

**CITY OF VICTORIA
BOARD OF VARIANCE MINUTES
JULY 11, 2024**

Present: Trevor Moat
Margaret Eckenfelder
Rosa Munzer
Rus Collins
Joanne Thibault

Absent:

Staff: Thom Pebernat, Zoning Administrator
Alena Hickman, Planning Secretary
Sian Maichen, Planning Secretary

The meeting was called to order at 12:30 pm.

1. Minutes

Minutes from the meeting held June 13, 2024

Moved: Joanne Eckenfelder

Seconded: Rosa Munzer

That the minutes from June 13, 2024 be adopted as presented.

Carried Unanimously

2. Appeals

**12:30 Board of Variance Appeal #01021
Stefan Alexander, Applicant
2742 Roseberry Avenue**

Present Zoning: R1-B
Present Use: SFD

The proposal is to construct a fence along the side yard (north)

Bylaw Requirement

Relaxation Requested

Schedule S

Section 3.b - Fence height - rear yard (north side)
relaxed from 1.83m to 3.05m

Applicant

- The backyard is part of an established deer corridor, giving rise to issues with deer.
- Privacy with neighbours is also an issue.
- We have proposed a nice fence that will be well maintained.

Board

- No design of the fence was provided, what is going to be used to build the fence?
 - 5x5 Cedar posts infilled with rough sawn cedar, portal windows with a roof structure as a cap.
- What brought you to the BOV since you have already started work?
 - The front half isn't over height.
- What is the plan if the Board doesn't approve your variance?
 - I will most likely not use the whole 10ft of requested variance. I would just maintain the bylaw.
- How long have you lived at this property?
 - 12 years.
- Have the deer not been an issue before?
 - Yes, they have always been an issue.
- Do the deer travel in through the outcropping?
 - Yes correct. Anything at a height of 6ft and under the deer can clear.
- Could you put in a wire fence instead to keep some light.
 - I could but I don't think that is an issue.
- Have there been conversations with the neighbours, and what was the result
 - There has been some conversation, but we have a strained relationship at this point.
 - No agreement was reached
- Can the neighbour clarify what potentially will resolve the deer issue and what the plan is?
 - We are doing lots of work in the garden to clean up, the removal of ivy has helped.
 - We have also considered building a fence.

Neighbours

- Neighbours Roxanne & Adam of 2746 Roseberry Ave – former neighbours did not use their backyard. We bought a house with a yard in order to use it. We have removed a lot of ivy which is helping with the deer. We also have every intention to put in a fence to help with the deer problem when funds permit.

Public portion of the meeting closed.

- This request is hard to support given the size of the variance requested and the impact on the neighbours.
- There is potential for the neighbours to work together to resolve this.
- There are some issues and hardship, but the plan does not appear to have been well thought through, given the applicant's statement that the full extra 2 feet might not be needed.

Motion:

Moved: Margaret Eckenfelder

Seconded: Rus Collins

That the following requested variances be declined.

Bylaw Requirement

Schedule S

Relaxation Requested

Section 3.b - Fence height - rear yard (north side)
relaxed from 1.83m to 3.05m

Carried Unanimously

Meeting Adjourned at 12:38 p.m.
