

**CITY OF VICTORIA  
BOARD OF VARIANCE MINUTES  
SEPTEMBER 28, 2023**

**Present:** Margaret Eckenfelder – Acting chair  
Rosa Munzer  
Joanne Thibault

**Absent:** Trevor Moat  
Rus Collins

**Staff:** Nina Jokinen, Zoning Technician  
Alena Hickman, Planning Secretary

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

**1. Minutes**

Minutes from the meeting held Sept 14, 2023

**Moved:** Rosa Munzer

**Seconded:** Joanne Thibault

That the minutes from September 14, 2023 be adopted as amended.

**Carried Unanimously**

**2. Appeals**

**12:30 Board of Variance Appeal #01000  
Martin Townson, Applicant  
218 Raynor Avenue**

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Present Zoning: R-2  
Present Use: SFD

The proposal is to rebuild an addition at the rear, matching the placement of the existing addition.

**Bylaw Requirements**

**Relaxations Requested**

Section 1.2.5.c.	Side yard setback (west) relaxed from 1.50m to 1.45m.
Section 1.2.5.c.	Side yard setback (east) relaxed from 3.00m to 1.80m.
Section 1.2.5.d.	Combined side yard setbacks relaxed from 4.50m to 3.05m.

**Applicant**

- When we purchased the house, we did not realize that the additions at the back of the house were done without permits. About 12 years ago we had a contractor do some more work to the house and the contractor was to obtain the needed permits
- My current contractor asked me to go to City Hall and pull previous permits. That is when we discovered that all work done on the house since it was first built, was done without a permit and we also learn that a variance was required to do the planned work.
- The work is required to correct a number of issues that have arisen over the years and to legalize the downstairs suite. The most economical to correct the problems was to tear down the existing additions and rebuild them to code.
- The suite is now untenanted, but once renovations are complete, I plan to rent it again.
- The neighbours have been consulted and we have heard of no issues.

*Public portion of the meeting closed.*

- Modern addition
- Footprint is staying the same
- Neighbours have no issues

**Motion:**

**Moved:** Rosa Munzer

**Seconded:** Joanne Thibault

That the following variances be approved

**Bylaw Requirements**

**Relaxations Requested**

Section 1.2.5.c.

Side yard setback (west) relaxed from 1.50m to 1.45m.

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Side yard setback (east) relaxed from 3.00m to 1.80m.

Section 1.2.5.d.

Combined side yard setbacks relaxed from 4.50m to 3.05m.

Meeting Adjourned at 2:30 pm.

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