



**BOARD OF VARIANCE MEETING
OF THE VILLAGE OF LIONS BAY
HELD ON WEDNESDAY, JULY 20, 2022 at 6:00 PM
AT 400 CENTRE ROAD, LIONS BAY, BC
AND VIA ZOOM VIDEOCONFERENCE**

MINUTES

In Attendance:

Board of Variance: Morgan Gatto (Chair)
Scott Gordon

Regrets: David Lee

Staff: Pamela Rooke, Chief Financial Officer
Carol Lee, Mosaic Writing Group (Recorder) (via videoconference)

Public: 0

Applicants: Jason Brink
Brian Lawry, Kombi Design Ltd

1. Call to Order

Morgan Gatto called the meeting to order at 6:04 p.m.

2. Approval of the Agenda

Moved/Seconded

THAT the July 20, 2022 Board of Variance agenda be approved, as presented.

CARRIED

3. Approval of the Minutes

Moved/Seconded

THAT the June 1, 2022 Board of Variance meeting minutes be approved as circulated.

CARRIED

4. Public Comments

A. Jason Brink, Applicant

J. Brink advised that the variance is being requested to provide a flat area to locate a gazebo and play area on the steep property for his young child. He has informed the

neighbouring property owners of the Board of Variance application, and all have indicated their support for the application.

5. New Business – Applications to be Heard

- 1) **Civic Address:** 42 Sweetwater, Lions Bay, BC
 Legal Description: Lot 14, Block B, Plan 18530, DL 1575
 Owner: Jason and Akracha Brink
 Brian Lawry, Kombi Design Ltd., on behalf of the owners
 Request: Approval sought for front yard variance of 4.513 metres
 from 7.5 metres to 2.987 metres to accommodate an
 accessory building.
 Per Zoning Bylaw 520, 2017 sec. 7.5.1.

6. Public Questions and Comments

A. Jason Brink, Applicant

In response to questions from the Board of Variance, J. Brink advised:

- The right-of-way on the property, as shown on the plan, is not in use
- The gazebo will not be visible to the neighbouring properties.

Decision

After considering the facts before it, the Board of Variance determined that the requested variance was reasonable and would not result in any negative impact to the neighbouring properties.

Moved/Seconded

THAT the Board of Variance approves the variance to the front yard variance of 4.513 metres from 7.5 metres to 2.987 metres, to accommodate an accessory building, as requested through the application from 42 Sweetwater Place.

CARRIED

7. Adjournment

Moved/Seconded

THAT the meeting be adjourned.

CARRIED
(6:14 p.m.)

Mayor

Corporate Officer

Date Approved by Council:	October 12, 2022
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