



**CITY OF VICTORIA  
BOARD OF VARIANCE MINUTES**

**September 12, 2024**

**The City of Victoria is located on the homelands of the Songhees Nation and Xwsepsum Nation.**

**PRESENT:** Trevor Moat (Chair)  
Margaret Eckenfelder  
Rosa Munzer  
Joanne Thibault

**ABSENT:** Rus Collins

**STAFF:** Nina Jokinen, Senior Planning Technician  
Kyla Tuttle, Senior Zoning Technician  
Sian Maichen, Planning Secretary

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**Call to Order**

The meeting was called to order at 12:31 p.m.

**1. Minutes**

Minutes from the meeting held August 8, 2024

**Moved:** R. Munzer

**Seconded:** J. Thibault

That the minutes from August 8, 2024 be adopted as amended.

**Carried Unanimously**

**2. Appeals**

**12:30 Board of Variance Appeal #01023**  
**Robin Whitaker, Applicant; Jylah Ritmeester, Owner**  
**436 Niagara Street**

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Present Zoning: 3 Strata units  
Present Use: 3 Strata units

The proposal is to demolish and rebuild the deck to the same dimensions, shape, and finish as the existing.

**Bylaw Requirement**

**Relaxation Requested**

Schedule G - Section 3.b.i

Variance to permit the removal and reconstruction of decks facing a street.

**Applicant**

- Rebuild a balcony attached to a first level deck that poses a risk to inhabitants
- Plan to tear down rotting section and rebuild deck with the same dimensions and finish

**Board**

- This is a complete rebuild, you're not salvaging any of the current deck?
  - There is a part that the wood has been inspected on that is still fine.

**Neighbours**

No neighbours present at this meeting.

*The public portion of the meeting was closed.*

*The Board had no additional remarks.*

**Motion:**

**Moved:** M. Eckenfelder

**Seconded:** J. Thibault

**Bylaw Requirement**

**Relaxation Requested**

Schedule G - Section 3.b.i

Variance to permit the removal and reconstruction of decks facing a street.

**Carried Unanimously**

**Adjournment**

*The Board, by unanimous consent, adjourned the meeting at 12:40 p.m.*

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