



# BoV MINUTES

## BORD OF VARIANCE MINUTES -

**Minutes** for the Board of Variance of the Village of Pemberton held July 14, 2014 at 10:00am at 7400 Prospect Street, Pemberton, BC.

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<b>IN ATTENDANCE:</b>	Niki Vanker Rob Meilleur
<b>ABSENT:</b>	Drew Meredith
<b>STAFF IN ATTENDANCE:</b>	Caroline Lamont, Development Services Manager Suzanne Bélanger, Project Coordinator
<b>APPLICANT:</b>	Joanne Molinaro, Benchlands Housing Corporation

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### 1) CALL TO ORDER

At 10:05am the meeting was called to Order.

### 2) MINUTES

Moved/Seconded

**THAT** the minutes of the BoV meeting held May 28, 2014 be approved as circulated  
**CARRIED**

### 3) MEMBERS UPDATE

Board of Variance membership advertising and appointments will be done following the municipal election this fall. Current members will be contacted to seek out their interest in renewing,

### 4) 1350 GREENWOOD (FRONT SETBACK VARIANCE REQUEST)

Caroline Lamont gave an overview of the application.

- The propose variance is to reduce the front west yard setback from 5.0m to 1.5m.
- Staff concurs in favor of hardship due to the challenging topography of the lot.
- The Village has notified the affected adjacent property owners and no comments have been received.
- The change is mostly affecting one other property (Lot 25) which is also owned by the Benchlands Housing Corporation.

The applicant commented on the land's topography and explained that purchasers are encouraged to work with the topography by preserving the natural feature as much as possible. The current variance request was triggered by a land purchase offer. Potentially, another variance request may also be needed for the adjacent lot 25 as well to accommodate the driveway but even though the application could have been brought forward at the same time, it was decided to wait until there is a clear offer for the property.

The Board Committee members discussed the application.

- Will lot 25 be negatively affected by the variance application. The natural rock formation between the property will help maintain privacy and minimum required set-back of 4.5m between the two property
- Members agreed that the encumbrance of the rock formation was a major difficulty.

#### **RESOLUTION**

Moved/Second

**THAT** the Board of Variance approve the variance to reduce the west set-back to 1.5m.

**CARRIED**

#### **5) NEW BUSINESS**

- Staff mentioned that it is not unusual for Board members to visit the property prior to the meeting; either on their own or to feel free to contact Village Staff to arrange a site visit.

#### **6) NEXT MEETING**

TBA

#### **7) ADJOURNMENT**

Moved/Second


**THAT** the Advisory Land Use Commission meeting be adjourned.

**CARRIED**

At 10:25 the meeting was adjourned.

This is a true and correct copy of a meeting of the BoV of the Village of Pemberton, held July 14, 2014.

Chair

  
Niki VanKerk