

BOARD OF VARIANCE MINUTES

Minutes for the Board of Variance of the Village of Pemberton February 26, 2020 at 5:00pm at 7400 Prospect Street, Pemberton, B.C.

IN ATTENDANCE: Niki Vanerk, Chair
Drew Meredith
Alan LeBlanc

STAFF IN ATTENDANCE: Joanna Rees, Planner
Matt Rempel, GIS & Planning Technician
Gwendolyn Kennedy, Building & Planning Clerk
Cameron Chalmers, Contract Planner

APPLICANT/PUBLIC: 2 (Applicants)

1. CALL TO ORDER

At 5:00 p.m. the meeting was called to order.

2. MINUTES

Moved/Seconded

THAT the minutes of the Board of Variance meeting held May 2, 2019 be approved as circulated.

CARRIED

Moved/Seconded

THAT the minutes of the Board of Variance meeting held June 18, 2019 be approved as circulated.

CARRIED

3. 1358 Greenwood Street – Lot 1, DL 8097, Plan 34826

Variance Request: To reduce the minimum required front setback from 6 m to 5 m to facilitate the siting of a semi-detached garage.

A notice regarding this application was mailed to all adjacent properties. The Village received no comments.

Joanna Rees, Planner, provided a summary of the application. The single detached dwelling located on the property was constructed in 2002 and was subject to Zoning Bylaw No. 466, 2001. At the time of construction, the required front yard set back was five (5) metres. The Village of Pemberton Zoning Bylaw was updated in 2018 and the minimum front yard setback was increased from five (5) metres to six (6) metres in the R-1 zone to provide additional space for parking.

Jeff Westlake, property owner and applicant, distributed a photo of the property to Board members and provided additional detail regarding the application and the hardship created by the increased front lot line setback. Since the original construction of the house in 2002, the applicant has intended to add a garage. The increase of the front lot line setback to 6 m in 2018 prevented the construction of the garage as planned. The applicant noted that he had considered reducing the size of the garage but was unable to fit a garage of practical size within the space available. He had also attempted to position the garage further back on the lot to meet the required setback but the roof and deck overhangs prevent this.

RESOLUTION

Moved/Seconded

THAT the Board of Variance approve the request to reduce the minimum required front setback on the lot located at 1358 Greenwood Drive from 6 m to 5m to facilitate the siting of a semi-detached garage.

CARRIED

4. 1311 Eagle Drive – Lot 2, DL 202, Plan EPP64969

Variance Request: To reduce the minimum required front setback from 6 m to 5 m to facilitate the siting of a detached dwelling.

A notice regarding this application was mailed to all adjacent properties. The Village received no comments.

Joanna Rees, Planner, provided a summary of the application. The subject lands are zoned Residential 1 (R-1) as per Village of Pemberton Zoning Bylaw No. 832, 2018 and have a required front lot line setback of six (6) metres. The subject lands are currently vacant. The applicant has submitted a building permit application for a single family detached dwelling.

Josh Lyons, applicant and property owner, has requested a relaxation of the front lot line setback to facilitate the siting of the house to maximize southern exposure and privacy. The applicant provided additional detail of the hardship that would result from positioning the house in a less favourable location due to the triangular shape of the lot, as would be necessary to comply with the 6 m front lot line setback.

RESOLUTION

Moved/Seconded

THAT the Board of Variance approve the request to reduce the minimum required front setback on the lot located at 1311 Eagle Drive from 6 m to 5m to facilitate the siting of a single family detached dwelling.

CARRIED

5. ADJOURNMENT

Moved/Seconded

THAT the Board of Variance meeting be adjourned.

CARRIED

At 5:28 p.m. the meeting was adjourned.

This is a true and correct
copy of a meeting of the
Board of Variance of the
Village of Pemberton, held
February 26, 2020.

Chair