

THE CORPORATION OF THE
CITY OF WHITE ROCK
15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

Minutes from a **BOARD OF VARIANCE** meeting held at the City of White Rock Council Chambers at 15322 Buena Vista Avenue on **Wednesday, February 24, at 3:30 p.m.**

BOARD MEMBERS: L. EBENAL
J. GILL
G. PARKIN

ABSENT: None

STAFF: T. WELSH
B. HARDEO

GUESTS: Applicant / Agent, 14910 Buena Vista Avenue
Owner/Resident, 14910 Buena Vista Avenue
Owner/Resident, 14918 Buena Vista Avenue
Owner/Resident, 14918 Buena Vista Avenue
Owner/Resident, 14921 Buena Vista Avenue
Owner/Resident, 14907 Buena Vista Avenue
Owner/Resident, 14931 Buena Vista Avenue
Owner/Resident, 14903 Beachview Avenue

1. CALL MEETING TO ORDER

The meeting was called to order at 3:30 p.m., board members and staff were introduced.

2. ADOPTION OF AGENDA

It was MOVED and SECONDED

THAT the Agenda for the Board of Variance meeting scheduled for February 24, 2021, be approved.

CARRIED

3. ADOPTION OF MINUTES

It was MOVED and SECONDED

THAT the Minutes from the September 16, 2020 Board of Variance meeting be adopted as circulated.

CARRIED

Board Member, Geoff Parkin declared a conflict of interest in the presenting appeal and recused himself from remainder of the meeting.

Referenced zoning sections were corrected from the agenda, 6.10.6 and 6.10.3 to be 6.1.6 and 6.1.3

4. APPEAL SUBMISSIONS TO THE BOARD OF VARIANCE

BOV 21-003, 14910 Buena Vista Avenue

The Board heard from the applicant (agent), Ron Peterson, who was seeking variances to:

- i. Reduce the min. front yard setback from 7.5m to 0m (Zoning Bylaw Section 6.1.6);
- ii. Reduce the min. rear yard setback from 7.5m to 4.2m (Zoning Bylaw Section 6.1.6);
- iii. Reduce the min. side yard setback (east) from 1.5m to 1.2m (Zoning Bylaw Section 6.1.6);
- iv. Reduce the min. side yard setback (west) from 1.5m to 1.2m (Zoning Bylaw Section 6.10.6); and
- v. Increase the max. lot coverage from 45% to 55% (Zoning Bylaw Section 6.1.3)

The Applicant spoke to the application and addressed specific 'Department Summary' comments. As well, answered questions regarding the application by the board members.

The Board heard from 2 members of the public who were in attendance, both who spoke in opposition to the support of the application.

There were four (4) written comments received regarding the application for the Board's consideration, all for which expressed general opposition to the application.

The Board expressed concern regarding the constructability of the project given the reduced setbacks to the property. As well, noted concern regarding the increased permissible height under the Zoning Bylaw that would be allowed with the variance.

It was MOVED and SECONDED

THAT the applicant would experience hardship as the ability to build a reasonably sized home.

CARRIED

Chair sought a motion on the appeal as a whole:

It was MOVED and SECONDED

THAT the appeal be GRANTED for variances to Section 6.1.6 of White Rock Zoning Bylaw 2012, No. 2000 to reduce the minimum front yard setback from 7.5m to 0m, the minimum rear yard setback from 7.5m to 4.2m, the minimum side yard setback (east) from 1.5m to 1.2m, the minimum side yard setback (west) from 1.5m to 1.2m and Section 6.1.3 of White Rock Zoning Bylaw 2012, No. 2000 to increase the maximum lot coverage from 45% to 55%.

DEFEATED

5. CONCLUSION OF THE MEETING

There being no further business, the meeting adjourned at 5:31 p.m.

The foregoing Minutes of are hereby certified correct.



Lorne Eberal
Chairperson



Bonnie Hardeo
Recording Secretary