



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

**BOARD OF VARIANCE MEETING
OF THE VILLAGE OF LIONS BAY
TUESDAY, JUNE 1ST, 2021 at 6:30 PM
VIA ZOOM VIDEO CONFERENCE**

Link to join meeting: <https://us02web.zoom.us/j/89533047511>
To join via phone, dial 778-907-2071 - Meeting ID: 895 3304 7511

AGENDA

1. Call to Order
2. Approval of the Agenda
3. Minutes – March 4, 2021
THAT these BOV Meeting minutes of March 4, 2021 be approved as circulated.
4. Public Comments
5. New Business – Applications to be heard
 - 1)

Civic Address:	55 Kelvin Grove Way, Lions Bay, BC
Legal Description:	Lot 50, Block B, Plan 18530, DL 1575
Owner:	Pardeep Sangha
Request:	Approval sought for Front Yard Variance of 21.5 ft from 25 ft to 3.5 ft Per Zoning Bylaw 520,2017 sec 7.5.1 AND Approval sought for Height Variance for a flat roof of 3.5 ft from 25 ft to 28.5 ft Per Zoning Bylaw 520,2017 sec 7.8.1
 - 2)

Civic Address:	35 Kelvin Grove Way, Lions Bay BC
Legal Description:	DL 1575, Plan 84147
Owners:	Eric Upenieks, Janice Tayler, Edward Upenieks
Request:	Approval sought for Front Yard Variance of 8.5 ft from 25 ft to 16.5 ft AND Approval sought for Rear Yard Variance of 8.5 ft from 25 ft to 16.5 ft Both Per Zoning Bylaw 520,2017 sec 7.5.1

- 3) Civic Address: 255 Oceanview Road, Lions Bay, BC
 Legal Description: Lot 27, Block 8, Plan 13843, DL 6748
 Owners: Randi & Melisa Byrne
 Request: Approval sought for Front Yard Variance of 19 ft
 from 25 ft to 6 ft
 Per Zoning Bylaw 520,2017 sec 7.5.1

5. Public Questions & Comments

6. Adjournment



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

MEETING OF THE BOARD OF VARIANCE
THURSDAY, MARCH 4TH, 2021 AT 6:30PM.
VIA ZOOM VIDEO CONFERENCE

In Attendance: Board of Variance Members: Ian Mackie, Peter Wreglesworth, Morgan Gatto
Staff: Susan Loutet, BOV Secretary

Applicant: Owner: Arya 121 Holdings Ltd

1. Call to Order
BOV Secretary called the meeting to order at 6:30 p.m.
2. Approval of the Agenda
All in favor
3. Minutes – BOV Meeting July 9, 2019
Moved/Seconded
THAT these BOV Meeting minutes of July 9, 2019 be approved as circulated.
4. New Business: Application to be heard
 - 1) Civic Address: 105 Kelvin Grove Way, Lions Bay, BC
Legal Description: Lot 53, Block B, NWD Plan 18530, DL 1575
Owner: Arya 121 Holdings Ltd Inc No. 565302
Request: Approval sought for Front Yard Variance of 16 ft from 25 ft to 9 ft
Per Zoning Bylaw 520,2017 sec 7.5.1
5. Discussion 1) 105 Kelvin Grove Way

Hadi Khakpouri presented the variance application, on behalf of Arya 121 Holdings Ltd the owner of property at 105 Kelvin Grove Way. The application is for a front yard setback variance of 16 ft from 25 ft to 9 ft to accommodate the building of a new residence. In order to build the building, it is necessary to reduce the front yard setback to 9 ft due to the topography of the property. The building is to be 4,500 sq ft and 3 storeys to accommodate the 45-degree slope of the property. The Geotechnical consultant had advised that this siting is the best location on this property as it has good bedrock. The cost would increase dramatically if the residence were to be sited 25 ft from the front property line, as it would be necessary to install many retaining walls for access to the dwelling. Also, the garage access would have a 20 degree slope with the 9 ft setback, but there would be greater problems with the slope if the owner had to build at 25 ft setback; and impossible to access

the garage beside the house. The Village of Lions Bay allows for average setbacks and neighbours, both to the north and south, are setback approximately 9 ft. If the owner has to build 25 ft from the property line, he cannot build a 3 storey dwelling and would probably not build on the property.

The Chair, Ian Mackie; Morgan Gatto and Peter Wreglesworth, have viewed the property.

Peter Wreglesworth clarified the 20 percent slope of the proposed driveway, from the roadway or existing pavement with the 9 ft setback on their property and remainder on Municipal property. Moran Gatto agreed that from the roadway to the garage is about a 20 percent grade but would have to have a lessening slope as it approaches the garage and have a knuckle at the top of the slope. There is a height difference of about 16 ft from the garage floor to the road and 31 ft from the edge of the road to the garage face. This is a 2-1 ratio which seems excessively steep.

Ian Mackie advised, even with a 9 ft setback the owners are going to have trouble with the slope of the driveway. Peter Wreglesworth advised that, there is a precedent set, albeit with a different house; the buildings on either side of the subject property here, have been granted variances for setback from the front property line. The difference is to help facilitate to build on the terrain in the village, which does create some hardship. This is a pretty unique site resulting in a house you do not see from the street. Houses on either side have worked with this variant and have more landscaping in the front. The houses on either side are higher and rise above the street, but this building is below the crest at every level, when you look at it, so you only see the garage door from the street level.

6. Decision

The Board of Variance, grants the application as sought for the variance in respect to the front yard, from 25 ft to 9 ft in respect of this property at 105 Kelvin Grove Way. Legal description Lot 53, Block B, NWD Plan 18530, DL 1575, based on the hardship of the topography of the lot in question. It is an extremely steep lot with a slope of up to 45 degrees and a distance of 85 ft from the top of the property to the toe of the slope. In addition, there are two houses, to the north and to the south of the subject property and each of those had obtained a front yard setback variance similar to that sought in the variance application before the Board. The granting of this variance is not in line with the "Character" of the adjacent houses, but with the setback variance granted to them.

7. Adjournment Moved/Seconded

THAT the meeting be adjourned.

The meeting was adjourned at 7:00 p.m., March 4, 2021.

Ian Mackie – Board Chair

Susan Loutet – Board Secretary

Date Adopted:

Schedule "A"

**Village of Lions Bay
Board of Variance Application Form**

I hereby apply for a hearing before the Board of Variance for:

LAND SUBJECT OF THE APPLICATION	
Street Address:	55 Kelvin Grove Road, Lions Bay
Legal Description:	LOT 50 PLAN BCP42222 BLOCK B DL 1575 PID: 007-166-435
Zoning:	RS-1 ZONE
OWNER/CONTACT INFORMATION	
Full Name(s) of Property Owner(s):	Pardeep Kaur Sangha
Full Name of Owner's Authorized Representative (if applicable):	Jossy Sandjaja (Joss Design Inc.)
Address to Which Notices Should be Mailed:	11228 156A Street Surrey B.C. V4N 0Y1
Daytime Phone # of Owner or Authorized Representative:	[REDACTED]
Name of Person Who Will Represent Applicant at the Hearing:	Jossy Sandjaja
TYPE OF APPLICATION (Complete Applicable Section)	
A. VARIANCE OF BYLAW RESPECTING SITING, SIZE OR DIMENSION OF A BUILDING OR STRUCTURE [s.540(a)(i)]	
Bylaw Name/Number & Section(s) from which relief is sought:	
Variance From (current requirement):	
To (new requirement requested):	
B. EXEMPTION FROM PROHIBITION OF A STRUCTURAL ALTERATION OR ADDITION TO A BUILDING OR STRUCTURE WITH A NON-CONFORMING USE [s.540(c) and s.531(1)]	
Bylaw Name/Number & Section(s) Which Previously Permitted Use:	
Bylaw Name/Number & Section(s) Which Resulted in Legal Non-Conforming Status:	

which the permission or exemption would terminate. If your application is permitted, when do you expect to complete the work?

ADDITIONAL INFORMATION/REASONS SUPPORTING THE APPLICATION

(Attach additional pages if required)

ATTACHMENTS

Fee and Title Documents:

- A Non-refundable application fee of \$500.00 (cash or cheque), payable to the Village of Lions Bay.
- A Title Search Print dated within 30 days of the application and copies of all registered non-financial encumbrances noted thereon.

Drawings Which May be Required:

- A site plan showing the location of all Buildings and Structures, or proposed Buildings or Structures, on the subject property, preferably prepared and signed by a BC Land Surveyor A floor plan (for existing and proposed Buildings) showing space uses and door and window locations, preferably certified by an architect or structural engineer.
- A Building or Structure elevation plan preferably certified by an architect or structural engineer, including original and proposed alterations to site levels, if applicable.

Other Documents Which May be Required:

- A geotechnical engineer's report with respect to drainage, topography, and other geotechnical considerations.
- Explanatory materials and such other additional information as may be advisable in support of the application (eg: photographs, letters of support, etc.)

The Village Building Department may have some of the documents noted above – check first before ordering new. Further information may be required to enable the Board of Variance members to visualize the proposal and its relationship to the surrounding area. Approval, if given by the Board, is for the plans submitted. Changes to plans after the Board's decision will require a new application.

SIGNED BY ALL OWNERS ON TITLE ON April 15, _____ 15, 2021 :
(month) (day) (year)

_____ the Board of Variance regarding Type A, B or D applications are FINAL, other than an appeal to the BC Supreme Court in respect of procedure under the *Judicial Review Procedure Act*. Decisions regarding Type C applications may be appealed by the applicant or the Village of Lions Bay to the BC Supreme Court. Information in this application is subject to the *Freedom of Information and Protection of Privacy Act*.

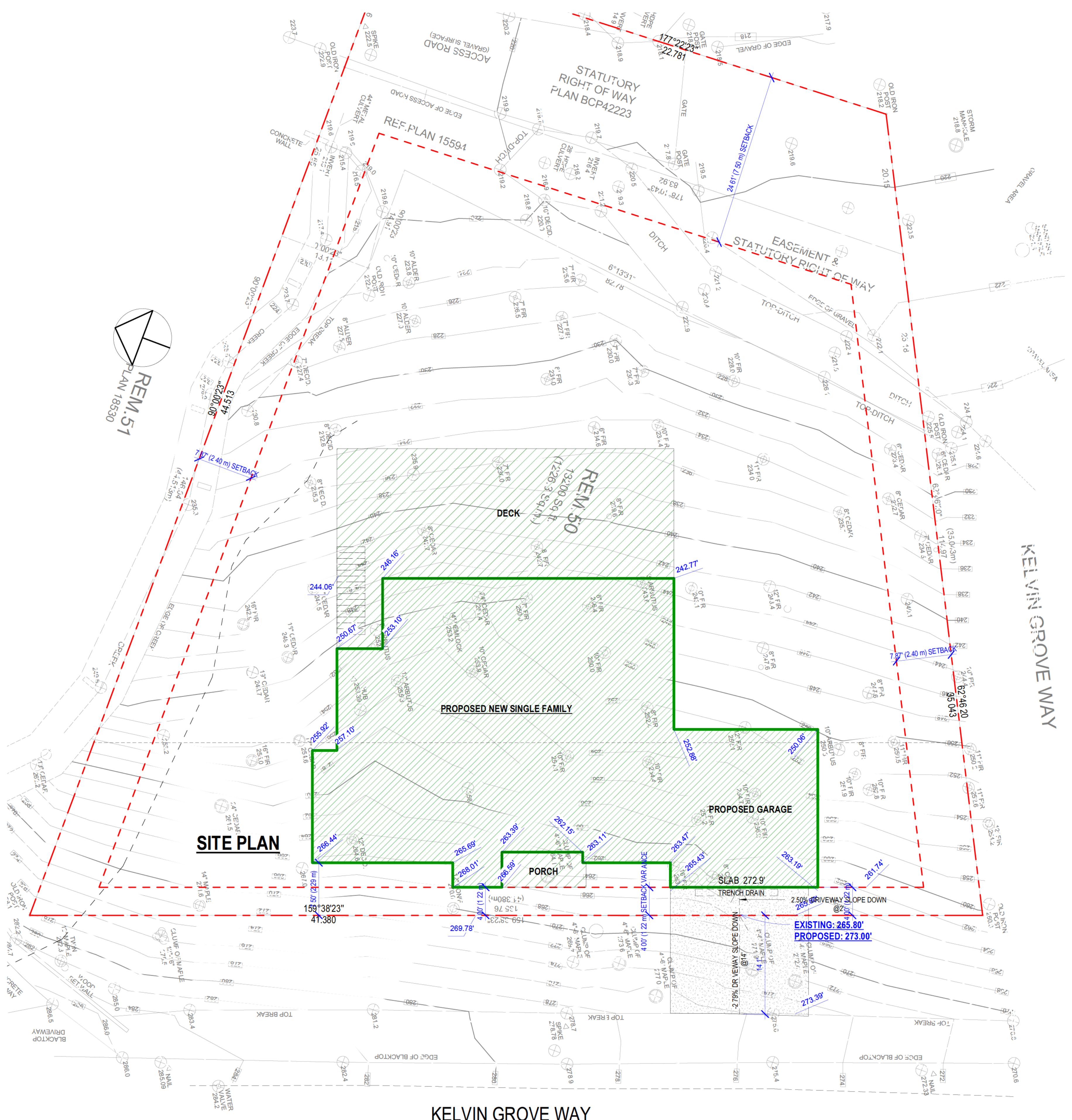
IMPORTANT INFORMATION

On finding hardship, the Board may order a minor variance or exemption if it would not:

- (a) result in inappropriate development of the site;
- (b) adversely affect the natural environment;
- (c) substantially affect the use and enjoyment of adjacent land;
- (d) vary permitted uses and densities under the applicable bylaw; or
- (e) defeat the intent of the bylaw.

An order of the Board must not:

- (a) be in conflict with a registered *Land Title Act* Covenant;
- (b) deal with a matter covered in a land use contract or permit;
- (c) deal with a phased development agreement;
- (d) deal with a floodplain specification under the *Local Government Act*; or
- (e) apply to a heritage property.



PROPOSED NEW SINGLE DWELLING
 CLIENT: PARDEEP SANGHA

LEGAL DESCRIPTION
 LOT 50 PLAN BCP42222 BLOCK B DISTRICT LOT 1575, NWD PLAN 18530
 PID: 007-166-435

CIVIC ADDRESS
 55 KELVIN GROVE ROAD, LIONS BAY

ZONING ANALYSIS
 ZONE = RS-1
 LOT AREA = 13200.00 SF (1226.32 SM)

SITE COVERAGE	
PERMITTED 30% =	3960.00 SF
PROPOSED FLOOR AREA =	2954.50 SF
HOUSE =	2954.50 SF
FLOOR AREA RATIO	
PERMITTED FAR 35% =	4620.00 SF
PROPOSED FLOOR AREA =	4618.87 SF
UPPER FLOOR AREA NET =	1517.29 SF
MIDDLE FLOOR AREA NET =	1570.25 SF
LOWER FLOOR AREA =	1531.33 SF

BOARD OF VARIANCE APPLICATION

PERMITTED FRONT YARD SETBACK:	7.5m
PROPOSED FRONT YARD SETBACK:	1.22m
AVERAGE GRADE: 258.67'	
PERMITTED MAX. HEIGHT NEW SINGLE FAMILY DWELLING:	283.28'
PROPOSED HEIGHT - NEW SINGLE FAMILY DWELLING:	286.63'

GENERAL NOTES:

THESE DRAWINGS HAVE BEEN PREPARED BY JOSS DESIGN INC. TO CONFORM TO CURRENT RESIDENTIAL STANDARDS OF THE BRITISH COLUMBIA BUILDING CODE (B.C.B.C.) 2018 AND THE SPAN BOOK 2004 EDITION. THE BUILDER IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION CONFORMS TO PROVINCIAL AND LOCAL BUILDING CODES AND BY LAWS.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL DIMENSIONS, MATERIALS, AND SPECIFICATIONS PRIOR TO CONSTRUCTION. ANY ERROR OR OMISSIONS SHALL BE BROUGHT TO OUR ATTENTION IMMEDIATELY SO THAT CORRECTIONS CAN BE MADE AND PLANS REPLACED.

DO NOT SCALE DRAWINGS. JOSS DESIGN INC. WILL NOT BE RESPONSIBLE FOR DEPARTURES FROM AND/OR CHANGE TO THESE PLANS.

STRUCTURAL SPECIFICATIONS

EXTERIOR WALLS ARE DRAWN 6" THICK ASSUMING 1/2" PLYWOOD SHEATHING ON 5 1/2" STUDS. ALL INTERIOR WALLS ARE DRAWN 4" OR 6" THICK FOR 2x4 OR 2x6 STUD WALLS.

DIMENSIONS TO BE TAKEN FROM OUTSIDE FACE OF SHEATHING FOR EXTERIOR WALLS AND CENTRE OR FACE OF STUDS FOR INT. WALLS AS SHOWN.

ALL HEIGHT DIMENSIONS ON FLOOR PLANS ARE FROM TOP OF FLOOR PLYWOOD.

APPLICATION OF MATERIALS MUST CONFORM TO THE TABLES PROVIDED IN THE SPAN BOOK 2004 EDITION.

BUILDING FRAMES SHALL BE ANCHORED TO THE FOUNDATION WALLS BY FASTENING A SILL PLATE TO THE FOUNDATION WALL WITH 13MM ANCHOR BOLTS SPACED AT 1800MM ON CENTER, UNLESS OTHERWISE NOTED.

FLOOR JOISTS SPANNING MORE THAN 2100MM ARE TO BE BRIDGED AT MID SPAN OR AT 2100MM ON CENTRE BY 38x38 DIAGONAL BRIDGING. ALL SUBFLOORS TO BE 15.5MM T&G PLYWOOD, GLUED AND NAILED TO THE JOISTS.

WINDOW AND DOOR SIZES ARE APPROXIMATE AND CONTRACTOR SHALL CHECK WITH WINDOW AND DOOR SUPPLIER FOR ACTUAL ROUGH OPENINGS.

ALL LINTELS ARE TO BE 2 38x135 D. FIR NO. 2 OR BETTER, UNLESS OTHERWISE STATED, AND SHALL BE SUPPORTED ON A MINIMUM 38MM BEARING.)

BUILDER TO CHECK SNOW LOAD AND RAIN LOAD GUIDELINES FOR THEIR MUNICIPALITY PRIOR TO CONSTRUCTION.

TOP OF EXTERIOR FOUNDATION WALLS TO BE MIN 8" ABOVE FINISHED GRADE.

ALL GUARDRAILS TO BE 42" IN HEIGHT AND 4" VERTICAL SPACING. ALL GUARDRAILS MUST CONFORM TO ALL RELEVANT REQUIREMENT TO SECTION 9.8.8 OF THE B.C.B.C. 2018.

CONTRACTOR MUST VERIFY ALL SERVICE LINES PRIOR TO CONSTRUCTION.

FOOTINGS MUST PENETRATE BELOW FROST LINE AND BE ON SOLID BEARING.

EXPOSED SHEET METAL FLASHING SHALL BE OF GALVANIZED STEEL.

CAULKING AND FLASHING TO BE PROVIDED AS PER B.C.B.C. 2018.

INSULATION AND VENTILATION

ALL INSULATION TO BE R40 FOR ROOFS, R22 FOR WALLS, AND R28 FOR CANTILEVERED FLOORS, UNLESS OTHERWISE NOTED.

ATTIC ROOF SPACE SHALL BE VENTED WITH ROOF TYPE, EAVE TYPE AND/OR GABLE TYPE VENTS TO A MINIMUM OF 1:300 OF THE INSULATED CEILING AREA. ROOFS CONSTRUCTED WITH ROOF JOISTS SHALL BE VENTED TO A MINIMUM OF 1:150 OF THE INSULATED CEILING AREA.

VENTS SHALL BE UNIFORMLY PLACED AROUND THE BUILDING. CRAWLSPACES MAY ALSO BE HEATED BY A FORCED AIR HEATING SYSTEM OR VENTS TO AN ADJACENT BASEMENT AND SHALL BE VENTED TO ACCORDING TO SECTION 9.32 OF THE B.C.B.C. 2018.

CEILING INSULATION SHALL BE INSTALLED SO AS NOT TO RESTRICT AIR FLOW THROUGH ROOF VENTS TO ATTIC SPACES.

ATTIC SPACES AND CRAWLSPACES TO HAVE A MINIMUM 500x700 ACCESS HATCHWAY.

MISCELLANEOUS

THE INSTALLATION OF PLUMBING, HEATING AND ELECTRICAL EQUIPMENT AND MATERIALS SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND THE APPLICABLE SECTIONS OF THE B.C.B.C. STANDARDS.

JOSS
 370 8029 199 STREET LANGLEY, BC
 EMAIL: INFO@JOSSHOMEDESIGN.COM
 TEL: 778 323 8873

DRAWN JS MAY 3, 2021

55 KELVIN GROVE ROAD, LIONS BAY

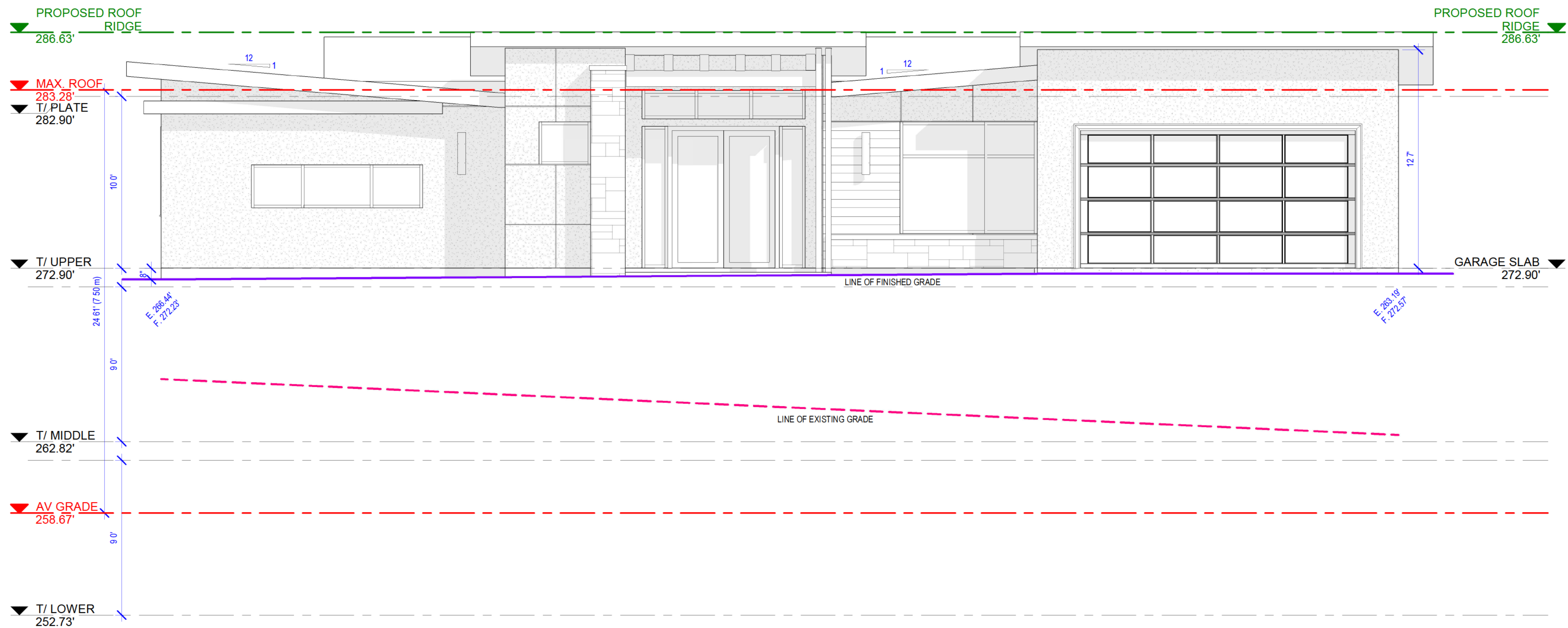
PROJECT
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SITE PLAN & NOTES

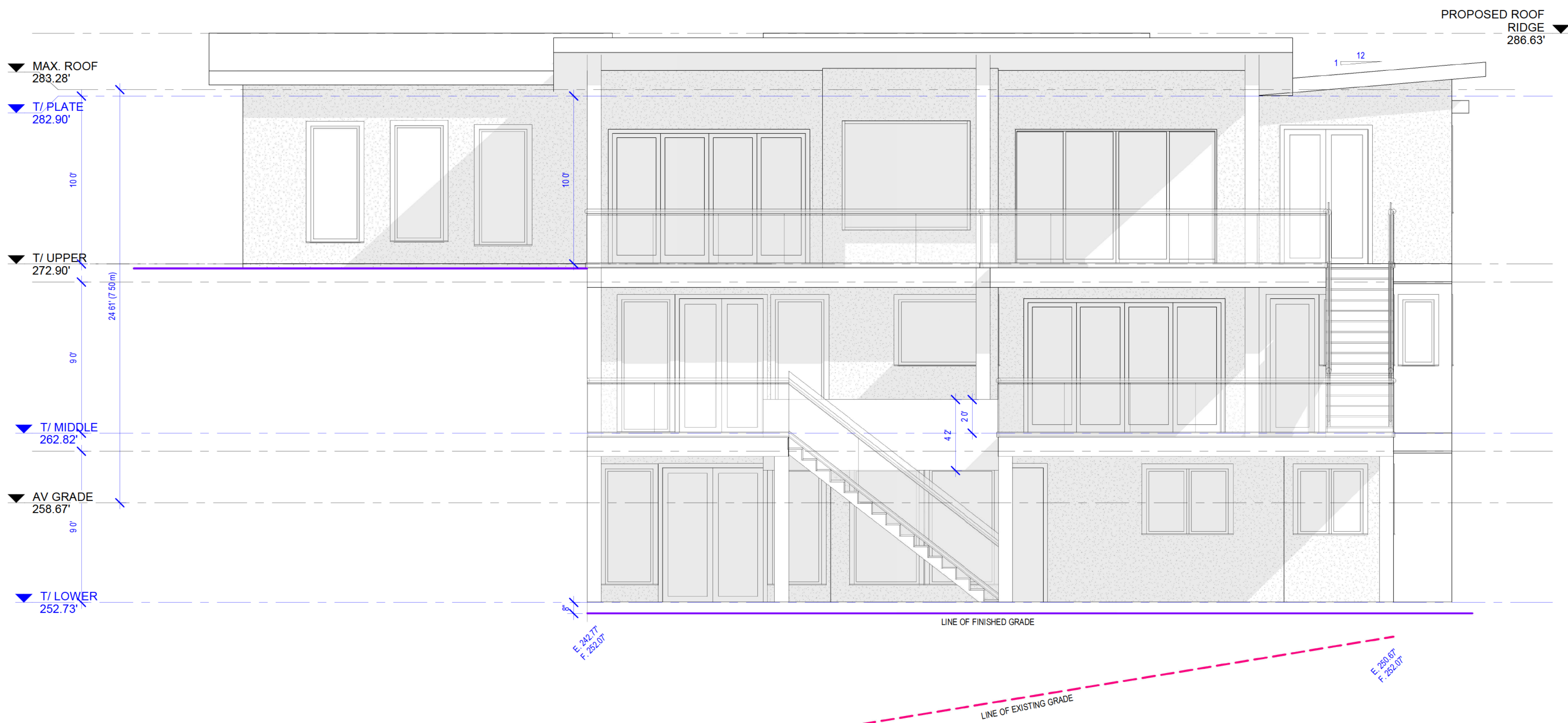
DRAWING TITLE

A1

SHEET NUMBER



FRONT ELEVATION



REAR ELEVATION



370 8029 199 STREET LANGLEY, BC
 EMAIL: INFO@JOSSHOMEDSIGN.COM
 TEL: 778 323 8873

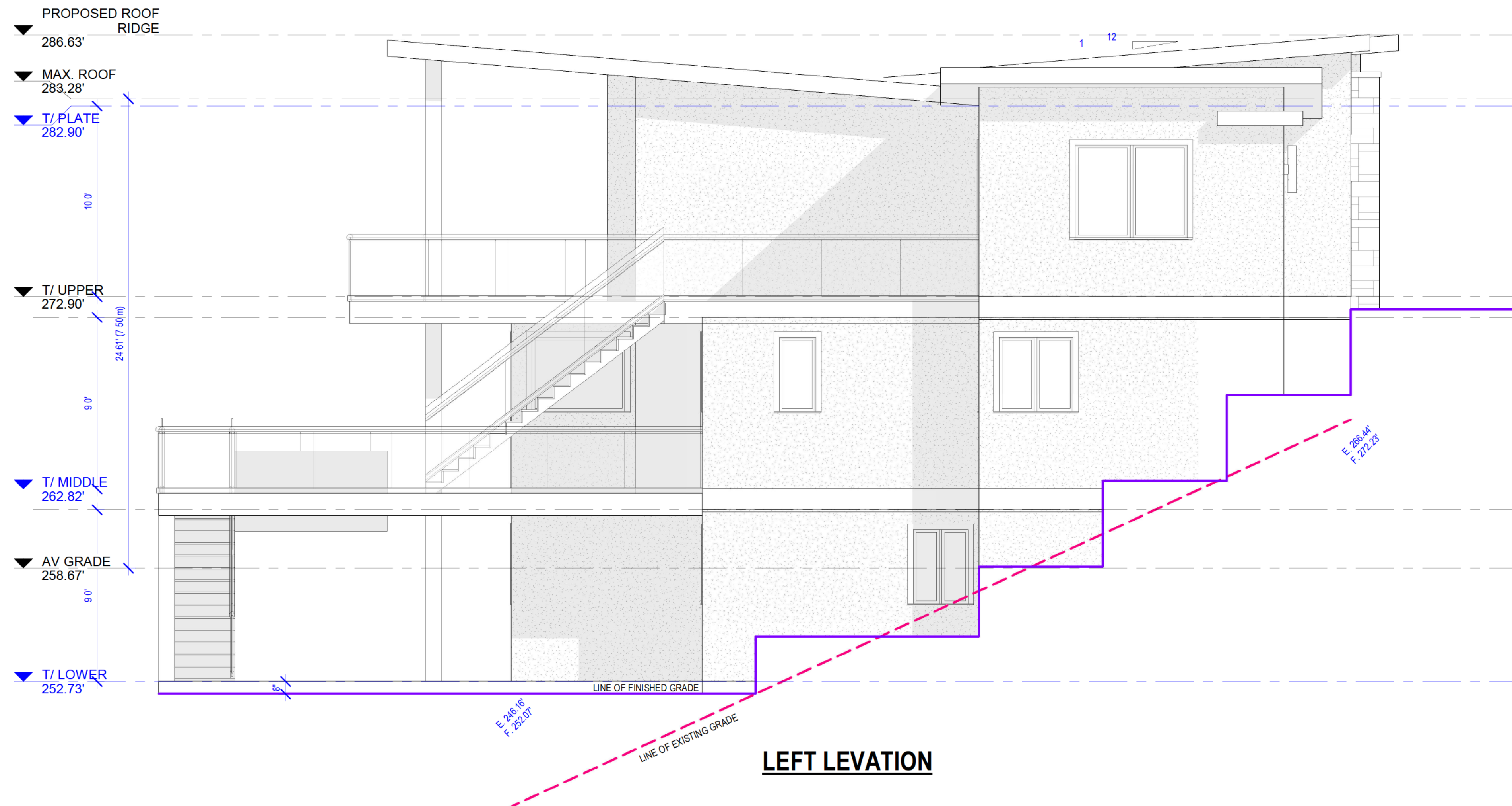
DRAWN JS MAY 3, 2021

55 KELVIN GROVE ROAD, LIONS BAY

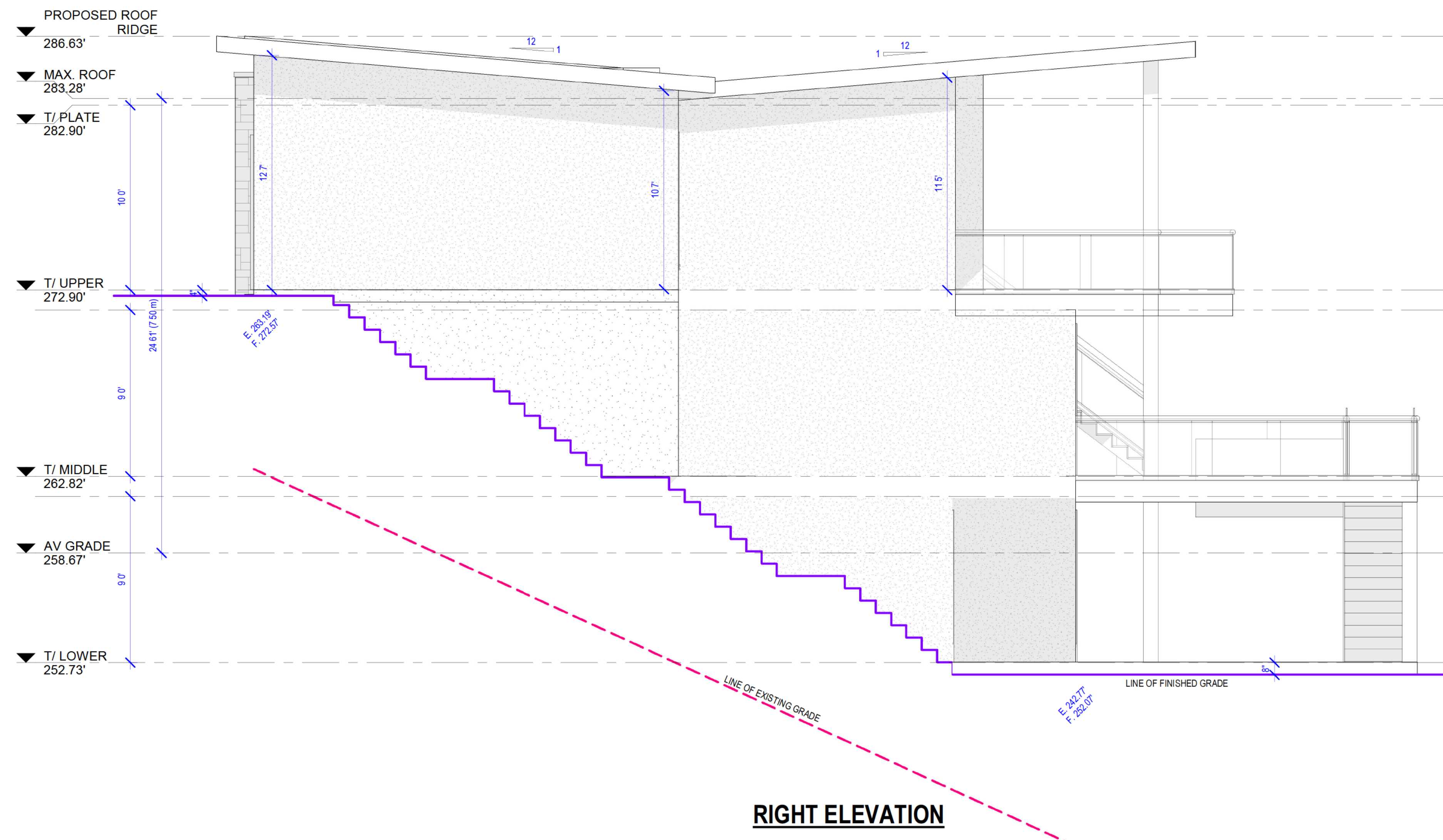
PROJECT
 SCALE 1/4"=1' 0"

FRONT & REAR ELEVATIONS, GARAGE PLAN
 DRAWING TITLE

A2
 SHEET NUMBER



LEFT ELEVATION



RIGHT ELEVATION



370 8029 199 STREET LANGLEY, BC
 EMAIL: INFO@JOSSHOMEDESIGN.COM
 TEL: 778 323 8873

DRAWN JS MAY 3, 2021

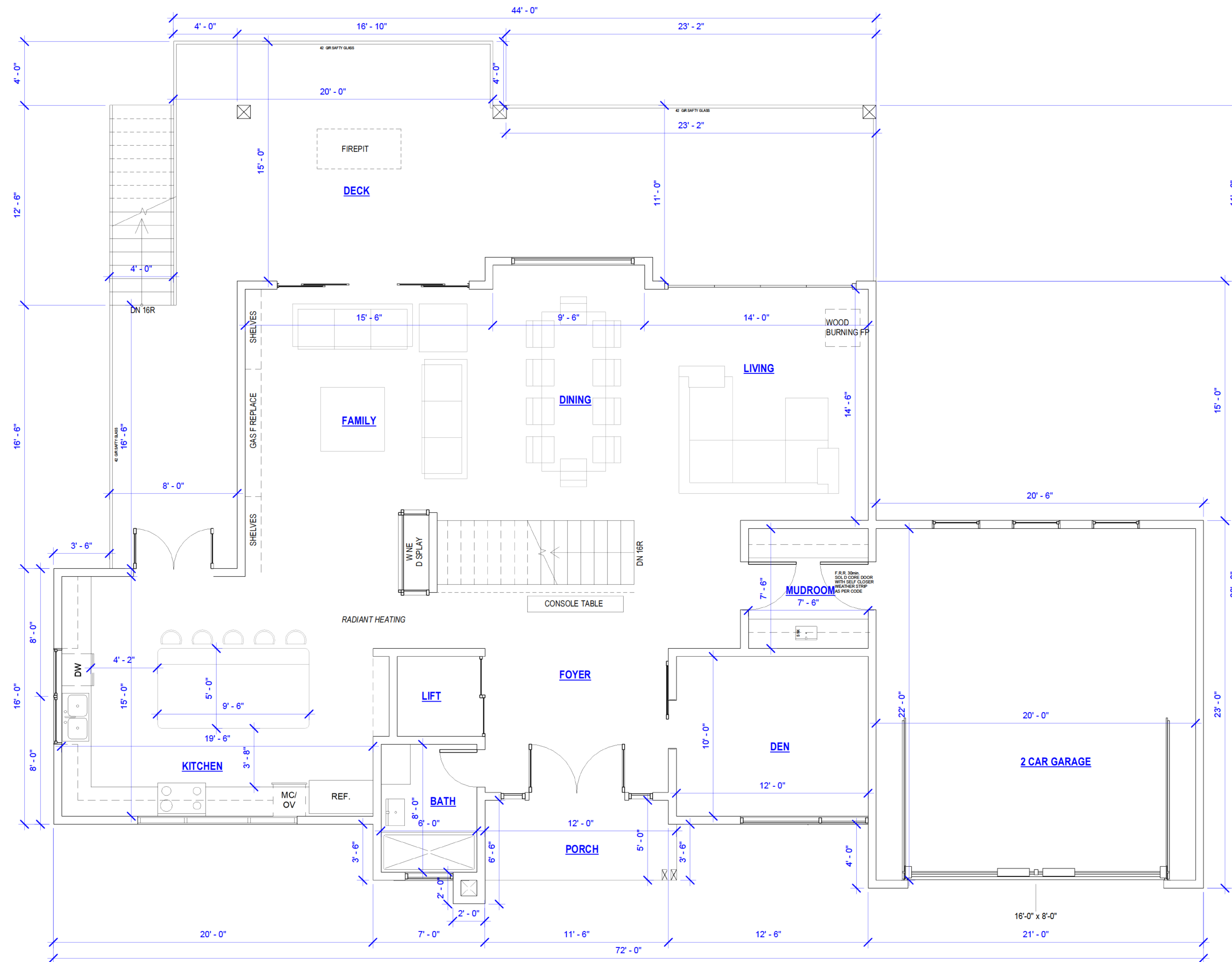
55 KELVIN GROVE ROAD, LIONS BAY

PROJECT
 SCALE 1/4"=1' 0"

LEFT & RIGHT ELEVATIONS

DRAWING TITLE

A3
 SHEET NUMBER



UPPER FLOOR PLAN

UPPER FLOOR AREA = 1517.29 SF (140.96 SM)
 STAIR = 50.00 SF (4.65 SM) EXEMPT
 GARAGE = 473.50 SF (43.99 SM) 600 SF EXEMPT



370 8029 199 STREET LANGLEY, BC
 EMAIL: INFO@JOSSHOMEDESIGN.COM
 TEL: 778 323 8873

DRAWN JS MAY 3, 2021

55 KELVIN GROVE
 ROAD, LIONS BAY

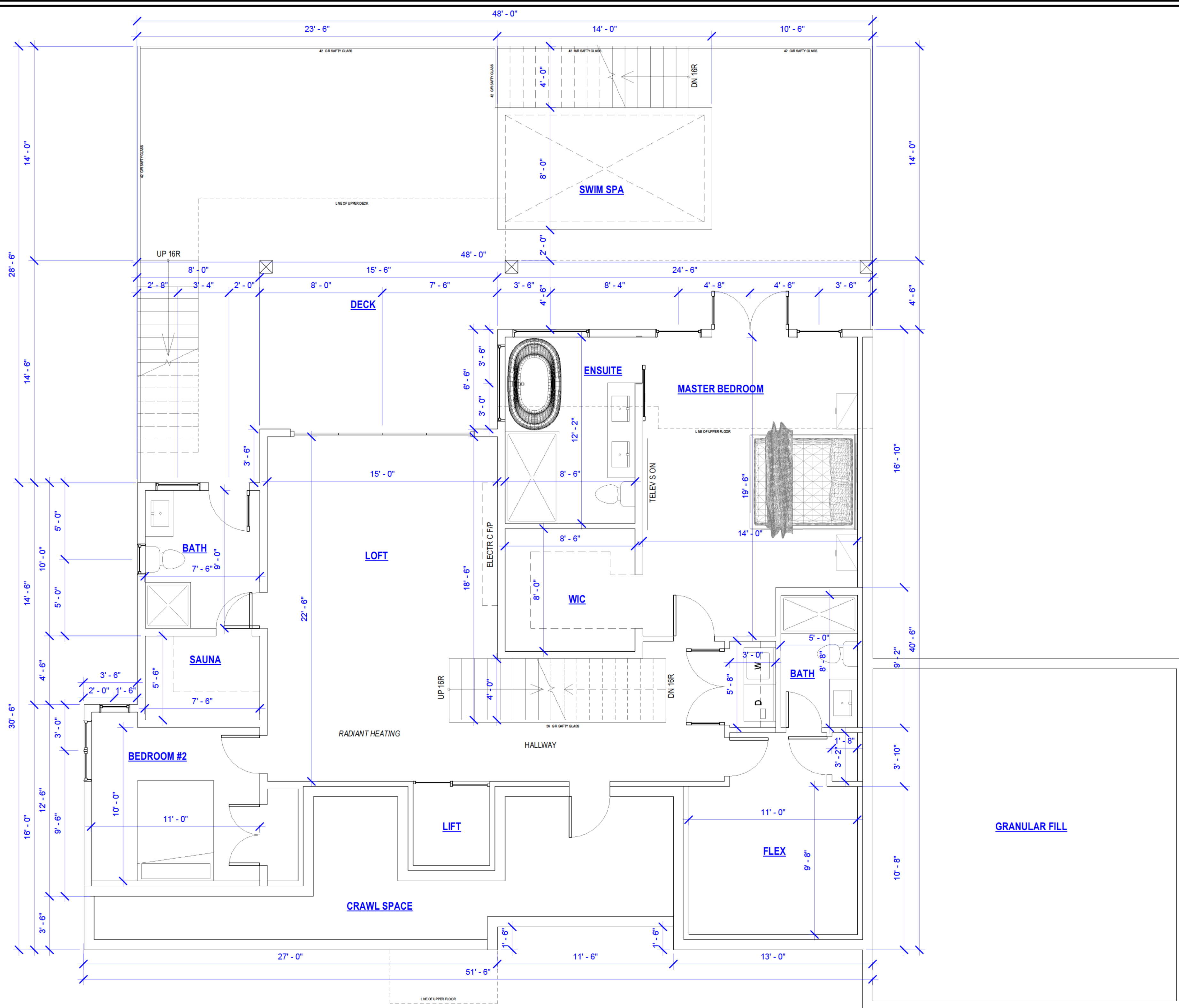
PROJECT

SCALE 1/4"=1' 0"

UPPER FLOOR PLAN

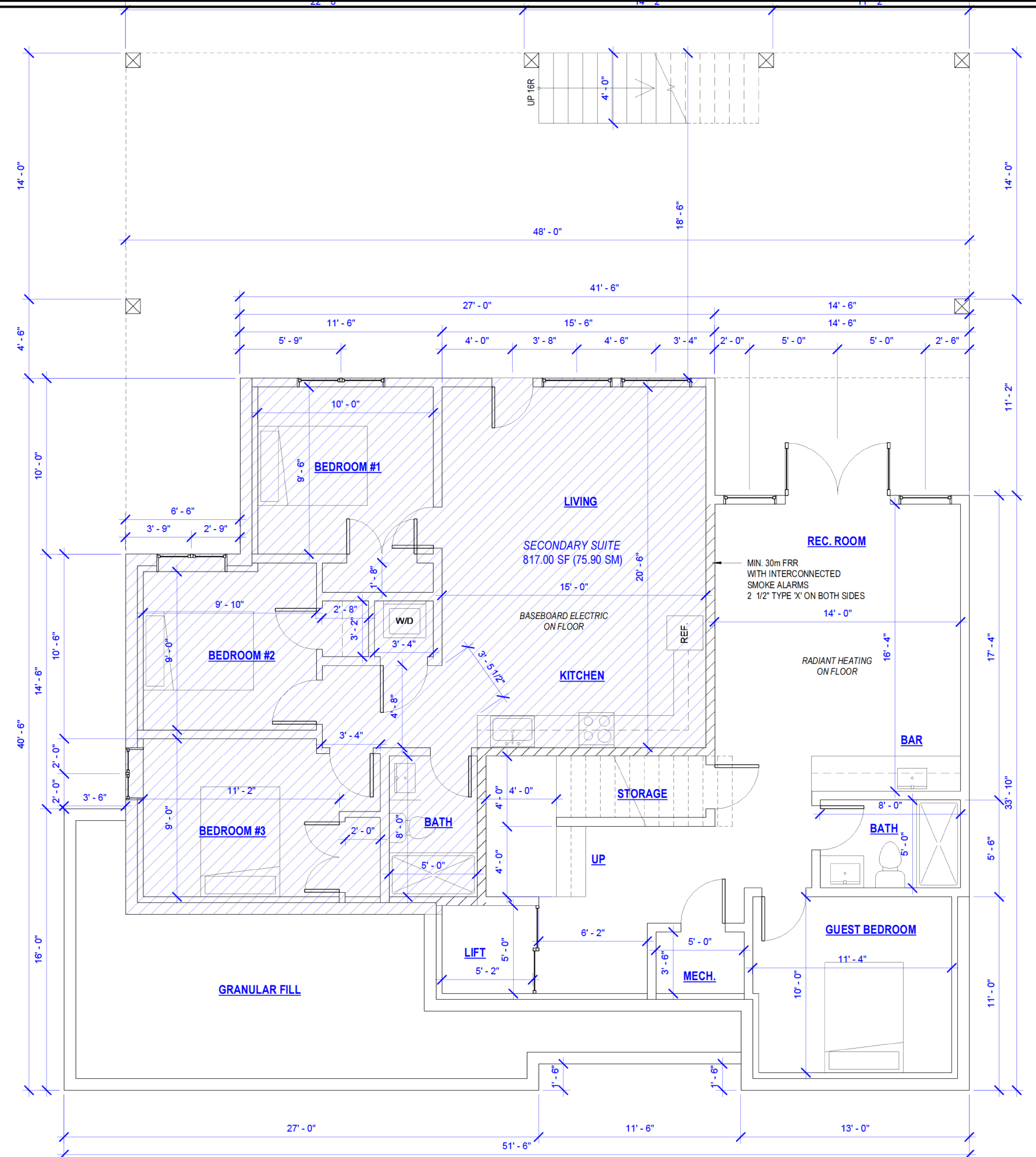
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A4
 SHEET NUMBER



MIDDLE FLOOR PLAN

MIDDLE FLOOR AREA NET = 1570.25 SF (145.88 SM)



LOWER FLOOR PLAN

LOWER FLOOR AREA NET = 1531.33 SF (142.27 SM)
 INCLD SECONDARY SUITE = 817.00 SF (75.90 SM)

JOSS
 370 8029 199 STREET LANGLEY, BC
 EMAIL: INFO@JOSSHOMEDESIGN.COM
 TEL: 778 323 8873

DRAWN JS MAY 3, 2021

55 KELVIN GROVE ROAD, LIONS BAY

PROJECT
 SCALE 1/4"=1' 0"

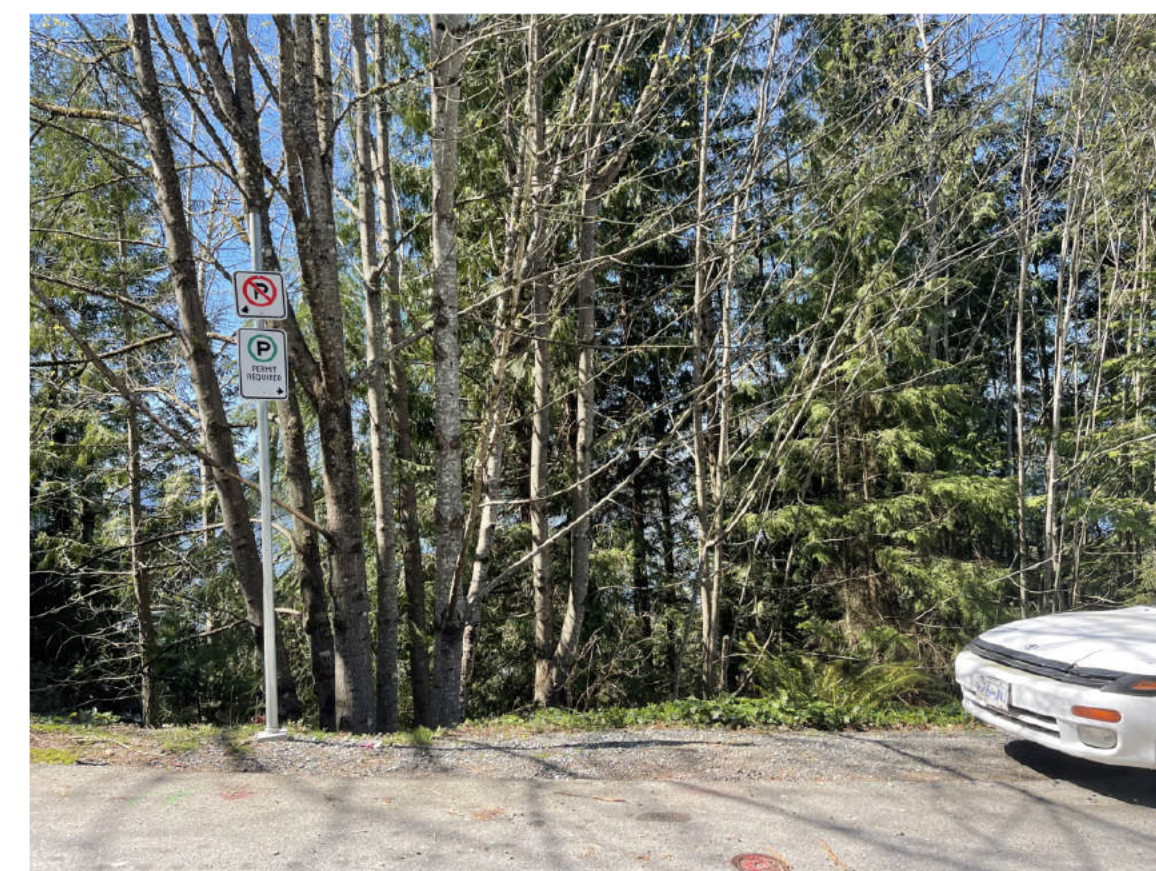
MIDDLE & LOWER PLAN

DRAWING TITLE
 A5

SHEET NUMBER



NEIGHBOURING HOMES



SITE PHOTOS



Schedule "A"

**Village of Lions Bay
Board of Variance Application Form**

I hereby apply for a hearing before the Board of Variance for:

LAND SUBJECT OF THE APPLICATION	
Street Address:	35 KEVIN GRONE WAY
Legal Description:	That Part of District Lot 1576 Group 1 New Westminster District Shown on Plan EPP84147
Zoning:	RS-1 Zone (Residential - Single Detached)
OWNER/CONTACT INFORMATION	
Full Name(s) of Property Owner(s):	Eric Hugo Upenieks, Janice Rosalee Tayler, Edward Victor Upenieks
Full Name of Owner's Authorized Representative (if applicable):	
Address to Which Notices Should be Mailed:	#602 - 1985 Bellevue Avenue, West Vancouver, BC V7V 1B6
Daytime Phone # of Owner or Authorized Representative:	[REDACTED]
Name of Person Who Will Represent Applicant at the Hearing:	Mike Lightbody
TYPE OF APPLICATION (Complete Applicable Section)	
A. VARIANCE OF BYLAW RESPECTING SITING, SIZE OR DIMENSION OF A BUILDING OR STRUCTURE [s.540(a)(i)]	
Bylaw Name/Number & Section(s) from which relief is sought:	Zoning Bylaw 520, Part 7.5.1
Variance From (current requirement):	Front Yard Setback of 7.5 metres & Back Yard Setback of 7.5 metres
To (new requirement requested):	Front Yard Reduction to 5.0 metres & Back Yard Reduction to 5.0 metres
B. EXEMPTION FROM PROHIBITION OF A STRUCTURAL ALTERATION OR ADDITION TO A BUILDING OR STRUCTURE WITH A NON-CONFORMING USE [s.540(c) and s.531(1)]	
Bylaw Name/Number & Section(s) Which Previously Permitted Use:	
Bylaw Name/Number & Section(s) Which Resulted in Legal Non-Conforming Status:	

Continuing Non-Conforming Use:
Structural Alteration or Addition Desired:
<i>Note: If alteration or addition will result in a structure contrary to current bylaw siting, size or dimension requirements, also complete Section A.</i>
C. APPEAL OF BUILDING INSPECTOR'S DETERMINATION OF DAMAGE TO NON-CONFORMING BUILDING [s.532(1) and s.544]
Date of Building Inspector's Determination (application must be filed within 30 days):
Summary of Building Inspector's Determination (copy attached):
Determination Requested of Board:
D. EXEMPTION TO RELIEVE HARDSHIP FROM EARLY TERMINATION OF LAND USE CONTRACT [s.543]
Bylaw Name(s)/Number(s) & Section(s) from which relief is sought:
Variance From (current requirement):
To (new requirement requested):
STATEMENT OF HARDSHIP (not required for Type C applicants)
I allege that compliance with either the bylaw or section 531(1) [strike one] would cause me hardship by: In an effort to create a new dwelling that is below the height maximum on this narrow and steep property (so as to minimize any possible view blockage for nearby neighbours) a variance is being sought to incur slightly into both the front and rear setbacks. This variance will permit easier access from Kelvin Grove Way with virtually no slope to the driveway creating a more visible entry for cars and pedestrians.
(attach additional pages if necessary)
TIME REQUIRED TO COMPLETE Respecting Type A or B applications, the Board may specify a time for completion of the construction of the Building or Structure permitted by the minor variance or exemption, after

which the permission or exemption would terminate. If your application is permitted, when do you expect to complete the work?

ADDITIONAL INFORMATION/REASONS SUPPORTING THE APPLICATION

(Attach additional pages if required)

ATTACHMENTS

Fee and Title Documents:

- A Non-refundable application fee of \$500.00 (cash or cheque), payable to the Village of Lions Bay.
- A Title Search Print dated within 30 days of the application and copies of all registered non-financial encumbrances noted thereon.

Drawings Which May be Required:

- A site plan showing the location of all Buildings and Structures, or proposed Buildings or Structures, on the subject property, preferably prepared and signed by a BC Land Surveyor A floor plan (for existing and proposed Buildings) showing space uses and door and window locations, preferably certified by an architect or structural engineer.
- A Building or Structure elevation plan preferably certified by an architect or structural engineer, including original and proposed alterations to site levels, if applicable.

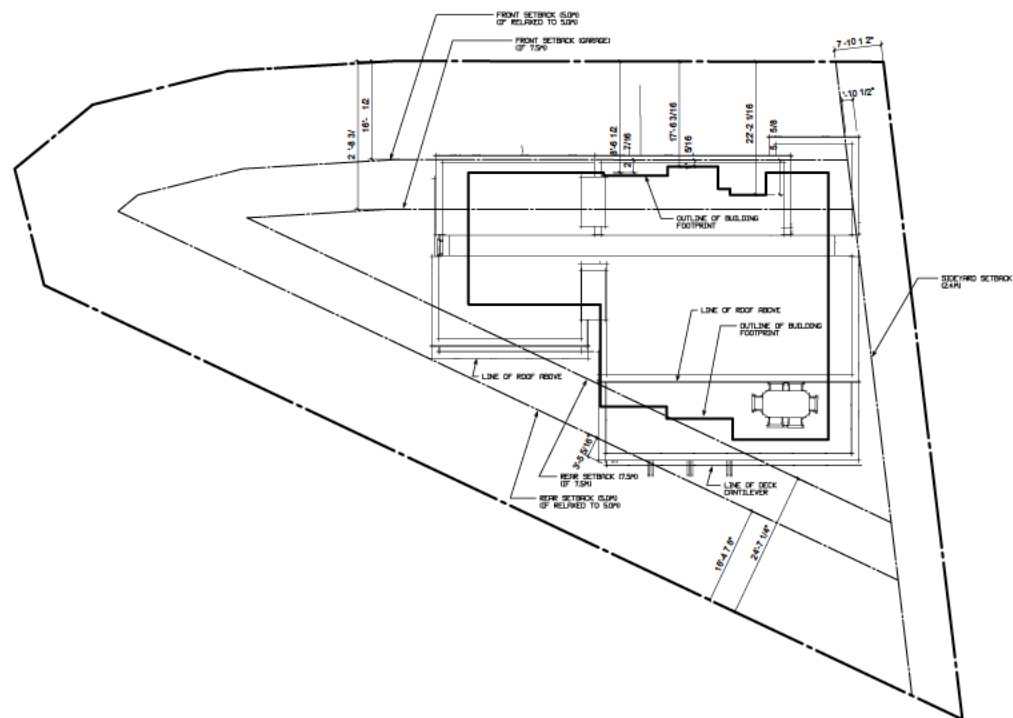
Other Documents Which May be Required:

- A geotechnical engineer's report with respect to drainage, topography, and other geotechnical considerations.
- Explanatory materials and such other additional information as may be advisable in support of the application (eg: photographs, letters of support, etc.)

The Village Building Department may have some of the documents noted above – check first before ordering new. Further information may be required to enable the Board of Variance members to visualize the proposal and its relationship to the surrounding area. Approval, if given by the Board, is for the plans submitted. Changes to plans after the Board's decision will require a new application.

SIGNED BY ALL OWNERS ON TITLE ON May 19, 2021 :
(month) (day) (year)

Note: Decisions of the Board of Variance regarding Type A, B or D applications are FINAL, other than an appeal to the BC Supreme Court in respect of procedure under the *Judicial Review Procedure Act*. Decisions regarding Type C applications may be appealed by the applicant or the Village of Lions Bay to the BC Supreme Court. Information in this application is subject to the *Freedom of Information and Protection of Privacy Act*.



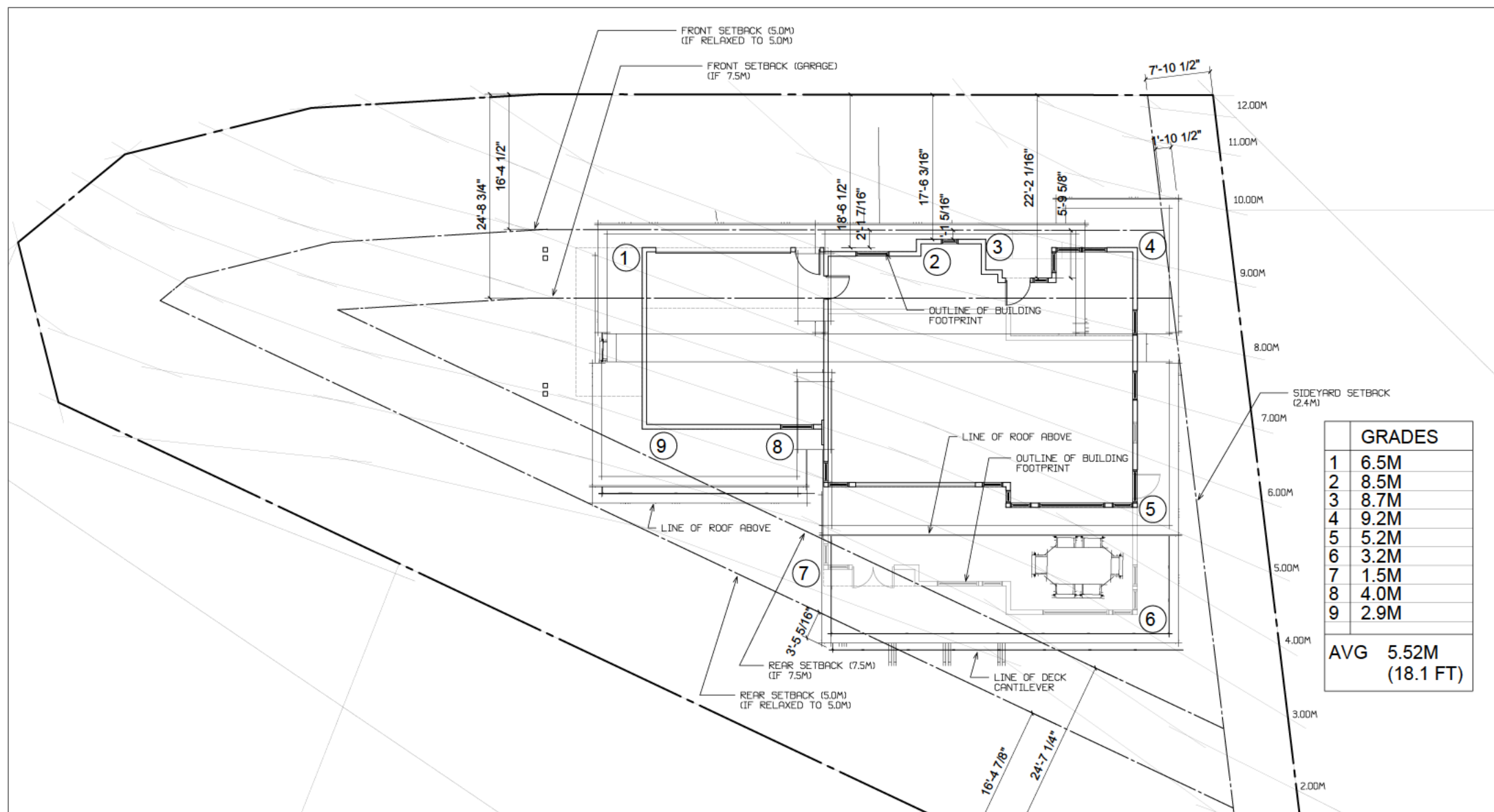
2 LOT PLAN
SCALE: 1/32" = 1'-0" (11 BY 17)

INFORMATION		
1	LEGAL ADDRESS	PARCEL A DL 1575 PLAN 18530
2	CIVIC ADDRESS	KELVIN GROVE WAY
3	DEV. PERMIT #	
4	ZONING	R-1
4	SUBDIVISION DOCUMENTS	

STATISTICS		
1	SITE AREA	10,080 SQ. FT.
2	BUILDING AREAS	LOWER FLOOR
		MAIN FLOOR
		UPPER FLOOR
		TOTAL
3	NET BUILDING AREA	
4	SITE COVERAGE	20.5 %
5	HEIGHT	

ISSUED FOR:	BOV REVIEW
DATE:	MAY 20 2021
SCALE:	

	APPLICATION	APPROVAL
CONSTRUCTION		
TENDERING		
BUILDING PERMIT		
DEVELOPT PERMIT		
VARIANCE		
CONCEPT	1	2 3



1 SITE PLAN
SCALE: 1/16" = 1'-0" (11 BY 17)

GENERAL NOTES		
1	SURVEY	SURVEY INFORMATION TAKEN FROM BUNBURY & ASSOC. 2018
2	CODE & BYLAWS	
3	DIMENSIONING	
4	CLARIFICATION	



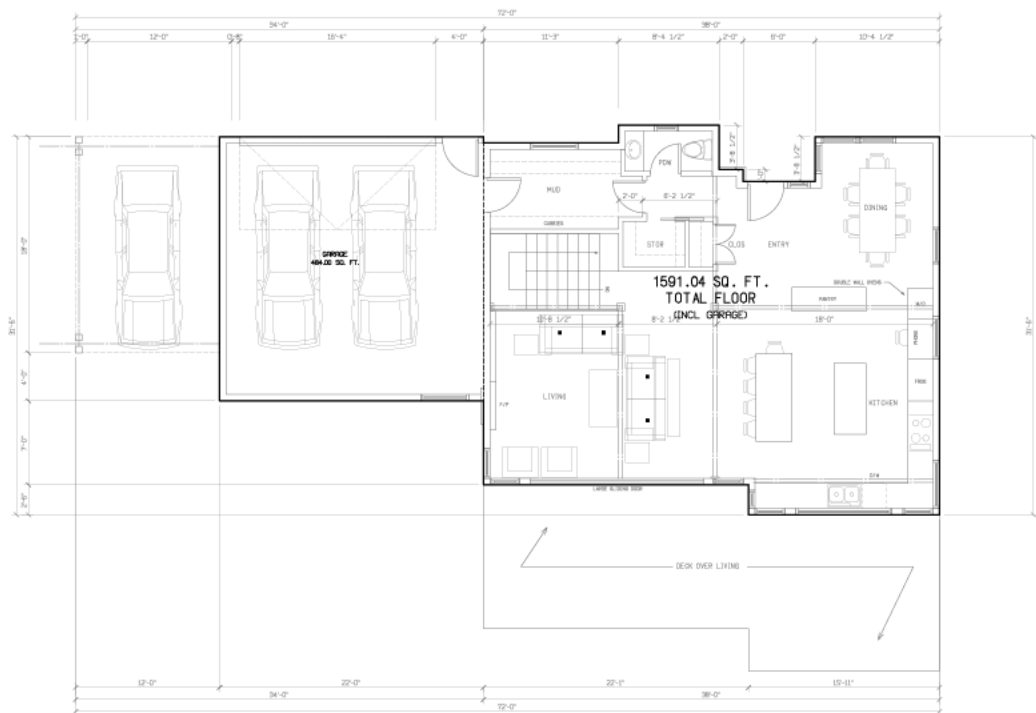
M.P. LIGHTBODY
DESIGNS
604 947 0573

SITE & LOT
PLANS

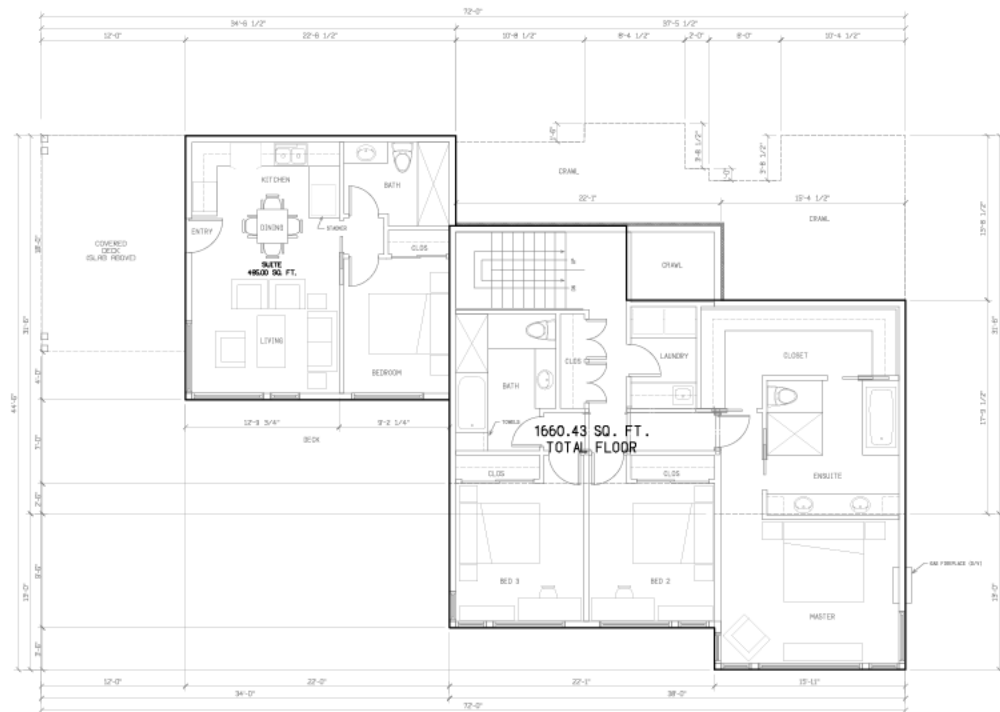
PROJECT

SHEET

A1.0



3 AREAS: UPPER LEVEL
SCALE: 1/16" = 1'-0" (11 BY 17)



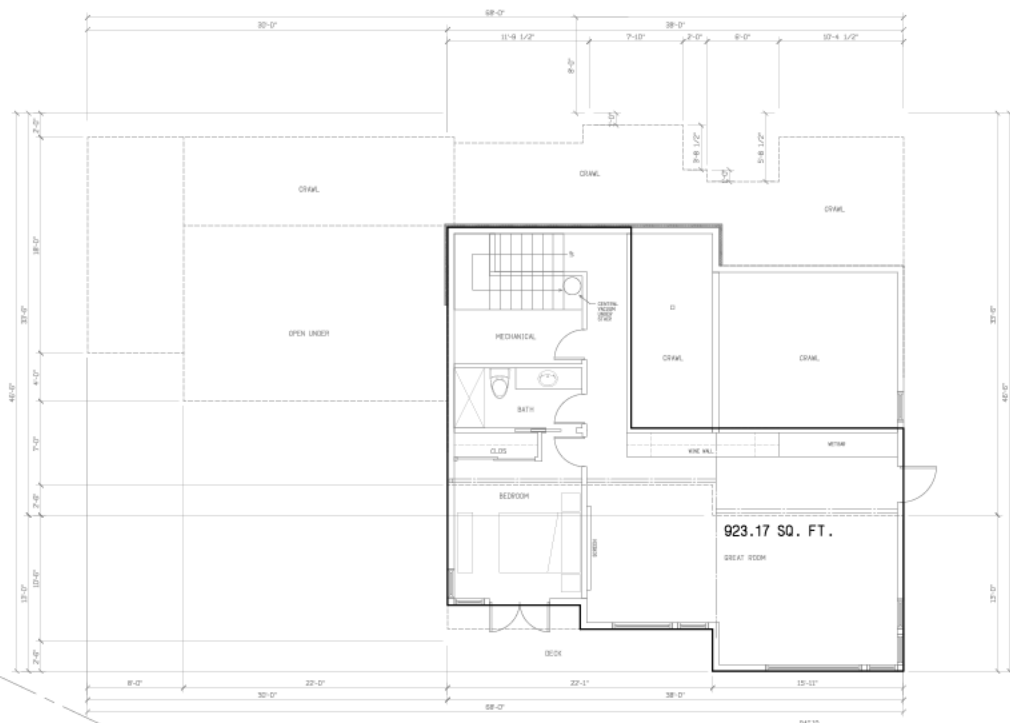
2 AREAS: MAIN LEVEL
SCALE: 1/16" = 1'-0" (11 BY 17)

LOWER	923.17
MIDDLE	1660.43
UPPER	1591.04
TOTAL	4174.64 SQ. FT. TOTAL GROSS

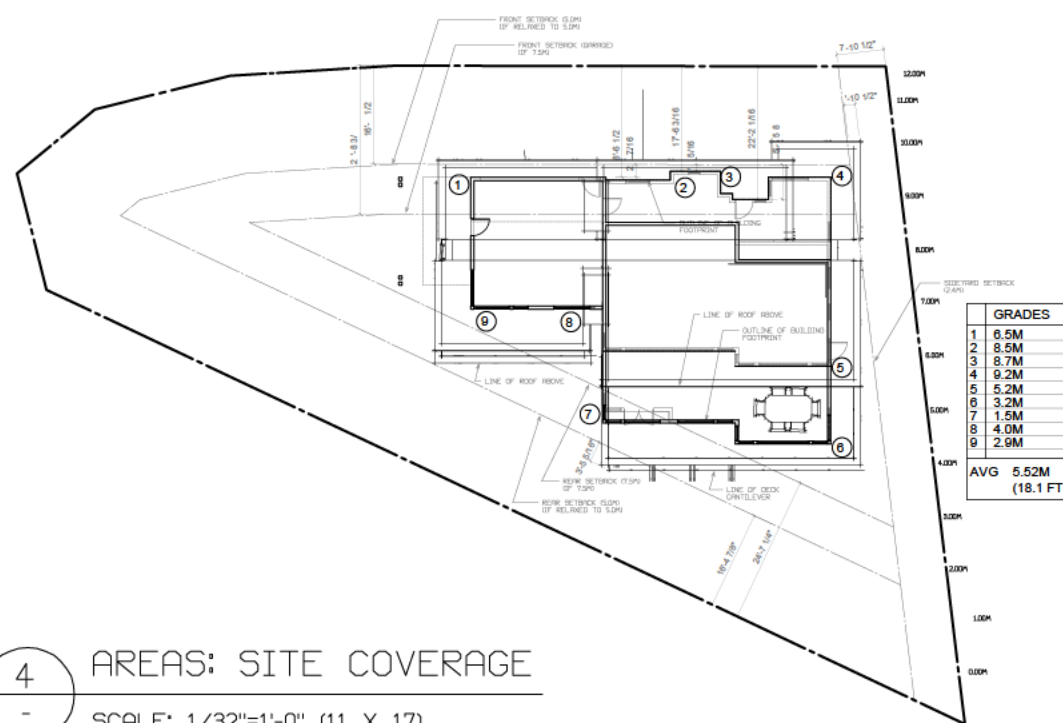
PERMITTED:

MINUS	460	GARAGE
MINUS	103	MECHANICAL
MINUS	83.50	2%
TOTAL	3528.14 SQ. FT. (NET)	

COVERAGE PERMITTED	.30
COVERAGE PROPOSED	.20



1 AREAS: LOWER FLOOR
SCALE: 1/16" = 1'-0" (11 BY 17)



4 AREAS: SITE COVERAGE
SCALE: 1/32"=1'-0" (11 X 17)

ISSUED FOR:	BOV REVIEW
DATE:	MAY 20 2021
SCALE:	

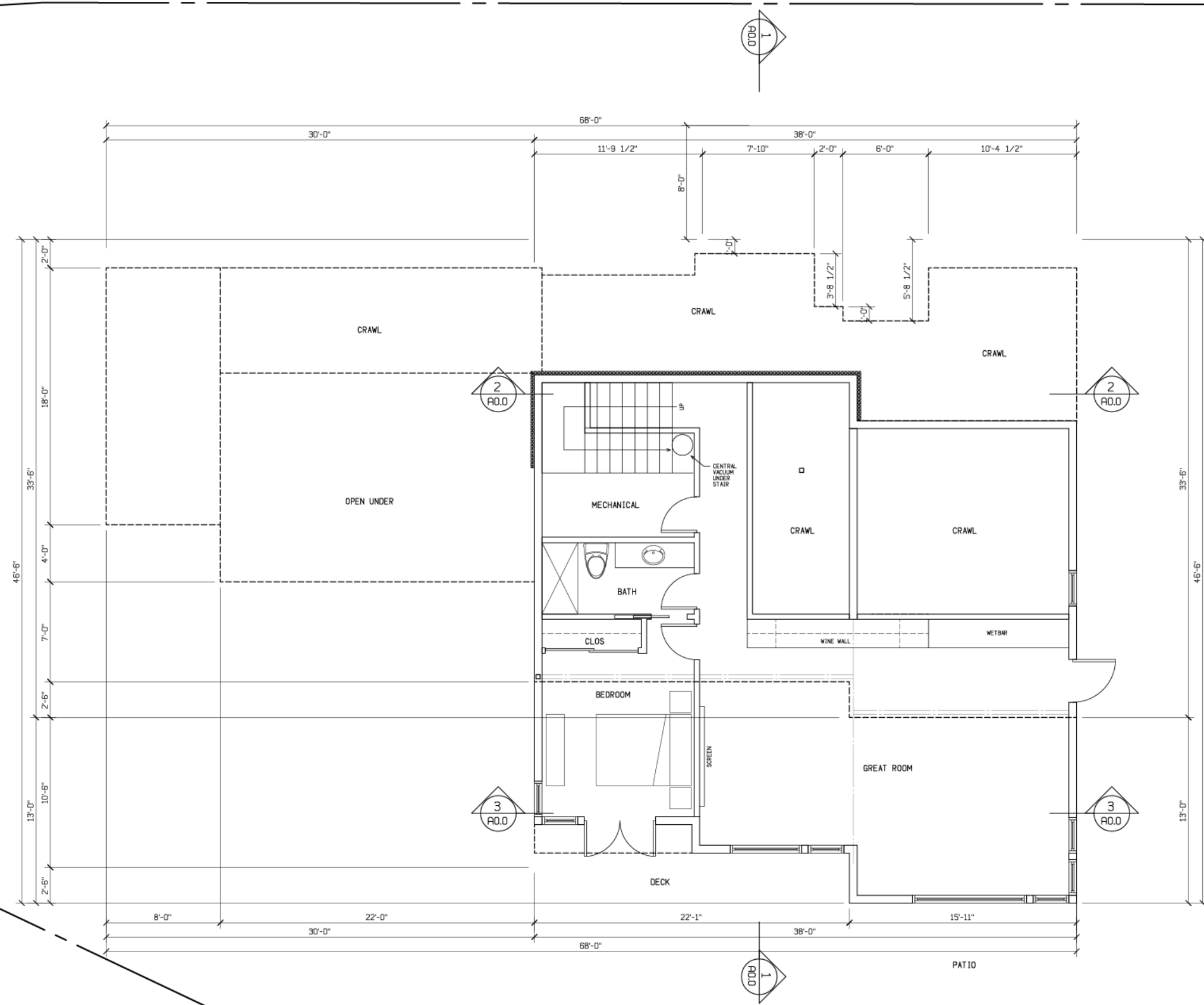
CONSTRUCTION			
TENDERING			
BUILDING PERMIT			
DEVELOPT PERMIT			
VARIANCE			
CONCEPT	1	2	3



M.P. LIGHTBODY
DESIGNS
604 947 0573

AREAS

PROJECT	
SHEET	A1.1



ISSUED FOR:	BOV REVIEW
DATE:	MAY 20 2021
SCALE:	

CONSTRUCTION			
TENDERING			
BUILDING PERMIT			
DEVELOPT PERMIT			
VARIANCE			
CONCEPT	1	2	3



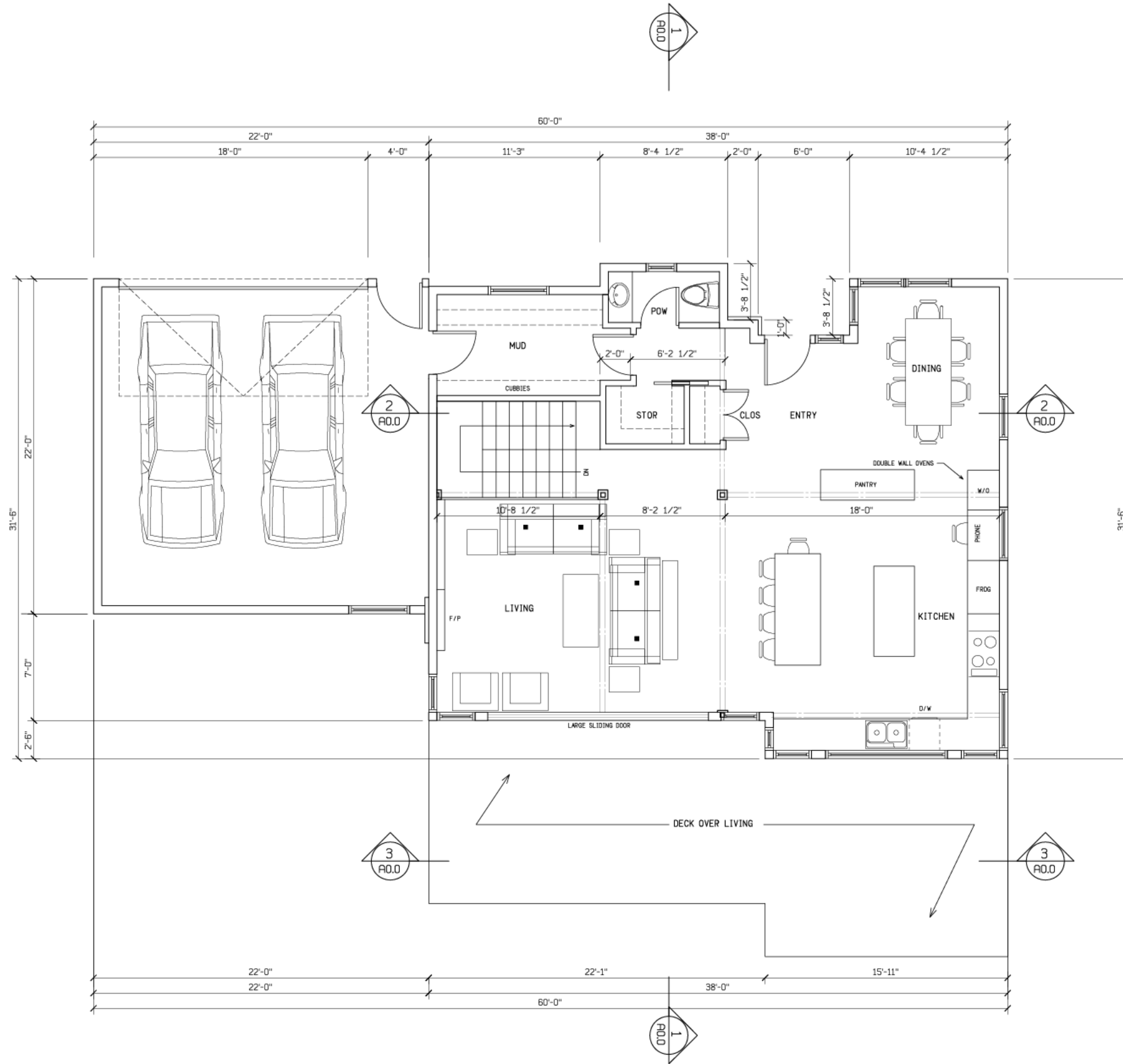
M.P. LIGHTBODY
DESIGNS
604 947 0573

LOWER LEVEL

PROJECT

SHEET

A 0.0



ISSUED FOR:	BOV REVIEW
DATE:	MAY 20 2021
SCALE:	

CONSTRUCTION			
TENDERING			
BUILDING PERMIT			
DEVELOPT PERMIT			
VARIANCE			
CONCEPT	1	2	3



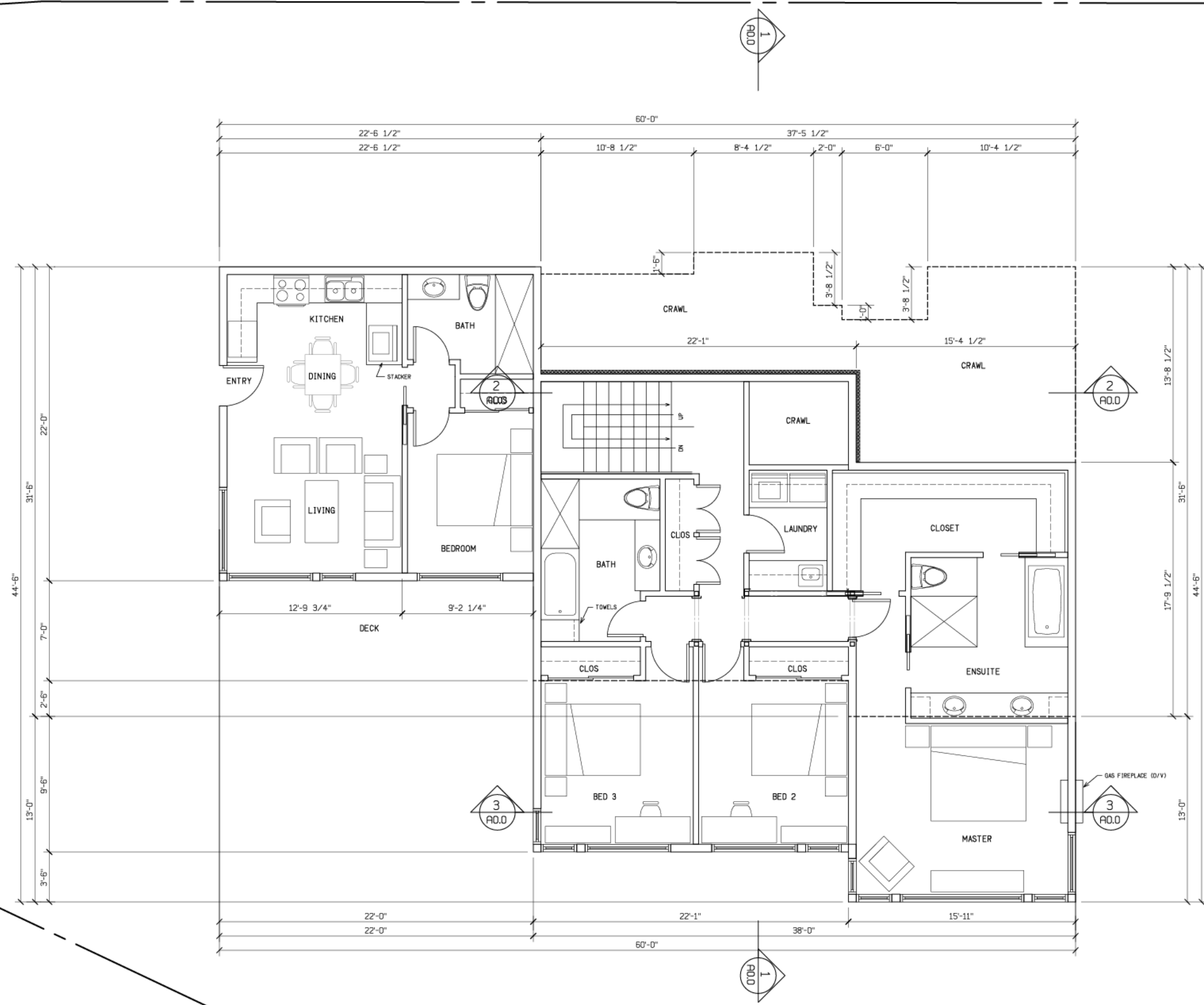
M.P. LIGHTBODY
DESIGNS
604 947 0573

UPPER LEVEL

PROJECT

SHEET

A0.0



ISSUED FOR:	BOV REVIEW
DATE:	MAY 20 2021
SCALE:	

CONSTRUCTION			
TENDERING			
BUILDING PERMIT			
DEVELOPT PERMIT			
VARIANCE			
CONCEPT	1	2	3



M.P. LIGHTBODY
DESIGNS
604 947 0573

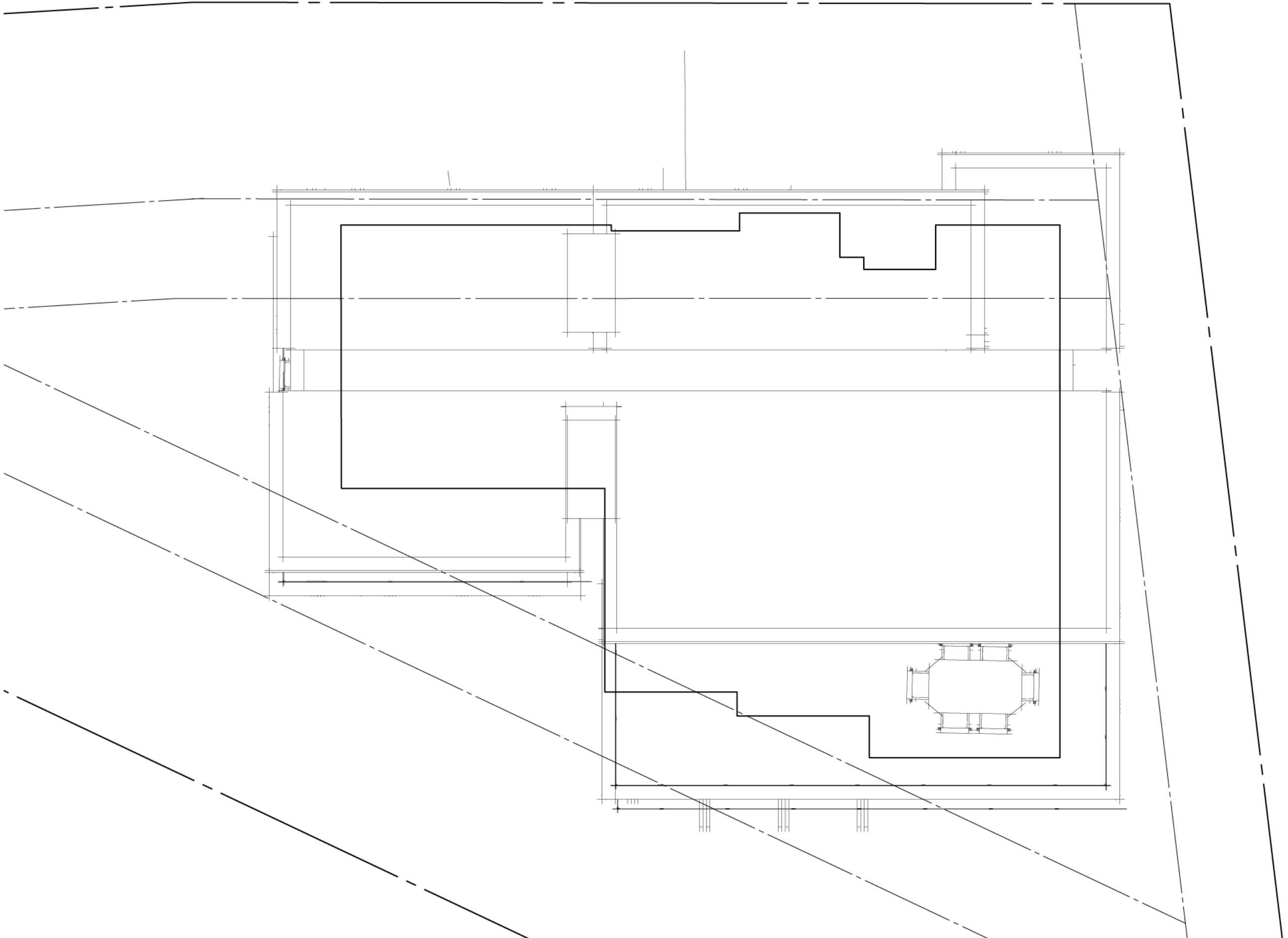
MIDDLE LEVEL

PROJECT

SHEET

A 0.0

UPENIEKS
LIONS BAY



ISSUED FOR:	BOV REVIEW
DATE:	MAY 20 2021
SCALE:	

CONSTRUCTION			
TENDERING			
BUILDING PERMIT			
DEVELOPT PERMIT			
VARIANCE			
CONCEPT	1	2	3



M.P. LIGHTBODY
DESIGNS
604 947 0573

ROOF

PROJECT

SHEET

A 0.0

ISSUED FOR:	BOV REVIEW
DATE:	MAY 20 2021
SCALE:	

CONSTRUCTION			
TENDERING			
BUILDING PERMIT			
DEVELOPT PERMIT			
VARIANCE			
CONCEPT	1	2	3

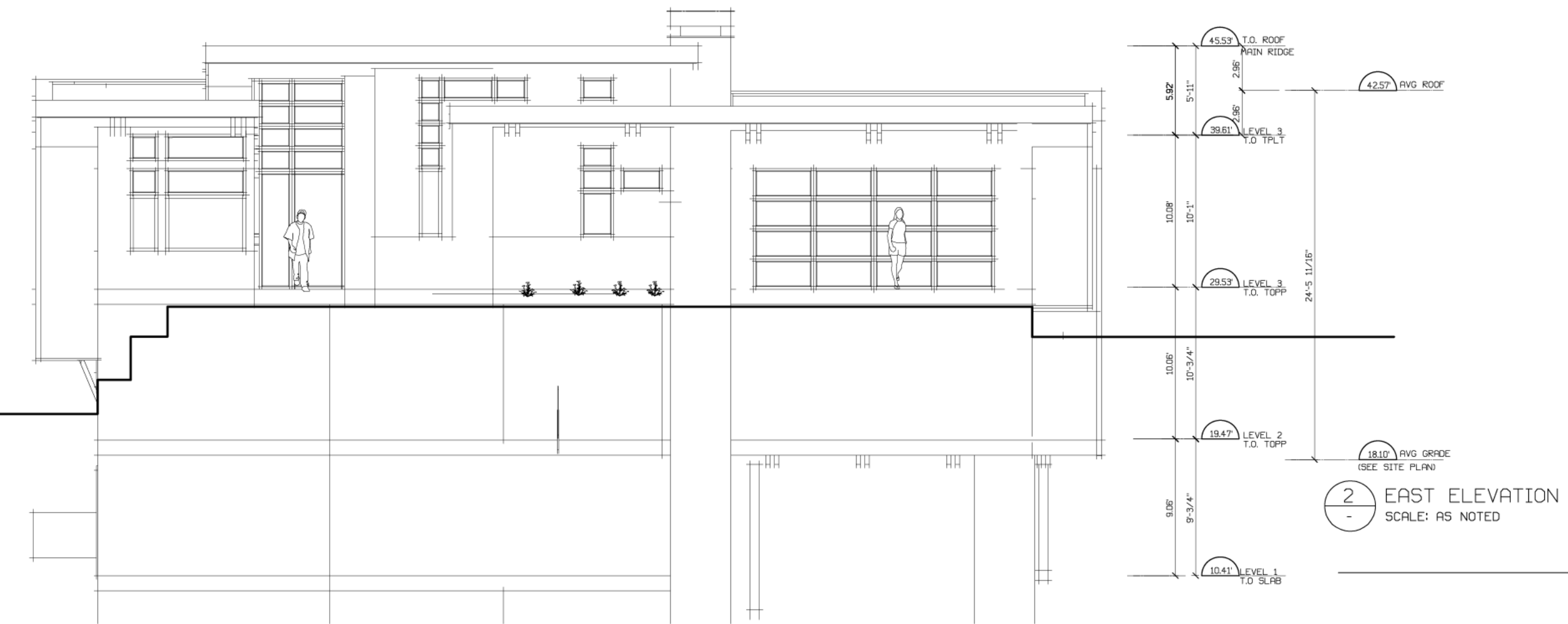
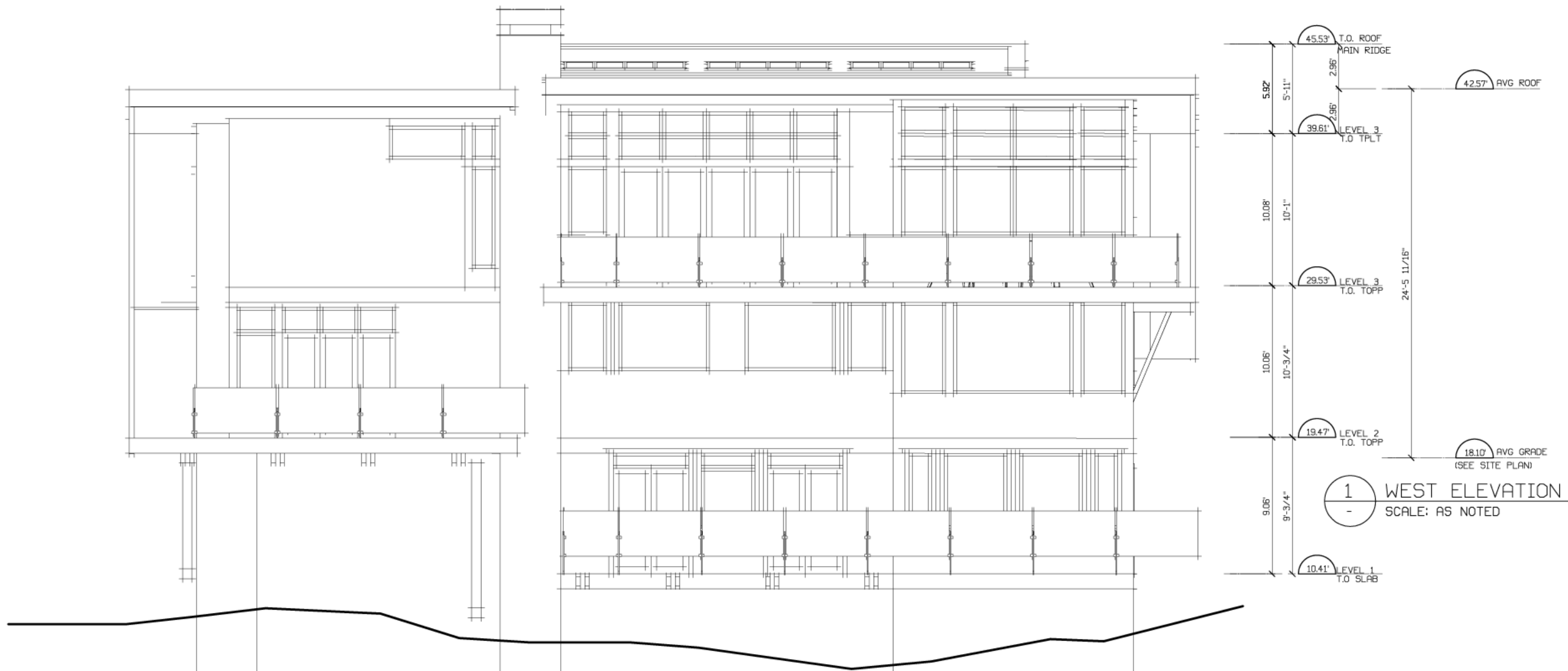


EAST & WEST
ELEVATIONS

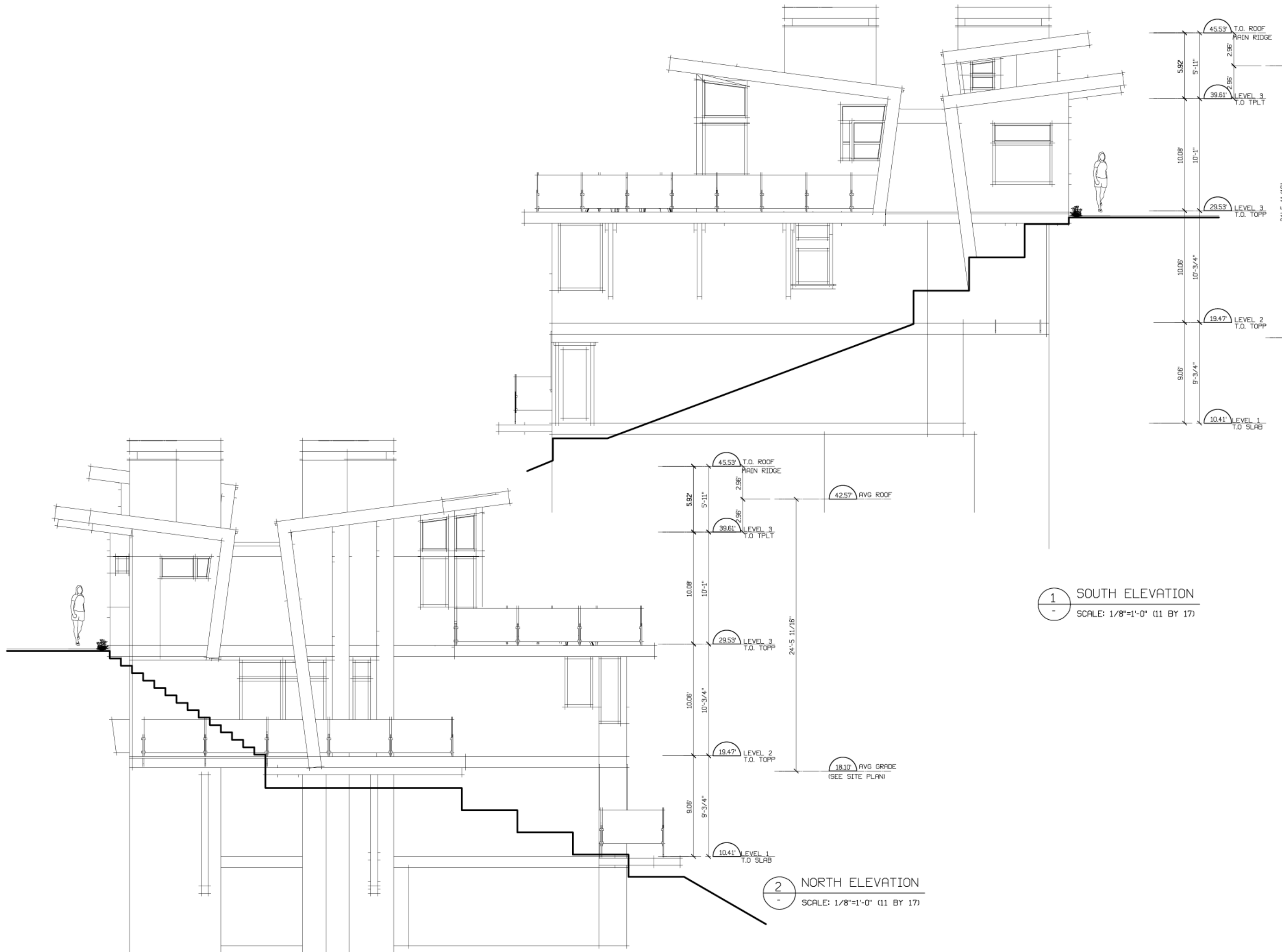
PROJECT

SHEET

A6.0



UPENIEKS
LIONS BAY



1 SOUTH ELEVATION
SCALE: 1/8"=1'-0" (11 BY 17)

2 NORTH ELEVATION
SCALE: 1/8"=1'-0" (11 BY 17)

ISSUED FOR:	BOV REVIEW
DATE:	MAY 20 2021
SCALE:	

CONSTRUCTION			
TENDERING			
BUILDING PERMIT			
DEVELOPT PERMIT			
VARIANCE			
CONCEPT	1	2	3



M.P. LIGHTBODY
DESIGNS
604 947 0573

NORTH & SOUTH
ELEVATIONS

PROJECT

SHEET

A6.1

Schedule "A"

Village of Lions Bay
Board of Variance Application Form

I hereby apply for a hearing before the Board of Variance for:

LAND SUBJECT OF THE APPLICATION	
Street Address:	255 Oceanview Road
Legal Description:	
Zoning:	RS-1
OWNER/CONTACT INFORMATION	
Full Name(s) of Property Owner(s):	Randi & Melissa Byrne
Full Name of Owner's Authorized Representative (if applicable):	
Address to Which Notices Should be Mailed:	255 Oceanview Rd, 402, Lions Bay, BC V0N2E0
Daytime Phone # of Owner or Authorized Representative:	[REDACTED]
Name of Person Who Will Represent Applicant at the Hearing:	Randi and/or Melissa Byrne
TYPE OF APPLICATION (Complete Applicable Section)	
A. VARIANCE OF BYLAW RESPECTING SITING, SIZE OR DIMENSION OF A BUILDING OR STRUCTURE [s.540(a)(1)]	
Bylaw Name/Number & Section(s) from which relief is sought:	520 Zoning + Development Section 7.5.1
Variance From (current requirement):	25ft
To (new requirement requested):	6ft
B. EXEMPTION FROM PROHIBITION OF A STRUCTURAL ALTERATION OR ADDITION TO A BUILDING OR STRUCTURE WITH A NON-CONFORMING USE [s.540(c) and s.531(1)]	
Bylaw Name/Number & Section(s) Which Previously Permitted Use:	
Bylaw Name/Number & Section(s) Which Resulted in Legal Non-Conforming Status:	

Continuing Non-Conforming Use:
Structural Alteration or Addition Desired:
<i>Note: If alteration or addition will result in a structure contrary to current bylaw siting, size or dimension requirements, also complete Section A.</i>
C. APPEAL OF BUILDING INSPECTOR'S DETERMINATION OF DAMAGE TO NON-CONFORMING BUILDING [s.532(1) and s.544]
Date of Building Inspector's Determination (application must be filed within 30 days):
Summary of Building Inspector's Determination (copy attached):
Determination Requested of Board:
D. EXEMPTION TO RELIEVE HARDSHIP FROM EARLY TERMINATION OF LAND USE CONTRACT [s.543]
Bylaw Name(s)/Number(s) & Section(s) from which relief is sought:
Variance From (current requirement):
To (new requirement requested):
STATEMENT OF HARDSHIP (not required for Type C applicants)
I allege that compliance with either the bylaw or section 531(1) [strike one] would cause me hardship by: Unable to have carport added due to topography of property and septic field placement Need a carport for flat, dry area to enter, load/unload and exit vehicles especially as an elderly parent will move in with us soon. (attach additional pages if necessary)
TIME REQUIRED TO COMPLETE Respecting Type A or B applications, the Board may specify a time for completion of the construction of the Building or Structure permitted by the minor variance or exemption, after

which the permission or exemption would terminate. If your application is permitted, when do you expect to complete the work?

Within 6 months

ADDITIONAL INFORMATION/REASONS SUPPORTING THE APPLICATION

(Attach additional pages if required)

ATTACHMENTS

Fee and Title Documents:

- A Non-refundable application fee of \$500.00 (cash or cheque), payable to the Village of Lions Bay.
- A Title Search Print dated within 30 days of the application and copies of all registered non-financial encumbrances noted thereon.

Drawings Which May be Required:

- A site plan showing the location of all Buildings and Structures, or proposed Buildings or Structures, on the subject property, preferably prepared and signed by a BC Land Surveyor A floor plan (for existing and proposed Buildings) showing space uses and door and window locations, preferably certified by an architect or structural engineer.
- A Building or Structure elevation plan preferably certified by an architect or structural engineer, including original and proposed alterations to site levels, if applicable.

Other Documents Which May be Required:

- A geotechnical engineer's report with respect to drainage, topography, and other geotechnical considerations.
- Explanatory materials and such other additional information as may be advisable in support of the application (eg: photographs, letters of support, etc.)

The Village Building Department may have some of the documents noted above – check first before ordering new. Further information may be required to enable the Board of Variance members to visualize the proposal and its relationship to the surrounding area. Approval, if given by the Board, is for the plans submitted. Changes to plans after the Board's decision will require a new application.

SIGNED BY ALL OWNERS ON TITLE ON May 14, 2021 :
(month) (day) (year)

Note: Decisions of the Board of Variance regarding Type A, B or D applications are FINAL, other than an appeal to the BC Supreme Court in respect of procedure under the *Judicial Review Procedure Act*. Decisions regarding Type C applications may be appealed by the applicant or the Village of Lions Bay to the BC Supreme Court. Information in this application is subject to the *Freedom of Information and Protection of Privacy Act*.

