

**MINUTES
BOARD OF VARIANCE
HELD ELECTRONICALLY VIA MICROSOFT TEAMS
SAANICH MUNICIPAL HALL
DECEMBER 8, 2021 AT 6:00 P.M.**

Members: K. Weir (Acting Chair), J. Uliana, K. Zirul

Regrets: M. Horner

Staff: S. de Medeiros, Senior Planning Technician, T. Da Silva, Senior Committee Clerk

Minutes: **Moved by K. Zirul and Seconded by J. Uliana: "That the minutes of the Board of Variance meeting held November 10, 2021 be adopted as circulated."**

CARRIED

Winton Street Addition
BOV00947

Applicant: Derek Breen, MAC Renovations
Property: 3930 Winton Street
Variance: Relaxation of the maximum non-basement floor area from 248 m² (80%) to 273.14 m² (88.11%).

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

Applicants: Derek Breen, MAC Renovations, Applicant; C. Sean Reynolds and Karen Viala, Owners; were present in support of the application. The applicant noted that:

- The neighbour's letter about shadow impacts is based on a previous application where the proposed addition was to be built on top of the garage. This application converts the existing garage into living space; there will be no change in the footprint or roofline.

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

- There is no alteration to the exterior of the building with the except for windows and doors. The roofline will remain the same; the only change is the non-basement floor area.

Board discussion:

- Everything proposed is internal; there still is adequate parking without using the garage.
- There is no significant adverse impact on the neighbourhood or environment.

Public input: Nil

MOTION: **MOVED by K. Zirul and Seconded by J. Uliana: “That the following request to relax the maximum non-basement floor area from 248 m² (80%) to 273.14 m² (88.11%) from the requirements of Zoning Bylaw 2003, Section 210.4 (c), to further the conversion of an attached garage to living space at Amended Lot 9 (DD 339696I) of Section 32, Victoria District, Plan 5947 (3930 WINTON STREET) 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.”

CARRIED

Eagle Rock Heights

Applicant: Dodds Developments
Property: 4041 Eagle Rock Heights
Variance: Relaxation of the minimum interior side lot line setback from 1.5 m (4.9 ft) to 1.41 m (4.63 ft).

New Construction

BOV00948

The Notice of Meeting was read, the applicant’s letter and one email from a neighbour was received.

Applicant:

Karn Dodd and Komal Dodd, Dodds Developments, Owner; was present in support of the application and noted:

- The variance request is attempts to reduce the amount of rock wall/retaining wall between the house and the neighbouring house and create a level area between the two lots.
- If retaining walls or rock walls are created, they will appear like two concrete walls from Saanich Road and the back yards.
- A chamfer strip was added to divert water to the wall to hit at an angle and wash into the side yard; the chamfer strip triggers the variance.
- Once the landscaping is complete, this will not be visible. Neighbours are amenable to the solution.

In response to Board questions, the applicant stated:

- Should the variance not be granted and the chamfer strip needs to be removed, the area will have to be excavated and rebuilt.
- This solution provides a better foundation.

Board Discussion:

- Esthetically this provides a better solution between the two homes. The alternative would be costly and timely.
- This is a minor variance request, and the end product is a better.

Public input:

Nil

MOTION: **MOVED** by J. Uliana and **Seconded** by K. Zirul: “That the following request, to relax the minimum interior side lot line setback from 1.5 m (4.9 ft) to 1.41 m (4.63 ft) from the requirements of Zoning Bylaw 2003, Section 210.4 (a)(ii) to further the construction of a new dwelling at Strata Lot D, Section 64, Victoria District, Strata Plan EPS5642, Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V (4041 EAGLE ROCK HEIGHTS) be **APPROVED**.

CARRIED

Adjournment On a motion from K. Weir, the meeting was adjourned at 7:26 p.m.

Kevin Weir, Acting Chair

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

Recording Secretary