



TOWN OF VIEW ROYAL NOTICE OF APPLICATION TO THE BOARD OF VARIANCE

RE: APPLICATION TO THE BOARD OF VARIANCE – 1954 Riverside Drive

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, C & V Reser, have made application to the Board of Variance to request variances for the property having a civic address of 1954 Riverside Drive and more particularly described as Lot 2, Section 1, Esquimalt District, Plan 63453 as shown boldly outlined on the map on the reverse side of this Notice.

The applicant is requesting relaxation of the following regulations:

- *variance to the minimum setback to all lot lines for accessory use buildings from 1.2m to 0m contained in the Detached Residential (Medium Lot): R-1B Zone Table of Zoning Bylaw No.900, 2014; and*
- *variance to the minimum distance between an accessory building and a principal building from 3.0 metres to 0.4 metres contained in Section 4.6 Accessory Buildings and Other Structures of Zoning Bylaw No. 900, 2014*

The purpose of the proposed variances is to permit an accessory building in the side yard.

The Board will be meeting at **7:00 p.m. on Wednesday, February 12, 2020** 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, February 12, 2020. A copy of the application and related information may be inspected at the View Royal Town Hall between the hours of 8:30 am and 4:30 pm, Friday January 31, 2020 through Wednesday, February 12, 2020, excluding weekends.

Mail: 45 View Royal Avenue, Victoria, BC, V9B 1A6
Facsimile: 250-727-9551
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Dated the 28th day of January, 2020.

James Davison
Community Planner

