

Disclaimer: These minutes were prepared as a reasonable summary of the essential content of this meeting, not as a transcription.



MINUTES of the **Board of Variance** Meeting held on Wednesday, May 5, 2021 at 2:00 p.m. held via video conference.

PRESENT:

Voting Members: B. Casidy
S. Loyer
D. Siemens

Staff: A. Dominelli, Development Services Technician
A. Wallace, Manager of Community Development (Chair)

Guests: Applicant 1

Recording Clerk: T. McCaw, Committee Clerk II

1. CALL TO ORDER

The meeting was called to order at 2:00 p.m.

2. LATE ITEMS

None.

3. APPROVAL OF AGENDA

It was **MOVED** and **SECONDED** THAT the Agenda for the May 5, 2021 Board of Variance Meeting be approved.

CARRIED.

4. NEW BUSINESS

(1) Introduction of Members

The Board of Variance members participated in a brief roundtable of introductions.

(2) **Nomination of Chair & Vice Chair for 2021**

The Board considered the annual nomination and selection of Chair and Vice-Chair for the Board of Variance.

It was **MOVED** and **SECONDED** THAT the Board of Variance:

- A. Nominate Stacey Loyer as the Chair for 2021; and
- B. Nominate Bryce Casidy as the Vice Chair for 2021.

CARRIED.

(3) **Board of Variance Application -11626 Harris Road, Pitt Meadows, BC (FILE: 0360-20-2021-01)**

Staff acknowledged the receipt of two letters from the public regarding the application which were emailed to Board members and have been included as **Attachment 1** and **Attachment 2** to the minutes.

A. Dominelli, Development Services Technician, presented a variance application received for an accessory structure (pergola) at 11626 Harris Road including a PowerPoint presentation which is included in the minutes as **Attachment 3**. Some of the highlights included:

- The Applicant hired a contractor to remove an existing pergola and rebuild a new one the property;
- The pergola was built without following the City's building regulations;
- The pergola was built without the issuance of a residential building permit;
- The City was notified of the said accessory building upon receipt of a formal complaint from a neighbour;
- The Applicant applied for a Development Variance Permit which was presented to Council and previously denied;
- Presentation included a potential options for the Applicant to alter the pergola which may result in decreased negative impacts on the surrounding neighbours; and
- Most impacted neighbour issued a letter of support if compromise was met.

Some of the comments from the Applicant to the Board of Variance members included:

- The building of the pergola and making alterations to attempt to mitigate the complaints have caused financial hardship;
- Drainage concerns identified have been diverted directly into the main drain in the backyard; and
- Looking into the option of removing glass which would resolve concerns with glare or water runoff.

Some of the questions and comments from the Board of Variance members to the Applicant included:

- A request to identify other hardships which have been experienced other than financial (*The Applicant noted that he has been faced with an increased level of stress in addition to financial hardship*); and
- Clarification on who was responsible for applying for a residential building permit from the City (*The Applicant responded with stating he had thought the contractor was going to apply for a residential building permit and the contractor stated the Applicant did not ask him to apply for one*).

** The Applicant was placed in the virtual waiting room at 2:23 p.m. while the members deliberated.*

It was **MOVED** and **SECONDED** THAT the Board of Variance:

- A. Deny the application for an accessory structure at 11626 Harris Road, as shown on the plan by Excelsior Measuring Inc. dated March 9, 2020, to vary sections of Zoning Bylaw No. 2505, 2011.

CARRIED.

** The Applicant rejoined the meeting at 2:31 p.m.*

The Board informed the Applicant that the variance application had been denied.

**The Applicant left the meeting at 2:31 p.m.*

5. ROUND TABLE

The board engaged in a round table discussion.

6. ADJOURNMENT

It was **MOVED** and **SECONDED** THAT the meeting be adjourned at 2:33 p.m.

CARRIED.

*The next **Board of Variance** meeting is scheduled for June 2, 2021
at 2:00 p.m.*