

BOARD OF VARIANCE MEETING – MINUTES

Minutes of the Board of Variance Meeting held on Monday, November 5, 2018 in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC



MEMBERS PRESENT

Fiona Cherry
Lee Vishloff
Mario Piamonte

MEMBERS ABSENT

Nil

STAFF PRESENT

Christine Baird, Manager of Corporate Services – Secretary to the Board
Jason Smith, Manager of Development Services

1. CALL TO ORDER

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

2. APPOINTMENT OF BOARD CHAIR

The Secretary requested that members appoint a Chair for the remainder of the 2018 and full 2019 calendar years.

It was MOVED and SECONDED:

“THAT MARIO PIAMONTE BE APPOINTED CHAIR OF THE BOARD OF VARIANCE FOR 2018 AND 2019.”

CARRIED UNANIMOUSLY

3. APPLICATION FOR UNIT 58 – 3295 SUNNYSIDE ROAD, ANMORE, BC

The Board acknowledged the applicants, Stephanie Gabriel and Michael Maraund, and their lawyer, Natalie Baker, in attendance.

The Chair called on the applicant to provide representation regarding their application.

Points included:

- Intent is to take full advantage of the permitted square footage
- Wish to retain healthy mature trees
- Irregular lot shape poses challenges
- Proposing more parking than that required by bylaw
- “Garage” definition and use of garage space
- Referenced similar Board of Variance decisions and similarities to this request

- Letters of support from two neighbours
- Outline of proposed parking

The chair invited others in attendance to speak:

Ted Smith, resident in Countryside complex across from applicant does not oppose the application.

Claude & Paula Bouliane residents in Countryside complex across from applicant is supportive of the application and tree retention.

The board sought clarification from the applicant regarding tree retention and the applicant noted that while the intent is to retain the mature tree, and the builder has indicated that this was probable, the application is not based solely on the retention of the tree.

Natalie Baker, legal counsel, noted that:

- the garage is a defined term to be used for parking and not for living space
- this proposal is consistent with the rest of the site
- this is a site specific hardship created by an irregular lot

Discussion points included:

- lot shape and size is difference for each lot
- potential for improper use of spaced intended for parking
- should setback not be granted then tree will be removed with certainty
- no opposition has been expressed by neighbours
- need for variance was identified during design process

Mr. Jason Smith, Manager of Development Services, provided a presentation outlining key concerns of the Village. Mr. Smith indicated that the two main concerns were allowance for off street parking and potential for impact of public safety for the Village. Mr. Smith provided examples within Countryside of parking allowances and uses of neighbouring properties noting that it is common to park outside of garage which is why the zoning bylaw addresses an allowance for off street parking regardless of whether there is a garage or not.

It was MOVED and SECONDED:

**“THAT PERMISSION FOR STRATA LOT 58 AT 3295
SUNNYSIDE ROAD, ANMORE, BC TO RELAX THE MINIMUM
BUILDING SETBACK FOR GARAGE FROM 5.5 METRES TO
3.002 METRES BE APPROVED.”**

CARRIED UNANIMOUSLY

4. **CONCLUSION**

It was MOVED and SECONDED:

“TO ADJOURN.”

CARRIED UNANIMOUSLY

Chair Piamonte adjourned the meeting at 8: 04 p.m.

Certified Correct:

Approved:

Christine Baird
Secretary to the Board

Mario Piamonte
Chair

DRAFT