



TOWN OF VIEW ROYAL

MINUTES OF THE BOARD OF VARIANCE MEETING WEDNESDAY, JULY 11, 2018 AT 7:00PM VIEW ROYAL MUNICIPAL OFFICE – COUNCIL CHAMBERS

PRESENT WERE: R. Tacoma
D. Adair

PRESENT ALSO: J. Davison, Planner
D. Miles, Recording Secretary

6 Members of the public

REGRETS: P. Devonshire

1. **CALL TO ORDER** - The Chair called to order at 7:04pm

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

MOVED BY: D. Adair
SECONDED: R. Tacoma

THAT the agenda be approved as amended to include the late items.

CARRIED

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

MOVED BY: D. Adair
SECONDED: R. Tacoma

THAT the minutes from April 4, 2018 be approved as presented.

CARRIED

4. **APPLICATIONS**

a) **84 Chilco Ridge PI** (Lot 8, Section 97, Esq Dist, Plan VIS4279)

The Planner introduced the application.

G. Owens of 1174 Marchant Rd, Brentwood Bay spoke for the applicants stating the reasons outlined in the letter as to why the cover over the deck was needed. He also stated that there is no intention to enclose the deck in the future.

MOVED BY: R. Tacoma
SECONDED: D. Adair

THAT the Board approve the issuance of the following variances to Section 7.3.4 R-1B Detached Residential (Medium Lot) of Zoning Bylaw No. 900, 2014:

- *Variance to the minimum Rear Lot Line from 6m to 5m*

CARRIED

b) **190 Werra Rd** (Lot 25, Section 29, Esq Dist, Plan 1767)

The Planner introduced the application.

T. Martin – designer, spoke for the owners stating that the foundation was done in 2010 and was originally supposed to have the same house as the foundation beside it. The owners have since changed plans and subsequently one roof pitch was raised to accommodate internal rain water management which has put the house over height. In addition the lot originally installed a rock pit

and raised the level due to perceived flooding risk. He stated that the view of the house from the road would look like a rancher.

MOVED BY: R. Tacoma
SECONDED: D. Adair

THAT the Board approve the issuance of the following variances to Section 7.3.4 R-1B Detached Residential (Medium Lot) of Zoning Bylaw No. 900, 2014:

- *Variance to maximum permitted building height from 7.5m to 8.3m*

CARRIED

c) 189 Gibraltar Bay Drive (Lot 52, Section 94, Esq Dist, Plan VIS5123)

The Planner introduced the application.

MOVED BY: R. Tacoma
SECONDED: D. Adair

THAT the Board approve the issuance of the following variances to Section 12.4.5.iv of CD-5: Gibraltar Bay zone of Zoning Bylaw No. 900, 2014:

- *Variance to the flanking yard setback regulation from 3.1m to 1.5m*

CARRIED

5. **CORRESPONDENCE**
6. **NEW BUSINESS**
7. **TERMINATION: 7:24pm**

CHAIR - R. Tacoma

RECORDING SECRETARY – D. Miles