



## **Board of Variance**

### **Minutes**

November 22, 2023, 3:30 p.m.  
City Hall Council Chambers  
15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

**PRESENT:** Brian Hagerman, Board Member  
Mike Hornak, Board Member  
Chris Tupy, Board Member

**GUESTS:** Owner/Applicant, 14737 Marine Drive  
Owner, 14737 Marine Drive  
Designer, 14737 Marine Drive  
Neighbour, 14737 Marine Drive  
Neighbour, 14737 Marine Drive  
Owner/Applicant, 1407 Bishop Road  
Builder, 1407 Bishop Road

**STAFF:** Wayne Berg, Deputy Director of Planning and Development Services  
Neethu Syam, Planning Division Lead  
Sophia Bihari, Planning and Development Assistant II  
Bonnie Hardeo, Planning and Development Assistant

#### **1. CALL TO ORDER**

The meeting was called to order at 3:32 p.m.

#### **2. ADOPTION OF AGENDA**

It was **MOVED** and **SECONDED**

THAT the Agenda for the Board of Variance meeting scheduled for November 22, 2023, be approved.

**CARRIED**

#### **3. ADOPTION OF MINUTES**

It was **MOVED** and **SECONDED**

THAT the Board of Variance adopts the minutes from the June 28, 2023, meeting as circulated.

**CARRIED**

7. **ADOPTION OF MEETING SCHEDULE FOR 2024**

**RECOMMENDATION**

It was **MOVED** and **SECONDED**

THAT the Board of Variance adopt the meeting schedule for 2024 as presented.

Note: The Chair may request additional meetings and, with input from the Board, revise the meeting schedule as required to ensure quorum.

**CARRIED**

8. **APPEAL SUBMISSIONS TO THE BOARD OF VARIANCE**

8.1 **BOV 23-010, 14737 Marine Drive**

To accommodate the construction of a single-family dwelling, the applicant is seeking a variance to:

- i. Increase the maximum permitted height from 7.7m to 10.42m
- ii. Allow a portion of the building to extend 75% into the angle of containment for the top floor.

The Chairperson sought a motion on the appeal as a whole:

It was **MOVED** by C. Tupy and **SECONDED** by M. Hornak.

THAT the appeal be denied for a variance to Section 6.2.5 of White Rock Zoning Bylaw 2012, No. 2000 to increase the height of the building from 7.7m to 10.42m and increase the angle of containment from 45% to 75%

**DEFEATED**

3-0

8.2 **BOV22-018, 1407 Bishop Road**

To accommodate the construction of single-family home, The applicant is seeking a variance to:

- i. Reduce the exterior side lot line setback from 7.5m to 3.5m (Zoning Bylaw Section 6.1.6)

The Chairperson sought a motion on the appeal as a whole:

It was **MOVED** by M. Hornak and **SECONDED** by C. Tupy.

THAT the appeal be granted for a variance to Section 6.1.6 of White Rock Zoning Bylaw 2012, No. 2000 to reduce the exterior side lot line setback from 7.5m to 3.5m.

**CARRIED**

9. **CONCLUSION OF MEETING**

There being no further business, the meeting adjourned at 4:33 pm.

The foregoing minutes of November 22, 2023, are hereby certified correct.

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BRIAN HAGERMAN, Chairperson

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SOPHIA BIHARI, Recording Secretary