




# TOWN OF VIEW ROYAL

## NOTICE OF AN APPLICATION TO THE BOARD OF VARIANCE

NOTICE IS HEREBY GIVEN that the following application is being considered:

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| <b>Meeting Date:</b>  | <b>January 17, 2024 @ 7:00 PM at Town Hall Council Chambers</b>   |
| <b>Application #:</b>   | <b>2023-02</b>  |
| <b>Civic Addresses:</b>   | <b>229 Helmcken Rd</b>  |
| <b>Subject Property Map:</b>  | <b>Application Description:</b>   |
|  | <p>Variations to Zoning Bylaw No. 900, 2014:</p> <ul style="list-style-type: none"><li>- Section 8.3.4 to reduce the front yard setback of a principle building from 7.5 metres to 3.8 metres; and</li><li>- Section 5.10 to reduce the required number of parking spaces from 3 to 2 for a single-family dwelling with a secondary suite as the parking space for a secondary suite cannot be in tandem with another required space.</li></ul> |

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 them undue hardship. The Board of Variance may authorize a minor variance from the applicable provisions of the Zoning 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.

**TAKE NOTICE:** Application information will be available for review prior to the meeting on the Town's website at [www.viewroyal.ca](http://www.viewroyal.ca) or in person at Town Hall. The agenda for the Board of Variance Meeting is posted on the Wednesday before the meeting. There will be an opportunity for public comment on the application at this meeting. View Royal Town Council Chambers is open to the public to attend meetings in-person. Although not required, wearing a mask is recommended when attending meetings.

You may provide your written comments to the Town via email to [planning@viewroyal.ca](mailto:planning@viewroyal.ca) or drop them off at the Town Hall during office hours or put them in the Town's mail drop box (located to the left of the main doors at Town Hall, 45 View Royal Avenue), up until 1:00 p.m. on Wednesday, January 17, 2024, for inclusion in the January 17, 2024, agenda.

For more information, please contact Development Services at [planning@viewroyal.ca](mailto:planning@viewroyal.ca) or 250.708.2254.