

SUBJECT TO ADOPTION

DISTRICT OF NORTH SAANICH
Minutes of the Meeting of the
BOARD OF VARIANCE

January 19, 2012 at 10:00 a.m.

ATTENDING:

Board Members: Clarence Bolt Chair
Sheila Irving
Rick Senkler

Absent:

John Post, Senior Building Inspector
Kelly Albuca, Recording Secretary

**Also Attending: Roger Lloyd/Ryan Lloyd of 8660 Aldous Terrace
Derek Lorimer of 8663 Moxon Terrace
Councillor McMurphy**

Chair C. Bolt called the meeting to order at 10:00 a.m.

1. ADOPTION OF THE AGENDA

MOVED BY: R. Senkler
SECONDED: S. Irving

1-BOV To accept the Board of Variance agenda as circulated

CARRIED

2. ADOPTION OF THE MINUTES

MOVED BY: S. Irving
SECONDED: R. Senkler

2-BOV That the minutes of the December 15, 2011 Board of Variance Meeting be approved as circulated.

CARRIED

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3. APPLICATIONS

1. To allow for an increase of the maximum roof height permitted for an accessory structure.

LEGAL DESCRIPTION: Lot A, Section 2, Range 3 East, Plan VIP63225
CIVIC ADDRESS: 8660 Aldous Terrace
APPLICANT: Roger Lloyd
OWNERS: Roger and Carrie Lloyd
VARIANCE: to increase the maximum roof height from 4.5 m (14.75') to 5.85 m (19.2') a difference of 1.34 m (4.45') or 29.77% in order to construct an accessory structure.

C. Bolt asked for any further discussion.

Mr. Roger Lloyd spoke to the application regarding the height of the building.

Mr. D. Lorimer expressed his concern regarding the proposed building height and the number/use of buildings currently at 8660 Aldous Terrace. C. Bolt stated the mandate of the Board is to address the variance, not usage.

The following correspondence was received opposing the application:

Colleen & John Gillingham of 8647 Moxon Terrace – hand delivered letter
Mr. Mrs. P. Nuis of 8639 Moxon Terrace – email
Derek & Karen Lorimer of 8663 Moxon Terrace - email

S. Irving asked when the application was made in relation to the changing of the zoning bylaws. J. Post clarified that the application was made after the zoning bylaws changed, however, the design had been completed and foundations for the structure approved under the previous zoning bylaws.

R. Senkler inquired about the changes in the design in relation to the zoning bylaw changes. J. Post stated that the design and foundation for the structure had met the previous zoning bylaws requirements. R. Senkler did not find any issues with sight lines for the proposed structure and could support the application.

S. Irving noted the owner has made every effort to minimize the sight lines of the new structure from neighbouring properties.

C. Bolt stated the hardship was created when the zoning bylaws changed after the designs were drawn to the zoning bylaws at the time.

MOVED BY: R. Senkler
SECONDED: S. Irving

3-BOV That the application to increase the maximum roof height from 4.5 m (14.75') to 5.85 m (19.2') a difference of 1.34 m (4.45') or 29.77% in order to construct an accessory structure as shown in plans submitted December 19, 2011 be granted.

CARRIED

Opposed:

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DATE OF NEXT MEETING

The date of the next Board of Variance meeting will be February 16, 2012 at 10:00 am.

ADJOURNMENT

MOVED BY: R. Senkler

SECONDED: S. Irving

4-BOV That the Board of Variance meeting be adjourned at 10:12 am.

CARRIED

C. Bolt
Chair

Email: L. Coburn