

**MINUTES  
BOARD OF VARIANCE  
HELD ELECTRONICALLY VIA MICROSOFT TEAMS  
SAANICH MUNICIPAL HALL  
SEPTEMBER 08, 2021 AT 6:00 P.M.**

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Members: M. Horner (Chair), W. Goldiet (6:39), J. Uliana, K. Weir, K. Zirul  
Staff: K. Kaiser, Planning Technician, T. Da Silva, Senior Committee Clerk  
Minutes: **Moved by K. Zirul and Seconded by K. Weir: "That the minutes of the Board of Variance meeting held August 11, 2021 be adopted as circulated."**

**CARRIED**

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Snowdrop Avenue Addition  
BOV #00939  
**Applicant: Gary Streight, Studio Ink**  
**Property: 880 Snowdrop Avenue**  
**Variance: Relaxation of non-basement floor area from 80% (248 m<sup>2</sup>) to 91.68% (284.2 m<sup>2</sup>)**

The Notice of Meeting was read and the applicant's letter and one email from a resident in support was received.

Applicants: Gary Streight, Applicant, was present in support of the application. The applicant noted that:

- Nothing additional to add, the position is stated clearly in the application letter.

In reply to questions from the Board the applicant stated:

- If the lower level were considered a basement, it would meet the bylaw's requirement; however, that would involve lowering the floor. It would be cost-prohibitive and impractical as it adjoins to the main floor of the addition.
- The deck will be reduced by approximately one-third as a result of the proposal.
- The grade of the site is the hardship.

Board discussion:

- There is support from the neighbour.
- This proposal is a contribution to the overall design.
- The lot is treed on all sides and is private in that regard.
- This variance is a minor request.

Public input: Nil

**MOTION: MOVED by K. Zirul and Seconded by K. Weir: "That the following request to relax the non-basement floor area from 80% (248 m<sup>2</sup>) to 91.68% (284.2 m<sup>2</sup>) from the requirements of Zoning Bylaw 2003, Sections 210.4(c) , further to the construction of an addition to the house on Lot 12, Section 78, Victoria District, Plan 1171 (880 Snowdrop Avenue) 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**

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Cordova Bay  
Road  
Sea wall

**Applicant: Julie Budgen, Corvidae Environmental Consulting Inc.**  
**Property: 5011 Cordova Bay Road**  
**Variance: Relaxation of a structure located below the natural boundary of the ocean**

BOV #0093

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

Applicants:

Julie Budgen, Applicant, Daniel and Sandra Doore, owner, was present in support of the application and noted:

- There is no new information. The seawall stabilization has collapsed. This proposal requests to build the seawall to the same level in the same area as the existing collapse seawall.

In response to Board questions, the applicant stated:

- Although there is construction further up the site, this variance request is for the retaining wall on the beach over the existing sewer line.
- There is a foreshore lease application in progress for the existing wall in conjunction with the Province. The Department of Fisheries and Oceans has been notified.
- The site for the seawall is on public property. Over time, the seawall has collapsed. Rebuilding the seawall in the exact location saves the shoreline and protects the sewer line.
- The list of requirements for a foreshore lease application is lengthy. One of the requirements is approval from Saanich.
- The same material will be used. There will be no changes in height or additional stacking. The rock wall beyond the property line is in disrepair; however, the neighbour is not prepared to begin this process at this time.

Clerk's note: Legislative Services and the Planning Department have confirmed that this application is within the Board of Variance's purview.

Board Discussion:

- The rock wall is needed to maintain the bank; the hardship is the water that will erode the land.
- There was concern that this application was not within the Board of Variance's jurisdiction as the retaining wall is on Crown land.

Public input:

Nil

**MOTION:**

**MOVED by K. Zirul and Seconded by K. Weir: "That the following request, to relax the structure located below the natural boundary of the ocean from the requirements of Zoning Bylaw 2003, Section 5.16(a), further to the construction of a sea wall at Lot A, Section 29, Lake District, Plan VIP56291 (5011 Cordova Bay Road) 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  
With J. Uliana OPPOSED**

Adjournment      On a motion from J. Uliana, the meeting was adjourned at 7:02 pm.

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Melissa Horner, Chair

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

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Recording Secretary