



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

MEETING OF THE BOARD OF VARIANCE
MONDAY, DECEMBER 4TH, 2017 AT 6:30PM.
IN THE COUNCIL CHAMBERS, 400 CENTRE ROAD, LIONS BAY, BC

In Attendance: Board of Variance Members: Ian Mackie, Peter Wreglesworth, Morgan Gatto
Staff: Susan Loutet, BOV Secretary
Applicant: Jason Vantomme
D'Arcy Jones, Architect
Neighbours: Ronald Williams, 251 Bayview Rd
Ina DeSaint Pierre, 247 Bayview Rd

1. Call to Order
BOV Secretary called the meeting to order at 6:32 p.m.
2. Approval of the Agenda
All in favor
3. Minutes – BOV Meeting – May 15, 2017
Moved/Seconded
THAT the BOV Meeting Minutes of May 15, 2017 be approved as circulated.
4. New Business: Application to be heard
 - (1) Civic Address: 249 Bayview Road, Lions Bay, BC
Legal Description: Lot 2, Block A, Plan 15148, DL 1814
Owner: Jason & Aileen Vantomme
Request: Approval sought for Front Yard Variance of 7.5 metres from 7.5 metres to 0 metres and Height Variance of 1.5 metres from 3.65 metres to 5.17 metres.
Per Zoning Bylaw 520, Part VII 7.5 & 7.10.2.
5. Discussion (1) 249 Bayview Road

D'Arcy Jones, authorized Architect representative for Jason Vantomme presented the variance application to the Board of Variance. They are seeking approval from the Board of Variance for a front yard variance of 7.5 metres from 7.5 metres to 0 metres and a height variance of 1.5 metres from 3.65 metres to 5.17 metres.

The applicant is proposing a gentle paved driveway which will end in a single car carport at the lower level of the property, with an accessory building on top of the carport. This accessory building is within the allowable density for the site, and will be a pottery studio. This property is particularly steep. The south side setback is respected. The proposed structure is designed to offset the effects of having a zero front yard setback. This is all in keeping with this uniquely designed existing house. It is acknowledged that the proposed structure will be sitting prominently in the front yard setback, where as other houses on the street are setback as required by the bylaw. The lot is fully treed near the front, so the proposed structure will be screened from the street.

Amended plans were submitted at the hearing of the application to alter the turnaround of the new driveway; this does not affect the variance application. The front of the property is quite densely treed and will also be re-vegetated with trees and ferns.

The Applicant is to decommission the old driveway on the easement at 251 Bayview Road, and to deal with any legal issues that may arise.

The Applicant is to landscape the old driveway area with Salal and ferns and keep natural, native growth vegetation in order, to make the proposed structure as unobtrusive as possible. The retaining wall in the front yard setback will be made from natural boulders and goes to a maximum of 6 feet and will be canter levered and landscaped with natural vegetation.

Neighbours from 247 and 251 Bayview Road were present. Ron Williams from 251 Bayview Road, commented that which is lot 1 and 2 was originally one parcel, and was subsequently subdivided. Lot 1, 251 Bayview Road, has an easement for the driveway for Lot 2, 249 Bayview Road and if this old driveway is to be decommissioned, he would like the easement lifted and returned to its natural vegetation. This would be a matter between Ron Williams and Jason Vantomme.

Ina DeSaint Pierre, the neighbour at 247 Bayview Road, viewed the plans. Her property is quite a distance from the house at 249 Bayview Road, but on the same elevation, and the proposed structure was not seen as a problem. She stated she has no problem with the variance sought for a zero front yard setback.

6. Decision

Upon consideration of the hardship created by the topography of the property in question and there being no objection by the adjacent property owners the Members of the Board of Variance unanimously approve the variances that are sought with respect of 249 Bayview Road. The application the Board of Variance is dealing with is reflected in the amended revised 1 drawings, dated October 13, 2017 which will be filled with the Village of Lions Bay. The document that the Board of Variance has been reviewing is labelled Revision 1, and marked in red ink on the document, and this is the plan we have considered and are approving.

The Board of Variance unanimously grants the variances sought to vary the front yard setback from 7.5 metres to 0 metres and the height variance of 1.5 metres from 3.65 metres to 5.17 metres.

The Board of Variance makes the approval herein subject to the following conditions pursuant to section 11.5 of BOV Bylaw 502, 2016: that the existing driveway is decommissioned and landscaped with appropriate native vegetation and that the retaining wall has appropriate safety railing as required by the applicable BC Building Code and that the natural landscaping be preserved as much as possible. And that items one through five contained in the Information Report (attached) to the Board of Variance from Dave Butler, Building Inspector, to be satisfied.

7. Adjournment Moved/Seconded

THAT the meeting be adjourned.

The meeting was adjourned at 7:08 p.m., December 4th, 2017

Ian Mackie – Board Chair

Susan Loutet – Board Secretary

Date Adopted:

Information Report to Board of Variance

From: Dave Butler, Building Inspector

Date: November 7, 2017

Re: 249 Bayview Road – Jason & Aileen Vantomme
**Proposed Accessory Structure built into front yard setback and
proposed Accessory Structure is over height.**

This property at 249 Bayview Road is requesting a relaxation of front yard setback from 7.5 metres to 0 metres, and Relaxation of Height Variance from 3.65 metres to 5.17 metres to accommodate proposed accessory structure.

The drawings submitted by the applicant have been recalculated, as they showed the height variance from carport to parapet and it should be from average grade to roof deck. See Elevation Drawings A7.1 and A7.2 for recalculations.

Public Works has also advised that:

1. Driveway crossing must align with VOLB standard “Typical Driveway Approach with Culvert.”
2. “Hydro Kiosk” is the Bayview PRV Station – in order to protect this piece of infrastructure, Public Works requires that bollards or rocks are placed on the south side of this kiosk in order to prevent vehicles coming down the driveway during icy/snowy conditions from losing traction and sliding into the unit thereby damaging it.
3. At the junction of the existing PVC culvert beneath the Bayview PRV station and the required driveway crossing culvert, Public Works requires an inspection chamber or access point.
4. Details of the retaining wall and drainage scheme will be required for Public Works approval prior to construction.
5. A legal encroachment agreement will be required for this driveway encroachment.

Detailed full scale plans are available at the Village Office for viewing and at the BOV meeting.

Sincerely,
Village of Lions Bay

D. Butler C.B.I.
Building Inspector

