



TOWN OF VIEW ROYAL

NOTICE OF PROCESSING AN APPLICATION TO THE BOARD OF VARIANCE

RE: APPLICATION TO THE BOARD OF VARIANCE – 44 Camden Ave

The Local Government Act provides for the establishment of a Board of Variance to consider applications by anyone alleging that enforcement of zoning requirements respecting siting, shape, or size of a building or structure would cause him or her undue hardship. The Board of Variance may authorize a minor variance from the applicable provisions of the Land Use Bylaw, provided that such a variance is considered desirable for the appropriate development of the site, does not adversely affect the natural environment, does not substantially affect the use and enjoyment of adjacent land, maintains the general intent of the Bylaw, and does not vary permitted uses or density of land.

The applicant, Jeremy Bomhof, has made application to the Board of Variance to request an alteration to a non-conforming structure by converting 28m² of garage space to living space for the property having a civic address of 44 Camden Ave and more particularly described as:

LOT 16, SECTION 9, ESQUIMALT DISTRICT, PLAN 1291

as shown boldly outlined on the map on the reverse side of this notice.

The application concerns a discrepancy around how Floor Space Ratio (FSR) was calculated in the past (it excluded up to 45m² of garage space) versus how it is calculated now (it includes all garage space, and therefore the structure is over the maximum FSR - it is 0.50 vs the permitted 0.42). A Board of Variance decision is required to make alteration to remove garage space in favour of living space. There is no external expansion of the structure taking place.

The Board will be meeting at 7:00 pm on Wednesday, November 14, 2018 at the View Royal Town Hall (located at 45 View Royal Avenue, Victoria, BC, V9B 1A6) to consider the subject application. If you have any representations to make, the Board would be pleased to consider them at that time. If you are unable to attend the meeting, written comments may be mailed, facsimiled, emailed, or hand delivered to the Town of View Royal. Written comments must be received by 3:00 pm on Wednesday, November 14, 2018. A copy of the application and related information may be inspected at the View Royal Town Hall, Monday to Friday between the hours of 8:30 am and 4:30 pm, Friday November 2, 2018 until Wednesday, November 14, 2018. Please note that the Town Hall is closed in lieu of Remembrance Day on Monday, November 12, 2014.

Mail: 45 View Royal Avenue, Victoria, BC, V9B 1A6
 Facsimile: 250-727-9551
 E-mail: planning@viewroyal.ca

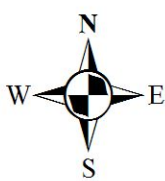
Dated the 1st day of November, 2018.

James Davison, MCIP RPP
 Planner



District of
Highlands

Subject Property



Subject Property Map - 44 Camden Ave