

SUNSHINE COAST REGIONAL DISTRICT

BOARD OF VARIANCE

July 30, 2024

Minutes of the Board of Variance Hearing held at the Sunshine Coast Regional District Office located at 1975 Field Road, Sechelt, B.C. The meeting was held in-person in the Cedar Room.

PRESENT:	Member, Board of Variance	K. Engelland (Chair)
	Member, Board of Variance	K. Child
	Member, Board of Variance	T. Davies
ALSO PRESENT:	Planner II	N. Copes
	Senior Planner	S. Koberwitz
	Deputy Corporate Officer / Recorder	K. Wiebe
	Planning Technician III	D. Rajala
	Planning Technician II	K. Lamb
	Applicant/Owner BOV00025	R. Potter
	Public	1

CALL TO ORDER 9:30 a.m.

Introductions were made of those present at the meeting.

AGENDA The agenda was adopted as presented.

MINUTES The minutes of April 22, 2024 were received and adopted as presented.

REPORTS

Board of Variance Application: BOV00025

Subject Property: 5349 Backhouse Road, Halfmoon Bay

Legal Description: LOT 2 BLOCK A DISTRICT LOT 4537 PLAN 13497 PID: 0058-582-475

Staff provided a summary of the Board of Variance application BOV00025 and the rationale for the variance. The variance application is to reconstruct a home on an existing foundation and reconstruct a deck, which will be supported by existing posts. Both structures were destroyed by fire in 2024. To accommodate the proposal the applicant is requesting a variance to reduce the setback from the natural boundary of the ocean from 15.0 m to 10.5 m for a single-unit dwelling and 6.5 m for a deck structure. Staff noted that two letters in favor of the variance were received by owners of neighboring properties.

DISCUSSION

The Board of Variance asked the following questions regarding the application:

Did the original deck have an overhang; and would the building inspector have noticed the non-compliance with the setback requirement of the deck for this present proposed build.

Staff answered that they believe the original deck had an overhang; and the proposed deck was inspected for building compliance, but the setback was not confirmed.

The Chair invited questions and comments from the applicant and property owner.

Barbara Bolding, friend and neighbour to the applicant, of 10583 Mercer Road, voiced her support for the application. Ms. Bolding stated that the applicant is 91 years old, has been a resident of Halfmoon Bay for fifty years, and lives alone. Of note was Bolding's comment that the applicant is currently experiencing a hardship by having to reside in a 'fifth-wheel' trailer on the property in question. The applicant, Rosalie Potter, spoke to the discomfort of not having a proper bed to sleep in. Ms. Bolding noted that the rebuild of the home in question was an exact replica of the manufactured home that burned down and would not change the footprint of the previous structure.

The Board of Variance considered the application and made the following decision:

DECISION #02/24 It was moved and seconded

The Board of Variance recommended that the report titled Board of Variance Application BOV00025 (5349 Backhouse Road) – Electoral Area B be received for information;

AND THAT the Board of Variance considered the application in accordance with Section 542 of the *Local Government Act*;

AND FURTHER THAT Board of Variance Application BOV00025 requesting a variance to reduce the setback from the natural boundary of the ocean from 15.0 m to 10.5 m for a single-unit dwelling and 6.5m for a deck structure, be approved.

CARRIED

ADJOURNMENT 9:47 a.m.

Certified fair and correct:

K. Wiebe, Deputy Corporate Officer

Krista Engelland, Chair, Board of Variance

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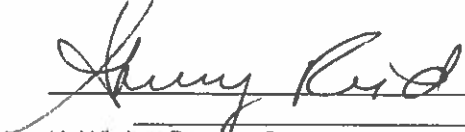
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K. Wiebe, Deputy Corporate Officer
Krista Engelland, Chair, Board of Variance

S. Reid, Corporate Officer