

Mr. Barnes stated that he built good quality cabinets inside the sunroom for storage and confirmed that the windows are plexi-glass.

In Favour Nil

In Opposition Nil

MOTION: MOVED by R. Gupta and Seconded by R. Kelley: “That the following variance be granted from the requirements of Zoning Bylaw 2003, Section 210.4(c), further to the retention of an existing sunroom addition to the house on Lot 6, Section 32, Lake District, Plan VIS2707 (1294 Davis Court):

- a) relaxation of allowable floor space in non-basement areas from 80% to 90%

And further that the variance so permitted be in accordance with the plans submitted to the Board, and expire on May 13, 2017, if not acted upon.”

Board comments:

- There has to be onus on people to do due diligence, but convinced this is a case of not knowing the process.
- The addition is already constructed and safety has been improved by these efforts.
- Does think there was a language barrier issue. The addition is well constructed and was designed to be done right.
- Sees hardship as space is needed with having two families in the home.
- The combination of storage and fire from barbecuing is of concern. This is like an attached shed.
- The addition is not visually appealing and the floor space limitation in RS-6 zones are there to reduce massing; this is a fairly large massing.
- It would be a hardship to tear down the addition. The posts have strengthened existing weak areas.
- If there are any strata issues, they would be between the applicant and the strata. There is a Code issue with using a barbecue indoors.

The Motion was then Put and CARRIED with D. Gunn OPPOSED

Ascot Drive Addition BOV #00489	Applicant: Alan Bisson, AJB Home design OBO John Larsen Property: 3907 Ascot Drive Variance: Relaxation of allowable floor space in non-basement areas from 80% to 93%
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The Notice of Meeting was read and the applicant’s letter received. Letter not in support received from D. and K. Lawrence, 3909 Ascot Drive.

Applicants There was no one present in support of the application.

In Favour Nil

In Opposition D. and K. Lawrence, 3909 Ascot Drive:

- Expressed concern about the size of the addition and their own views being affected.
- Were told by the applicant that the doorway to the rest of the house is only a formality required by the municipality.

- Is sympathetic for the neighbours desire to add space for family; asked the owner if the addition could be smaller or built on top of the existing garage.
- Provided a couple of alternative design suggestions.

It was noted that the extended family is currently living in the garage. A discussion occurred regarding the current design of the house and whether the garage is connected to the house via an existing deck. The Zoning Officer noted that connection of a deck from the main living area to the garage would not be approved; connections have to be made by outside walls and be insulated and heated. He noted that there are no permits on file for a deck and that the site plans submitted to the Board should show this connection if it exists. The Chair noted that sometimes people interpret decks differently.

Upon request from the Chair, the Zoning Officer provided information about the various allowable square footage permitted for RS-8, RS-10 and RS-12 Zones, as well as setback requirements for these Zones.

Some Board members felt that more information is needed from the applicant with regard to hardship; other members were satisfied that they could make a decision on this matter.

MOTION: MOVED by R. Kelley, "That the application for Variance to relax the allowable floor space in non-basement areas from 80% to 93% for a proposed addition to the house at 3907 Ascot Drive be TABLED."

The motion FAILED due to lack of a Seconder

MOVED by D. Gunn and Seconded by R. Gupta: "That the following variance from the requirements of Zoning Bylaw 2003, Section 210.4(c), further to the construction of an addition to the house on Lot A, Section 32, Victoria District, Plan VIP51876 (3907 Ascot Drive) be DENIED:

- a) relaxation of allowable floor space in non-basement areas from 80% to 93%."**

Board comments:

- The total square footage of proposed living area is excessive, and would create three distinct residences which is against the Bylaw.
- This does not seem like a minor request.
- There is no guarantee that the existing garage would be reverted back to garage use.
- Hardship is not evident. This is a luxurious addition that could be made to meet the requirements.
- Hardship is seen with the need for family space. The family members would like to live in a house rather than in a garage.
- The property could be rezoned to RS-8 or RS-10 which would allow for this size of addition.
- There is a lack of information needed to make an informed decision on this application.

**The Motion was then Put and DEFEATED (tie vote)
with H. Charania and R. Kelley OPPOSED**

Consideration of this item was automatically TABLED for a future meeting.

**Previous
business**

The Zoning Officer stated that the municipality will continue to deal with fencing issues in conjunction with the Board. The Chair noted that when professionals complete fencing jobs in a non-compliant manner, it is different than when the average person who doesn't know the rules makes a genuine error.

With regards to existing non-conforming rules, the Zoning Officer stated that he has not yet met with Legal but will update the Board after a discussion occurs.

Adjournment

On a motion from R. Gupta, the meeting was adjourned at 6:00 p.m.

Haji Charania, Chair

I hereby certify that these Minutes are a true and accurate recording of the proceedings.

Recording Secretary