



# TOWN OF VIEW ROYAL

## NOTICE OF PROCESSING AN APPLICATION TO THE BOARD OF VARIANCE

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**RE: APPLICATION TO THE BOARD OF VARIANCE – 313 Stewart Ave**

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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, Aaron Flaig, has made application to the Board of Variance to request a variance for the property having a civic address of **313 Stewart Ave** and more particularly described as Lot 6 Block 6 Section 8 Esquimalt District Plan 1688 as shown boldly outlined on the map on the reverse side of this Notice.

**The applicant is requesting relaxation of the following regulation contained in the R-1: Detached Residential (Large Lot) regulation (Section 6.6.4) within Zoning Bylaw No. 900, 2014:**

- **variance to the front yard setback from 7.5m to 3.4m**

**The purpose of the proposed variance is to permit the construction of a new house on a lot which is lawfully non-conforming in size. The lot was established before the current regulation was put in place. The lot is 532m<sup>2</sup> in size, whereas the minimum lot size in the R-1 zone is 1000m<sup>2</sup>. This is a re-submission of an application heard in October, 2015.**

The Board will be meeting at **7:00 pm on Wednesday, November 18, 2015** 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 3:30 pm on Wednesday, November 18, 2015. 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 6, 2015 until Wednesday, November 18, 2015. Note that the Town Hall is closed Wednesday, November 11 2015.

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

Dated the 3<sup>rd</sup> day of November, 2015.

James Davison, MCIP RPP  
Planner

Subject Property Map - 313 Stewart Ave



Subject Property

