

**MINUTES**  
**BOARD OF VARIANCE**  
Held electronically via MS Teams  
August 13, 2025 at 6:00 p.m.

Members: J. Uliana (Chair), A. Gill, S. Wang

Staff: Peter Eckard, Planning Technician; Andrew Sykes, Planning Technician and Preet Chaggar, Senior Committee Clerk

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BOV #01140 Woodlands Place Addition	<b>Applicant:</b> Amandeep Gill <b>Property:</b> 3912 Woodlands Place <b>Variance:</b> Relaxation of the maximum height from 11.0 m (36.09 ft) to 12.07 m (39.60 ft).
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The application for 3912 Woodlands Place has been postponed to a future meeting.

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BOV #01147 Nancy Place Addition	<b>Applicant:</b> Duane Ensing <b>Property:</b> 3705 Nancy Place <b>Variance:</b> Relaxation of the rear lot line setback from 7.5 m (24.6 ft) to 5.44 m (17.85 ft). Relaxation of the combined front and rear lot line setback from 15.0 m (49.2 ft) to 11.69 m (38.35 ft).
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The Notice of Meeting was read, and the applicant's letter was received.

Applicants: D. Ensing, applicant and K. Taylor and N. Taylor, owners were present in support of the application, the following was noted:

- The existing shallow, apartment-sized deck is too small for movement, gatherings, or family use.
- Extending the deck to the rear yard would create a safe, accessible sundeck better suited to the home's scale and the needs of the family, including aging parents.
- The proposed deck is within Saanich's allowable size limits and building guidelines and does not intrude into neighbors' yard space.
- There is an existing evergreen tree that provides a natural privacy barrier between the properties
- Arborist inspected the property; confirmed no trees will be affected by deck footings.
- Gary oak meadow on the property was assessed; no health concerns were identified.

Public input: Nil.

Discussions: The following was noted during Board discussion:

- A bylaw complaint had been received regarding the existing deck, which is the structure proposed under this application.

- There is currently a covenant in place on this property. The proposed deck is fully compliant with the covenant, which applies only to enclosed rear living areas.
- The applicant has consulted with the Planning and Bylaw department regarding the covenant.
- The lot is pie-shaped with constraints at the rear.
- The proposed deck is average in size, and the expansion is functional, not excessive, and consistent with municipal guidelines.
- Privacy measures have been proposed, including a privacy screen and additional hedges along the fence. These measures effectively address concerns of adjacent neighbors.

**MOTION:** **MOVED by A. Gill and Seconded by S. Wang: “That the following request to vary from the requirements of Zoning Bylaw 2003, Schedule 210.4 (a)(i) further to the construction of an addition (deck only) on Strata Lot 7, Section 32, Victoria District, Strata Plan 1689 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 (3705 Nancy Place) be APPROVED:**

- **Relaxation of the rear lot line setback from 7.5 m (24.6 ft) to 5.44 m (17.85 ft).**
- **Relaxation of the combined front and rear lot line setback from 15.0 m (49.2 ft) to 11.69 m (38.35 ft).**

**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**

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BOV #01146 Sea View Road Sea Wall	<b>Applicant:</b> Keith Baker <b>Property:</b> 2997 Sea View Road <b>Relaxation of the maximum height for a structure within 7.5 m of the natural boundary of the ocean from 0.6 m (1.97 ft) to 1.11 m (3.64 ft).</b>
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The Notice of Meeting was read, and the applicant's letter was received.

**Applicants:** K. Baker, applicant was present in support of the application, the following was noted:

- This is a practical request for two extensions of the existing retaining wall; primarily a technical request rather than an aesthetic one. Aiming to complete the wall and enable functional access to other structures.
- The concrete portion of the wall was retained prior to demolition to accommodate ongoing construction of a new house.
- The original wall included a brick section approximately three feet above the concrete, which previously retained an old pool.

- The proposed work involves adjustments to accommodate a new pool and patio, with infill behind the wall.
- On the south end, an extension of approximately 0.5 meters is requested to match the existing wall height.
- On the north end, an extension of 0.41 meters beyond the allowable limit is requested to facilitate stairs from the house to the pool deck.
- There is a need to complete the wall to install stairs to the pool deck.
- The proposed pool and surrounding area will be level with the house to ensure practical access.

Public input: Nil.

Discussions: The following was noted during Board discussion:

- The retaining wall is designed to stabilize the area between the existing pathway and the raised pool deck, using angled infill to the top of the existing wall. No excessive fill is planned.
- The project retains soil to facilitate landscaping and closes off an open space along the existing pathway.
- The proposal represents a practical and reasonable wall extension, consistent with the existing layout and design, and does not negatively impact surrounding properties.
- The work is functional, practical, and aligned with the current property design.

**MOTION:** **MOVED by A. Gill and Seconded S. Wang by: “That the following request to vary from the requirements of Zoning Bylaw 2003, Section 5.16 (b) further to the construction of a sea wall at Lot 1, Section 44, Victoria District, Plan 9078 (2997 Sea View Road), be APPROVED:**

- **Relaxation of the maximum height for a structure within 7.5 m of the natural boundary of the ocean from 0.6 m (1.97 ft) to 1.11 m (3.64 ft).**

**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**

Adjournment: On a motion from A. Gill, the meeting was adjourned at 6:39 p.m.

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J. Uliana, Chair

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

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Recording Secretary

DRAFT