The meeting was called to order at 12:30 pm.

1. Minutes

    Minutes from the meeting held November 26, 2020

    Moved: Margaret Eckenfelder Seconded: Rus Collins

    That the minutes from November 26, 2020 be adopted as amended.

        Carried Unanimously

2. Appeals

    12:30 Board of Variance Appeal #00867
    Sarah Thornber, Applicant
    2570 Blackwood Street

    Present Zoning: R-2 (R1-B)
    Present Use: Single Family Dwelling

    The proposal is for approval of stairs, deck and storage area as built to the front of the existing building.

    Bylaw Requirements Relaxations Requested

    Section 1.2.5 Front yard setback relaxed from 7.5m to 2.9m for stairs and 3.96m for deck and storage area.

    Sarah Thornber, Applicant; was present.
Applicant

- The stairs were built by someone else 15 years ago.
- In order to gain occupancy for my house, I need to have the issue rectified.
- The hardship is that the stairs are already built, and it would be a significant cost and inconvenience to move them.

Board

- Did you speak with your neighbours about the variance, what response did you receive?
  - Yes, the neighbours are all in favour and had no questions.

Public portion of the meeting closed.

- Reasonable request
- Nowhere else for the stairs to go
- Neighbors are in favour

Motion:

Moved: Margaret Eckenfelder Seconded: Rosa Munzer

That the following variance be approved:

**Bylaw Requirement** | **Relaxation Requested**
--- | ---
Section 1.2.5 | Front yard setback relaxed from 7.5m to 2.9m for stairs and 3.96m for deck and storage area.

Carried unanimously

1:00 Board of Variance Appeal #00874
Robert Blaney, Applicant; Dayna Forsyth, Owner
717 Robleda Crescent

Present Zoning: R1-A
Present Use: Single Family Dwelling

The proposal is to construct a new single-family dwelling with secondary suite in place of the existing building.

**Bylaw Requirements** | **Relaxations Requested**
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Section 1.1.5.a | Front yard setback relaxed from 7.5m to 2.16m for main building and 0.0m for garage
Section 1.1.5.b  Rear yard setback (east) relaxed from 7.5m to 6.1m

Robert Blaney, Applicant; Dayna Forsyth, Owner were present.

Applicant

- The hardships start with the bylaw, in this case regarding an irregular shaped lot.
- The easement down the south west edge is also a hardship as it cuts into the piece of land causing side yard setback issues.
- The oak trees behind the lot also create preservation issues.
- The owners want to respect the neighbours, especially while designing the home.
- We are wanting to stay in keeping with the existing home.

Board

- Although this is a Greenfield site, it is oddly shaped and with complications of easements.
- this is an appropriate way of dealing with those issues.
- This application takes into account the neighbours as well as recognizes the impact to the Gary Oaks.

*Public portion of the meeting closed.*

**Motion:**

**Moved:** Jaime Hall  
**Seconded:** Margaret Eckenfelder

That the following variance be approved:

**Bylaw Requirements**  
**Relaxations Requested**

| Section 1.1.5.a | Front yard setback relaxed from 7.5m to 2.16m for main building and 0.0m for garage  
(Note: this is the distance from a calculated line for an irregular shaped lot the actual distance from the property line to the nearest construction is 5.72m) |
| Section 1.1.5.b | Rear yard setback (east) relaxed from 7.5m to 6.1m |

*Carried unanimously*
Meeting Adjourned at 1:10 pm