



## TOWN OF VIEW ROYAL

### BOARD OF VARIANCE MEETING WEDNESDAY, JANUARY 15, 2020 AT 7:00PM

VIEW ROYAL MUNICIPAL OFFICE – COUNCIL CHAMBERS

## A G E N D A

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1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**  
*(motion to approve)*

3. **MINUTES, RECEIPT & ADOPTION OF**

Minutes of the Board of Variance meeting held December 12, 2019  
*(motion to adopt)*

Pg. 2

4. **APPLICATIONS**

a) **251 Woodbine Crt** (Lot 4, Section 2, Esq Dist, Plan VIS1075)  
**Applicants: S. Makin**

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5. **CORRESPONDENCE**

6. **NEW BUSINESS**

7. **TERMINATION**

**Next scheduled Board of Variance Meeting February12, 2020 – @ 7:00 pm**



## TOWN OF VIEW ROYAL

### MINUTES OF THE BOARD OF VARIANCE MEETING WEDNESDAY, DECEMBER 12, 2019 AT 7:00PM VIEW ROYAL MUNICIPAL OFFICE – MEETING ROOM 2

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**PRESENT WERE:** R. Tacoma  
P. Devonshire  
D. Adair  
D. Miles, Committee Clerk  
G. Faykes, Building Official  
**REGRETS:** J. Davison, Planner

**PRESENT ALSO:** 1 Applicants

1. **CALL TO ORDER** - The Chair called to order at 7:00pm

2. **APPROVAL OF AGENDA**  
(motion to approve)

MOVED BY: R. Tacoma  
SECONDED: P. Devonshire

THAT the agenda be approved as presented.

**CARRIED**

3. **MINUTES, RECEIPT & ADOPTION OF**

MOVED BY: P. Devonshire  
SECONDED: R. Tacoma

THAT the minutes from September 11, 2019 be approved as presented.

**CARRIED**

4. **APPLICATIONS**

a) **15 Haagensen Crt** (Lot 26, Section 98, Esq Dist, Plan VIP88791)  
**Applicants: D. Elkey**

b)  
The Clerk introduced the application.

MOVED BY: R. Tacoma  
SECONDED: D. Adair

*THAT the Board approve the variance to relaxing the minimum length of a parking stall from 5.5m to 4.5m to allow for parking associated with a secondary suite.*

**CARRIED**

5. **CORRESPONDENCE**

6. **NEW BUSINESS**

7. **TERMINATION: 7:05 pm**

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**CHAIR - R. Tacoma**

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**RECORDING SECRETARY – D. Miles**



## TOWN OF VIEW ROYAL

### Board of Variance Report

**TO:** Board of Variance  
**FROM:** James Davison,  
Community Planner

**DATE:** January 9, 2020  
**MEETING:** January 15, 2020  
**FILE NO:** 3730-20-2019/07

#### BOARD OF VARIANCE APPLICATION NO. 2019/07 251 Woodbine Crt

#### APPLICANT REQUESTED VARIANCE:

*THAT the Board approve the issuance of the variance which would have the effect of relaxing the following regulation required Section 4.8.3 of Zoning Bylaw No. 900, 2014:*

- *variance to the maximum fence height in the front yard from 1.2m to 1.9m*

to allow for the construction of a fence, as shown in the plans and elevations attached to the staff report dated January 9, 2020 for the property having a civic address of 251 Woodbine Court and more particularly described as:

LOT 4, SECTION 2, ESQUIMALT DISTRICT, PLAN VIS1075

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#### PURPOSE OF REPORT:

To provide the Board with information related to the subject Board of Variance Application.

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#### BACKGROUND:

##### RELEVANT BYLAWS / POLICIES:

- Zoning Bylaw 900, 2014 – Section 4.8.3 Fences and Retaining Walls

##### ATTACHMENTS:

- Schedule 1 – Subject Property Map
- Schedule 2 – Applicant's Letter
- Schedule 3 – Neighbour Letters
- Schedule 4 – Site Plan

- Schedule 5 – Fence Detail
- Schedule 6 - Elevation
- Schedule 7 - Photos

## **DISCUSSION:**

The owner wishes to build a fence in scale with the neighbour fence and to provide some screening from 253 Woodbine's driveway.

The variance requested is:

- *variance to the maximum fence height in the front yard from 1.2m to 1.9m*

The Board is to consider the variance according to the following section within the Local Government Act:

*542 (1) On an application under section 540, the board of variance may order that a minor variance be permitted from the requirements of the applicable bylaw, or that the applicant be exempted from section 531 (1) [alteration or addition while non-conforming use continued], if the board of variance...is of the opinion that the variance or exemption does not do any of the following:*

- (i) result in inappropriate development of the site;*
- (ii) adversely affect the natural environment;*
- (iii) substantially affect the use and enjoyment of adjacent land;*
- (iv) vary permitted uses and densities under the applicable bylaw;*
- (v) defeat the intent of the bylaw.*

## **PUBLIC NOTIFICATION:**

A notice of the Board's consideration of this variance application was delivered to 36 owners and occupants of properties within a radius of 100 metres (328 feet) of the subject parcel.

**SUBMITTED BY:**

  
\_\_\_\_\_  
James Davison MCIP RPP  
Community Planner

Jo-Anne Lee & Gordon Sim  
251 Woodbine Court  
View Royal, BC  
V9B 5C6

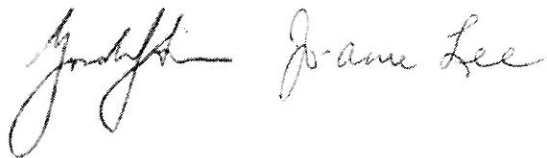
Date: Dec 2/19

Town of View Royal  
45 View Royal Ave  
Victoria, BC  
V9B 1A6

Board of Variance Members,

We are asking for a relaxation in fence height for a front yard from 1.2m to 1.9m. The proposed fence is technically in the front yard of our property. Due to our irregular shaped lot we feel it would be beneficial to have a higher fence in order to create some visual interest and privacy from the neighboring driveway (253 Woodbine Court). The proposed fence would not impede the safety of pedestrians, cyclists or cars entering or exiting either driveway.

Thank you for your time and consideration,

A handwritten signature in cursive script, appearing to read "Jo-Anne Lee". The signature is written in dark ink and is positioned to the right of a horizontal line that extends from the left margin.

Owners names & Address: JASON + CHRISTINE GOERTZEN  
253 WOODBINE CT.

View Royal, BC



Date: DEC 11, 2019.

Town of View Royal  
45 View Royal Ave  
Victoria, BC  
V9B 1A6

Board of Variance members,

We have reviewed the proposed fence design and support the application of Jo-Anne Lee and Gordon Sim, owners at 251 Woodbine Court.

Sincerely,

Owners names & Address:

David Russell  
249 Woodbine Court  
View Royal

View Royal, BC

Date: 2019/12/10

Town of View Royal  
45 View Royal Ave  
Victoria, BC  
V9B 1A6

Board of Variance members,

We have reviewed the proposed fence design and support the application of Jo-Anne Lee and Gordon Sim, owners at 251 Woodbine Court.

Sincerely,

David R. Russell

Owners names & Address:

Ann Eng  
267 Glenairhe Drive  
View Royal

View Royal, BC

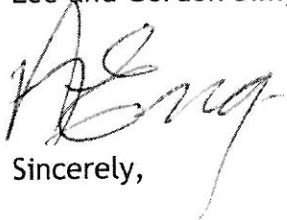
Date:

2019/12/10

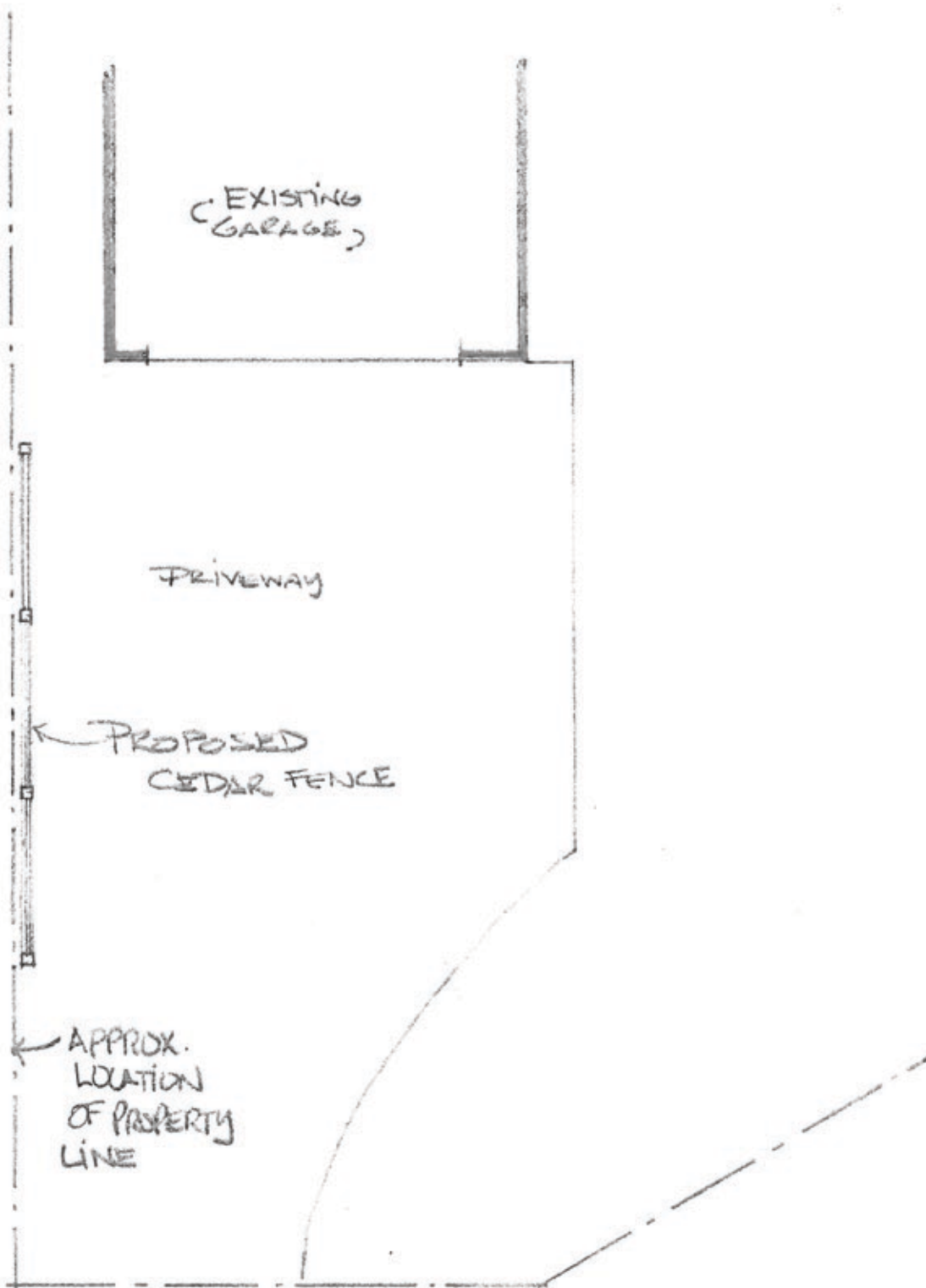
Town of View Royal  
45 View Royal Ave  
Victoria, BC  
V9B 1A6

Board of Variance members,

We have reviewed the proposed fence design and support the application of Jo-Anne Lee and Gordon Sim, owners at 251 Woodbine Court.

  
Sincerely,





PLAN

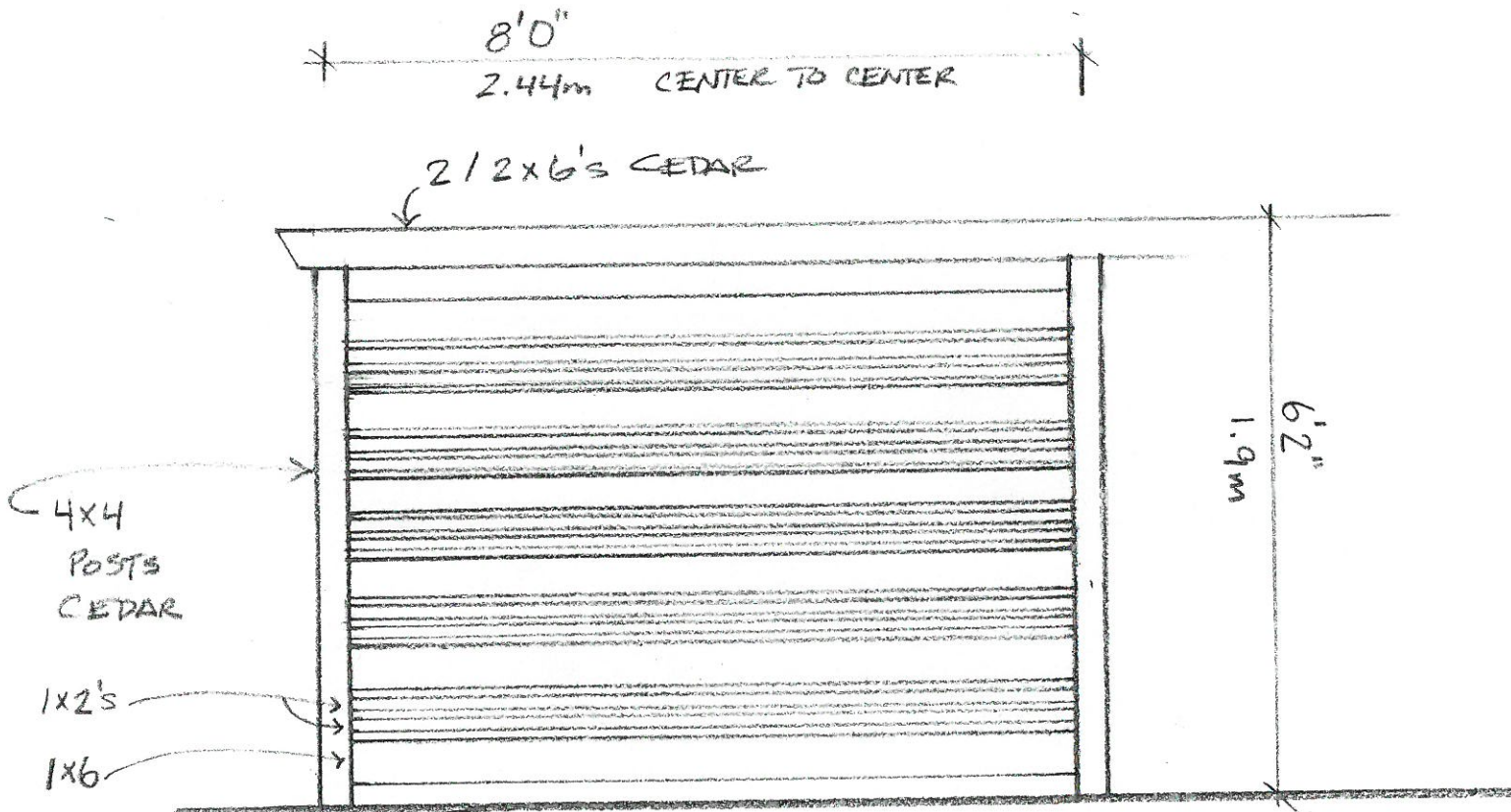
SCALE 1:100m

**redesign**

**Design + Contracting**

Shauna Makin B.E.D.S., M. Arch

cel. 250-889-9650 / redesign@shaw.ca



TYPICAL FENCE PANEL

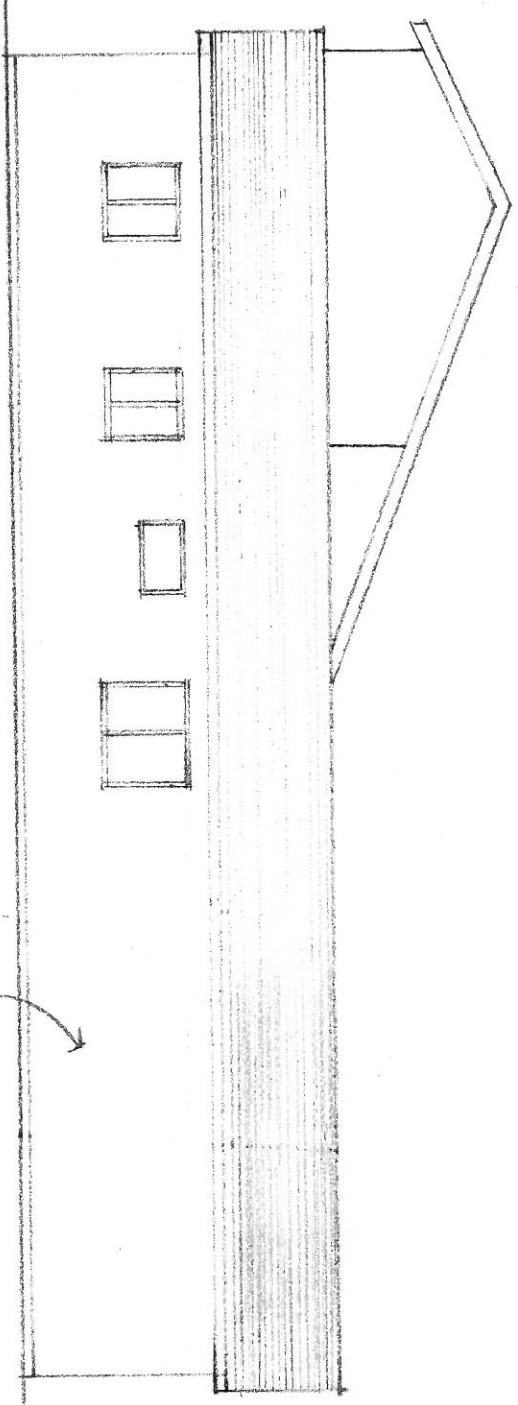
SCALE 1/2" = 1'0"

**redesign**

**Design + Contracting**

Shauna Makin B.E.D.S., M. Arch

cel. 250-889-9650 / redesign@shaw.ca



ELEVATION

SCALE 1" = 100M

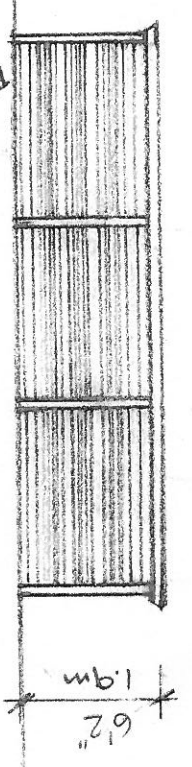
redesign

Design + Contracting

Shauna Makin B.E.D.S., M. Arch

cel. 250-839-9650 / redesign@shaw.ca

EXISTING  
GARAGE



8'0" 8'0" 8'0"  
2.44m 2.44m 2.44m

TRAVERSED CEDAR FENCE  
SEE "TYPICAL" FENCE PANEL DRAWING  
FOR MORE DETAIL









