

June 10, 2021

Section 1.6.5 a)	Relaxation to the front yard setback from 7.50m to 7.00m. The existing front yard setback is 3.29m.
Section 1.6.5 b)	Relaxation to the eave projection into the front yard setback from 0.75m to 1.00m.
Section 1.6.5 d)	Relaxation to the rear yard setback from 10.48m to 9.10m.
Section 1.6.5 e)	Relaxation to the north side yard setback from 2.29m to 1.97m. The existing north side setback is 1.97m.
Section 1.6.5 g)	Relaxation to the combined side yard setback from 5.40m to 4.15m. The existing combined setback is 4.15m.

Milvi Tiislar, Applicant; Bruce Greenway, Builder; were present.

Correspondence submitted was acknowledged.

Applicant

- The owners purchased the house 9.5 years ago and love the house and the neighbourhood.
- This house was built in 1955 is legal nonconforming. In order to renovate the existing house we need variances since it doesn't fit into the current setbacks.
- They would like to add a bedroom upstairs so children have their own rooms.
- The front eave projection relaxation will allow for some shading in the room.
- The rear setback variance is required because the yard is mostly rock. That allowance would allow us to build properly and embrace the backyard as is.
- The owners have contacted all their neighbours and have full support.

Board

- Have you considered changing the design and shape of the windows to be more harmonious with the rest and give a more consistent look, and have you received any feedback on their appearance as proposed?
 - We have not received any feedback. We are looking to fit the existing house into the neighbourhood by allowing the proposed front yard roof line to match and splice into the existing roof lines. The windows are more to enhance the function of the space.
- Are there skylights planned for this room?
 - There are some light tubes planned for over the staircase and the rear addition and there is a skylight at the rear projection.

Public portion of the meeting closed.

- Move to accept as requested.
- Appreciate that the house is continuing in the same footprint.
- Believe the variances will improve the house.
- Appreciate the landscaping efforts in the back. The green roof is a creative positive solution.

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Motion:

Moved: Margaret Eckenfelder

Seconded: Rus Collins

That the following variance be approved

Carried Unanimously

Bylaw Requirement

Relaxation Requested

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Section 1.6.5 g)

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Meeting Adjourned at 1:35 pm.
