

DISTRICT OF NORTH SAANICH
MINUTES OF THE BOARD OF VARIANCE MEEETING
NORTH SAANICH HALL – COUNCIL CHAMBERS

21 February, 2019 at 10:00 a.m.

ATTENDING:

Board Members: Denny Warner, Chair
 Mary-Ethel Audley
 Paige Gibson

Absent:

Staff: Steve Jesso, Commission Secretary

Also Attending: Anne Berry, Director of Planning and Community Services
 Drew Bakken, Planning Technician
 Carly Rimell, Planning Technician
 3 members of public

Chair, D. Warner called the meeting to order at 10:00 a.m.

1. ADOPTION OF THE AGENDA

MOVED BY: P. Gibson
SECONDED: M.E. Audley

12-BOV

To adopt the amended agenda and move the adoption of the Minutes to the end.

CARRIED

MOVED BY: P. Gibson
SECONDED: M.E. Audley

13-BOV

To table the 1354 McTavish Road application to the next meeting of the Board of Variance.

CARRIED

2. APPLICATIONS

2.1 10255 West Saanich Road

- a) Location: Lot B, Section 14, Range 1W, VIP62946
Civic Address: 10255 West Saanich Road
Applicant/Owner: Robert Ward
Variance: **The applicant is requesting variances to the following:**
- **Section 505.1.3(d)(iii) of Zoning Bylaw No. 1255 in order to reduce the minimum interior side setback (North boundary) for a principal building in a C-1 zone from 7.6m to 6.01m, a difference of 1.59m or 21%;**
 - **Section 505.1.3(d)(iii) of Zoning Bylaw No. 1255 in order to reduce the minimum interior side setback (South boundary) for a principal building in a C-1 zone from 7.6m to 2.4m, a difference of 5.2m or 68%; and**
 - **Section 505.1.3(d)(ii) of Zoning Bylaw No. 1255 in order to reduce the minimum rear setback for a principal building in a C-1 zone from 7.6m to 1.67m, a difference of 5.93m or 78%.**

Correspondence: Email from Patrick Lenz, sent 20 Feb 2019

Chair, D. Warner – Asked for discussion regarding the variance application.

Robert Ward (10255 West Saanich Road) stated his hardship to allow him to build a second story floor on the existing footprint, saying he has no other options at this time and would not change the footprint. He discussed how the house was built in 1932 which at that time had no setback bylaws, and listed the problems with the structure and how he would like to bring it up to a modern standard of living.

P. Gibson asked for Mr. Ward to state his hardship.

Robert Ward replied that his lot is narrow, and with modern setback bylaws he is unable to move the house or build one of consequence. He would like to recreate the existing structure and build upwards.

P. Gibson clarified that the variances before the Board today were in regard to the siting on the lot setbacks and not the height, acknowledging that ultimately his plan is to build upwards.

Chair, D. Warner asked if others wished to speak to the application.

P. Gibson discussed the correspondence received from Patrick Lenz (10251 West Saanich Road) that was concerned with height (which was not a variance being considered), noting with this exception that all other neighbours have been properly notified and not submitted concerns. Ms. Gibson accepted the applicant's hardship.

MOVED BY: P. Gibson
SECONDED: M.E. Audley

14-BOV

The application to vary:

- Section 505.1.3(d)(iii) of Zoning Bylaw No. 1255 in order to reduce the minimum interior side setback (North boundary) for a principal building in a C-1 zone from 7.6m to 6.01m, a difference of 1.59m or 21%;
- Section 505.1.3(d)(iii) of Zoning Bylaw No. 1255 in order to reduce the minimum interior side setback (South boundary) for a principal building in a C-1 zone from 7.6m to 2.4m, a difference of 5.2m or 68%; and
- Section 505.1.3(d)(ii) of Zoning Bylaw No. 1255 in order to reduce the minimum rear setback for a principal building in a C-1 zone from 7.6m to 1.67m, a difference of 5.93m or 78%

Be granted.

CARRIED

3. ADOPTION OF THE MINUTES

MOVED BY: P. Gibson
SECONDED: D. Warner

15-BOV

To approve the November 2018 Minutes.

CARRIED

MOVED BY: P. Gibson
SECONDED: D. Warner

16-BOV

To approve the December 2018 Minutes.

CARRIED

MOVED BY: P. Gibson
SECONDED: D. Warner

17-BOV

To table the approval of the January 2019 Minutes following amendments.

CARRIED

4. DATE OF NEXT MEETING

The date of the next Board of Variance meeting will be 21 March, 2019 at 10:00 am.

5. ADJOURNMENT

MOVED BY: M.E. Audley

SECONDED: P. Gibson

18-BOV

That the Board of Variance meeting be adjourned at 10:16 a.m.

CARRIED

D. Warner
Chair