



Board of Variance

Minutes

September 27, 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, 15259 Marine Drive
Owner, 15259 Marine Drive
Applicant/Agent, 15259 Marine Drive
Owner, 15048 Buena Vista Avenue
Owner, 15048 Buena Vista Avenue
Applicant/Agent, 15048 Buena Vista Avenue
Neighbour, 15048 Buena Vista Avenue
Applicant/Owner, 14693 West Beach Avenue
Owner, 14693 West Beach Avenue
Agent, 14693 West Beach Avenue

STAFF: Anne Berry, Director of Planning and Development Services
Wayne Berg, Manager of Building and Bylaw Enforcement
Neethu Syam, Planner
Sophia Bihari, Planning and Development Assistant II
Bonnie Hardeo, Planning and Development Assistant

1. CALL TO ORDER

The meeting was called to order at 3:30 p.m.

2. ADOPTION OF AGENDA

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

THAT the Agenda for the Board of Variance meeting scheduled for June 28, 2023, be approved.

CARRIED

3. **ADOPTION OF MINUTES**

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

THAT the Board of Variance adopts the minutes from the February 23, 2022, meeting as circulated.

Note: It is acknowledged that all three members are newly appointed board members for the term 2023-2024 and the minutes are provided for information.

CARRIED

4. **DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES WELCOME AND ROUNDTABLE INTRODUCTION OF MEMBERS AND STAFF**

Board of Variance Panel:

Brian Hagerman
Chris Tupy
Mike Hornak

Planning and Development Services Department:

Anne Berry
Wayne Berg
Neethu Syam
Sophia Bihari
Bonnie Hardeo

5. **NOMINATION AND ELECTION**

Board of Variance members to nominate a Chair as required by Section 539(1) of the *Local Government Act*. Note: The Chair may then appoint a member of the Board of Variance as acting chair to preside in the absence of the Chair.

A unanimous decision was made that Brian Hagerman be nominated as **Chair**.

CARRIED

6. **COMMITTEE CODE OF CONDUCT AGREEMENT**

The Board of Variance members are to sign the agreement and return such to the Director of Planning and Development Services during the meeting.

7. **ADOPTION OF MEETING SCHEDULE FOR 2023**

RECOMMENDATION

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

THAT the Board of Variance adopt the meeting schedule for 2023 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 22-031, 15259 Marine Drive

To accommodate the construction of new stairs to project into the front and side yard setbacks.

- i. Permit new stairs to project 3.38m into front yard setback, and 2.19m into side yard. (Zoning Bylaw Section 4.13.3(a))

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 granted for a variance to Section 4.13.3(a) of White Rock Zoning Bylaw 2012, No. 2000 to project 3.38m into front yard setback, and 2.19m into side yard.

CARRIED

8.2 BOV22-033, 15048 Buena Vista Avenue

To accommodate the construction of an awning built without permits, encroaching into required angle of containment. The applicant is seeking a variance to:

- i. Permit the projection of awning encroaching into the angle of containment. (Zoning Bylaw Section 4.9)

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 granted for a variance to Section 4.9 of White Rock Zoning Bylaw 2012, No. 2000 to project 3.38m into front yard setback, and 2.19m into side yard.

DEFEATED

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8.3 BOV23-006, 14693 West Beach Avenue

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

- i. Reduce the minimum exterior side yard setback from 3.80m to 1.50m (Zoning Bylaw Section 6.1.6 (1))

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

It was **MOVED** by M. Hornak and **SECONDED** by B. Hagerman.

THAT the appeal be granted for a variance to Section 6.1.6(1) of White Rock Zoning Bylaw 2012, No. 2000 to reduce the minimum exterior side yard setback from 3.80m to 1.50m.

CARRIED

9. CONCLUSION OF MEETING

There being no further business, the meeting adjourned at 4:52 pm.

The foregoing minutes of June 28, 2023, are hereby certified correct.

BRIAN HAGERMAN, Chairperson

SOPHIA BIHARI, Recording Secretary