

MINUTES
BOARD OF VARIANCE
Held electronically via MS Teams
October 10, 2024 at 6:00 p.m.

Members: K. Zirul (Acting Chair), M. Cole, A. Gill and C. Schlenker

Staff: A. Whyte, Senior Planning Technician and M. MacDonald, Senior Committee Clerk

Regrets: J. Uliana

Edgewood Place Accessory Building BOV #01088	Applicant: Jacobsen Wood Design Property: 4513 Edgewood Place Variance: Relaxation of the minimum required front setback of an accessory building from 15 m (49.21 ft) to 5.77 m (18.93 ft)
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The Notice of Meeting was read, eight letters of support and the applicant's letter were received.

Applicants: D. Jacobsen, applicant, S. Hull and N. Nankivell, owners, were present in support of the application, the following was noted:

- An accessory building in a different location was scheduled for the August Board of Variance meeting, however prior to consideration it was determined that the location of the building on top of concrete bedrock was not feasible for a number of reasons, including geotechnical requirements and costs associated with drilling into the bedrock for the footings.
- The previous location would have required a height variance, even if the other factors did not prevent it from being built there.
- Aside from the bedrock area, the new location is the only other buildable space that would not require removing numerous mature trees on site.
- The proposed location will not effect the environment as currently it is a concrete pad and there are no trees. This part of the lot is flat, and substantially higher than the road due to sloping lot conditions.
- This property is just over the square footage to be considered a large lot, if it was slightly smaller and not considered a large lot, the building would almost be compliant with the setback requirements.
- Neighbours are supportive of the request.

Public input: Nil

Discussions: The applicant stated the following in response to questions from members of the Board:

- The summit rock is the only other buildable area, building anywhere else on site will require the removal of bylaw protected trees.
- The open carport area under the house is used for vehicle parking, enclosing an area of the carport would reduce the intended usability.
- The proposed building will be used for storage and an office space.
- The home was one of the first built in Broadmead, it has won awards and been featured in architecture magazines. Changing the home is not ideal.

The following was noted during Board discussion:

- This is a challenging lot, the slope and numerous mature trees make building difficult. This is the only suitable location for the proposal.
- A variance will be required if they choose to build on the bedrock.
- The proposal protects the trees, this is the only relatively level spot where an accessory building could be placed without a significant slope.
- The prevalence of significant bedrock on site is clear.

MOTION: **MOVED by A. Gill and Seconded by C. Schlenker: “That the following request to vary from the requirements of Zoning Bylaw 2003, Section 5.34 (a) further to the construction of an accessory building on Lot 8, Section 8, Lake District, Plan 19213 (4513 Edgewood Place) be APPROVED:**

- Relaxation of the minimum required front setback of an accessory building from 15 m (49.21 ft) to 5.77 m (18.93 ft)

And further that if construction in accordance with the plans submitted to the Board in the application is not substantially started within two years from the date of this Order, the variances so permitted by this Order will expire.”

CARRIED

Adjournment On a motion from C. Schlenker, the meeting was adjourned at 6:10 pm.

J. Uliana, Chair

I hereby certify that these Minutes are a true and accurate recording of the proceedings.

Recording Secretary