

Wednesday, January 27, 2021

Minutes of the meeting of the Comox Valley Regional District Board of Variance held on January 27, 2021 in the Civic Room of the Comox Valley Regional District offices located at 770 Harmston Avenue, Courtenay, BC commencing at 1:02 pm.

MINUTES

Present:

Chair:	J. Schommer	Board of Variance
Member:	C. Halbert	Board of Variance
	J. Sterk	Board of Variance
Staff:	L. Dennis	Manager of Legislative Services
	T. Trieu	Manager of Planning Services
	D. Thiessen	Planner

APPOINTMENT OF CHAIR

T. Trieu, Manager of Planning Services, called the meeting to order and opened the floor to nominations for the position of chair. At the close of nominations, Joe Schommer was the only nomination and as such, was declared chair by acclamation.

Chair Schommer assumed the role of presiding member at 1:04 pm.

RECOGNITION OF TRADITIONAL TERRITORIES

The chair acknowledged that the meeting was being held on the unceded traditional territory of the K'ómoks First Nation.

REPORTS:

BOARD OF VARIANCE BACKGROUNDER

Chair Schommer reviewed the background information regarding the Board of Variance role and process.

ELECTORAL AREA A - BOARD OF VARIANCE APPLICATION BV 2A 20 – 5441 TAPPIN STREET - LYMBURNER / GILCHRIST

The Board of Variance reviewed the following material:

- Report dated January 6, 2021 regarding Board of Variance Application BV 2A 20 - 5441 Tappin Street (Lymburner / Gilchrist) to reduce the minimum rear yard setback for a detached garage be received.

- Email correspondence dated January 20, 2021 from Anne Fischer, adjacent neighbour, regarding Board of Variance Application BV 2A 20 - 5441 Tappin Street (Lymburner / Gilchrist) be received.

D. Thiessen, Planner, provided an overview of the Board of Variance Application BV 2A 20 - 5441 Tappin Street (Lymburner / Gilchrist)

Ryan Lymburner, applicant, was in attendance and provided information regarding the application.

No members of public were in attendance to speak to the application.

Following deliberation, the board rendered the following decision:

C. Halbert/J. Sterk: THAT the Comox Valley Zoning Bylaw No. 520, be varied to reduce the setback of the existing detached garage located at 5441 Tappin Street as presented in the staff report dated January 6, 2021 as follows:

- Rear yard setback from 4.5 meters to 0.84 metres for the foundation,
- Rear yard setback from 2.5 metres to 0.53 metres for the eaves after the removal of the roof overhang,
- Side yard setback from 1.75 metres to 1.35 metres.

AND THAT construction be substantially started within two years of approval of this variance.

Carried

TERMINATION:

C. Halbert/J. Sterk: THAT the meeting terminate.

Carried

Time: 1:35 pm.

Confirmed by:

Joe Schommer
Chair

Certified correct by:

Lisa Dennis
Manager of Legislative Services

Recorded by:

Antoinette Baldwin
Recording Secretary