



TOWN OF VIEW ROYAL

MINUTES OF THE BOARD OF VARIANCE MEETING WEDNESDAY, JANUARY 17, 2018 AT 7:00PM VIEW ROYAL MUNICIPAL OFFICE – COUNCIL CHAMBERS

PRESENT WERE: R. Tacoma
P. Devonshire
D. Adair

PRESENT ALSO: G. Faykes, Building Official
J. Davison, Planner
D. Miles, Recording Secretary

1 Applicant
10 Members of the public

1. **CALL TO ORDER** - The Chair called to order at 7:05pm

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

MOVED BY: P. Devonshire
SECONDED: D. Adair

THAT the agenda be approved as presented.

CARRIED

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

MOVED BY: P. Devonshire
SECONDED: D. Adair

THAT the minutes from December 13, 2017 be approved as amended.

CARRIED

5. **APPLICATIONS**

At the request of the Board both applications were introduced at the same time as they were for similar variance from the same applicant in neighboring lots.

The Planner introduced both applications outlining the variances for each application.

The Applicant, W. Pye spoke to the applications stating the hardship in the lots was the building slope and drop therefor the water face height was a result of an accommodating design make the lots viable to build on.

A. Martay of 110 Gibraltar Bay Dr spoke in favour of the application as the developer of the original subdivision stating that most of the water front lots in the subdivision all required variances in order to build for similar reasons.

R. Herbert of 205 Nia Lane spoke in favour of the application.

R. Meyers of 203 Nia Lane spoke in favour of the application.

J. Steve of 206 Nia Lane spoke in favour of the application.

The board discussed the applications, asked staff questions regarding height and options for lower height calculations, designs changes to reduce variance and site challenges.

a) 208 Nia Lane (Lot 35, Section 94 Esq Dist, Plan VIS5123)

MOVED BY: P. Devonshire
SECONDED: D. Adair

THAT the Board approve the issuance of the following variances to Section 11.4 CD-5 Comprehensive Development (Gibraltar Bay) of Zoning Bylaw No. 900, 2014:

- *Variance to Section 11.4.6, the height of a building in the CD-5: Gibraltar Bay zone from 8m to 10m*
- *Variance to Section 3.9.7 the maximum height of a building face over the maximum permitted in the zone from 2.5m to 4m (to permit a building face that is 12m tall)*

CARRIED

b) 209 Nia Lane (Lot 36, Section 94 Esq Dist, Plan VIS5123)

MOVED BY: P. Devonshire
SECONDED: D. Adair

THAT the Board approve the issuance of the following variances to Section 11.4 CD-5 Comprehensive Development (Gibraltar Bay) of Zoning Bylaw No. 900, 2014:

- *Variance to Section 11.4.6, the height of a building in the CD-5: Gibraltar Bay zone from 8m to 9.6m*
- *Variance to Section 3.9.7 the maximum height of a building face over the maximum permitted in the zone from 2.5m to 3m (to permit a building face that is 11m tall)*

CARRIED

6. CORRESPONDENCE

7. NEW BUSINESS

a) Statement from the Board regarding applications guidelines.

The board discussed engaging with the Town to outline a statement regarding the comfort level and types of applications they feel are appropriate for this Board to review. The purpose is to help aid in the public service initiative by the Town to create information sheets for prospective applicant and residents.

They asked to possibly see what we could provide them in terms of other municipal outlines to give them some guideline to work from. The planner stated that a package of information would be forthcoming and that a special working meeting could be scheduled with the board to create a draft statement.

8. TERMINATION: 7:43pm