

MINUTES  
**SPECIAL BOARD OF VARIANCE**  
COMMITTEE ROOM NO. 2, SAANICH MUNICIPAL HALL  
**SEPTEMBER 21, 2017 AT 12:30 P.M.**

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Members: H. Charania (Chair), R. Gupta, R. Riddett  
Regrets: D. Gunn, R. Kelley,  
Staff: D. Blewett, Zoning Officer, T. Douglas, Senior Committee Clerk

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Bute Street           **Applicant: Lindsay Baker**  
New house           **Property: 1145 Bute Street**  
                              **Variance: Relaxation of height from 7.5 m to 8.18 m**  
BOV #00655           **Relaxation of single face height from 6.5 m to 7.80 m**

The Notice of Meeting was read and the applicant's letter received.

Applicants           Lindsay Baker, Cory Baker and Jelene Baker, owners, were present in support of the application and submitted five letters of support. In response to questions, the following was noted:

- The property was purchased about 2 ½ months ago. Originally the applicant was hired as a designer, and circumstances led to him purchasing the property.
- The necessary demolition and removal of a 40 year old septic field is done.
- They have spoken at length with staff regarding the Environmental Development Permit Area.
- They did not know about the amount of bedrock on the lot because the previous owner had poured concrete over it.
- Other constraints include the necessary buffer from the foreshore, the need for the septic field, the bedrock, and the retaining wall on the property.
- With the lot shape and size, they had to build a longer house that goes further down the hill. This affects the grade and the height calculation.
- To reduce the height as much as possible, they designed a 3:12 roof, have eight foot ceilings downstairs, and using 11 7/8 joists saves 1.5" in height.
- The proposed house does not negatively affect the neighbours.
- There were originally two septic fields (one at 1151 Bute Street and one at 1145 Bute Street). There is now a new septic field at 1145 Bute Street.
- They are waiting for quotes from three different companies as the septic system will be engineered and a study will have to be done.
- They have spent approximately \$130,000 to date and have not even started building yet.

In response to a question, the Zoning Officer stated that the Environmental Services department may just end up providing advice to the applicant, as the EDPA was suspended on RS lots, but he is not sure about A-zone lots. He also noted that the Board's questions about the septic system is under the jurisdiction of the Health Authority and has nothing to do with this variance.

In Favour           Nil  
In Opposition       Nil

**MOTION:**            **MOVED** by R. Gupta and **Seconded** by R. Riddett: “That the following variances be granted from the requirements of Zoning Bylaw 2003, Sections 101.5(b)(i) and (ii), further to the construction of a new house on Lots 6 and 1, Section 16, Victoria District, Plans 1425 and 15889 (1145 Bute Street):

- a) relaxation of height from 7.5 m to 8.18 m
- b) relaxation of single face height from 6.5 m to 7.80 m

**And further that if construction in accordance with the plans submitted to the Board in the application is not substantially started within two years from the date of this Order, the variances so permitted by this Order will expire.”**

Board comments:

- This is a minor variance.
- The applicant was not aware of the bedrock until the demolition occurred.
- The shape and size of the lot means they have to have a long thin building that runs down the slope.
- They need the proposed elevation for gravity flow to the septic tank.
- This is a Zoning anomaly.
- There is no environmental concern, no density change, and the neighbours are in favour.
- They are sympathetic to the financial losses if not granted.

**The Motion was then Put and CARRIED**

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Adjournment            On a motion from R. Gupta, the meeting was adjourned at 1:00 pm.

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Haji Charania, Chair

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

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Recording Secretary