adjourned the meeting at 7:26 p.m.

Certified Correct:

Approved:

Christine Milloy
Secretary to the Board

Olen Vanderleeden
Chair