

SUNSHINE COAST REGIONAL DISTRICT

BOARD OF VARIANCE

April 22, 2024

Minutes of the Board of Variance Hearing held at the Sunshine Coast Regional District Office located at 1975 Field Road, Sechelt, B.C. The meeting was held in-person and online via Teams.

PRESENT:	Member, Board of Variance Member, Board of Variance Member, Board of Variance	K. Engelland (Chair) K. Child T. Davies
ALSO PRESENT:	Manager, Planning and Development Senior Planner Corporate Officer/Secretary Deputy Corporate Officer Applicant BOV00024 Owner BOV00024 Recording Secretary Public	J. Jackson S. Koberwitz S. Reid K. Wiebe S. Friesen G. de Rocher A. O'Brien 0

CALL TO ORDER 10:00 a.m.

Introductions were made of those present at the meeting.

AGENDA The agenda was adopted as presented.

MINUTES The minutes of March 28, 2023 were received and adopted as presented.

REPORTS

Board of Variance Application: BOV00024

Subject Property: 9171 Truman Road, Halfmoon Bay

Legal Description: LOT 65 DISTRICT LOT 2394 PLAN 19176

Staff provided a summary of the Board of Variance application BOV00024 and the rationale for the variance. The variance application is to authorize the repair and alteration of an existing partially enclosed deck located within the 5.0m setback adjacent to a highway. A building permit was issued for the addition of a solarium in 1985, however the final construction resulted in the solarium being 1.85m from the property line.

DISCUSSION

The Board of Variance asked the following questions regarding the application:

Was the original building permit compliant at the time of final inspection?

The Senior Planner noted that in the 1980's it was not uncommon to not have a survey, and therefore it would not have been known that the final construction of the solarium and deck were

within the setback.

Is there any change in the size of the building footprint?

The Senior Planner noted that there is no change in footprint.

Was the owner aware of the setback encroachment prior to purchasing the property?

The property owner, Gregory de Rocher stated that he acquired the property two years ago and was not aware of the encroachment and only became aware with the most recent survey submitted with this application.

The Chair invited questions and comments from the applicant and property owner.

Applicant, Scott Friesen, Square One Construction, provided a summary of the solarium renovation project and the rationale for the application. The solarium requires replacement due to rotting structural supports. The applicant and owner would like to ensure that the necessary permits are acquired and proper process is followed for the reconstruction of the solarium. The solarium provides the main access to the front door of the home and due to safety concerns, it needs to be fixed.

The Chair of the Board of Variance inquired if any neighborhood feedback had been obtained?

The property owner, Gregory de Rocher stated that he has discussed the deck reconstruction plans with the neighbors and there have been no issues raised.

The Board of Variance considered the application and made the following decision:

DECISION #01/24 It was moved and seconded

The Board of Variance recommended that the report titled Board of Variance Application BOV00024 (9171 Truman Road) – Electoral Area B be received for information;

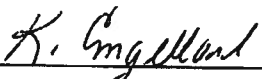
AND THAT the Board of Variance considered the application in accordance with Section 542 of the *Local Government Act*;

AND FURTHER THAT Board of Variance Application BOV00024, to authorize the repair and alteration of an existing partially enclosed deck located within the 5.0m setback adjacent to a highway, be approved.

CARRIED

ADJOURNMENT 10:08 a.m.

Certified fair and correct:



Krista Engelland, Chair, Board of Variance


S. Reid, Corporate Officer/Secretary