

**MINUTES
BOARD OF VARIANCE
HELD ELECTRONICALLY VIA MICROSOFT TEAMS
SAANICH MUNICIPAL HALL
JULY 14, 2021 AT 6:00 P.M.**

Members: M. Horner (Chair), K. Weir, K. Zirul
Absent: W. Goldiet, J. Uliana
Staff: S. de Medeiros, Planning Technician; T. Douglas, Senior Committee Clerk

Minutes: **Moved by K. Weir and Seconded by K. Zirul: "That the minutes of the Board of Variance meeting held June 9, 2021 be adopted as circulated."**

CARRIED

Seapearl Place Addition BOV #00930	Applicant: Lida Homes Holdings Inc. OBO property owners Property: 978 Seapearl Place Variance: Relaxation of height from 6.5 m to 8.23 m for a single family dwelling Relaxation of single face height from 6.5 m to 8.81 m for a single family dwelling Relaxation of front lot line setback from 7.5 m to 2.20 m for an accessory building Relaxation of height from 3.75 m to 5.27 m for an accessory building
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The Notice of Meeting was read and the applicant's letter received. Signatures of no objection received from four residences.

Applicants: Sean Love, Lida Homes, applicant, and the property owners were present in support of the application and had nothing to add.

One Board member had no questions and commented that they visited the site and feels this is a minor ask relative to the other houses in the neighbourhood. The property has a steep slope and therefore is affected by the Bylaw. The structures are also legal non-conforming.

In reply to questions from other Board members, the applicant stated:

- Three of the variances are for existing non-conforming encroachments and the request for the height is new.
- The hardship is in the slope of the property.
- There is very little area on the property that the family can enjoy the outdoors. The decks are small and shady and the proposed structure does not obstruct anyone's views.
- It would be difficult for the family to have to go down to the lower area to eat when entertaining, as the kitchen is on the upper floor.
- Raising the roof will be of benefit as the current structure constantly has leaves stacking up on it, which causes rot. The way the skylight presently sits on the existing roof is not ideal either.

In reply to a question the Planning Technician advised that the statutory building scheme is private and if the applicant has not already done so, they should check the requirements and find out who holds them. It could be related to colours or it could even be expired, however this is nothing for the Board to be concerned with.

Board discussion:

- The proposed rooftop deck has not received any complaints but it will overlook onto a neighbouring property.
- The neighbours have sent signatures of no objection for the proposal.
- There is no environmental impact and the slope of the lot is a hardship.
- The view from the garage could be a hindrance to neighbours but it is on the downside of the slope.
- There is adequate foliage coverage from the street plantings.

Public input: Nil

MOTION: **MOVED by K. Weir and Seconded by K. Zirul: “That the following request to relax the height from 6.5 metres to 8.23 metres for a single family dwelling, relax the single face height from 6.5 metres to 8.81 metres for a single family dwelling, relax the front lot line setback from 7.5 metres to 2.20 metres for an accessory building, and relax the height from 3.75 m to 5.27 m for an accessory building from the requirements of Zoning Bylaw 2003, Sections 250.4(b)(i) and (ii) and 5.34(a)(i) and 5.34(b), further to the construction of additions to the single family dwelling and the accessory building on Lot 31, Section 27, Lake District, Plan 44061 (978 Seapearl Place) be APPROVED.**

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.”

The Motion was then Put and CARRIED

Adjournment On a motion from K. Weir, the meeting was adjourned at 6:30 pm.

Melissa Horner, Chair

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

Recording Secretary