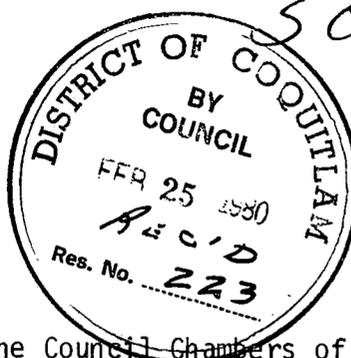


BOARD OF VARIANCE

Wednesday, February 13, 1980
Board of Variance - 7:00 p.m.

BOARD OF VARIANCE
MINUTES



A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Wednesday, February 13, 1980 at 7:00 p.m.

Members Present Were:

Mr. G. Crews, Chairman
Mr. J. Petrie
Mr. B. Hanson
Mr. B. Aabjerg

Staff Present Were:

Mr. K. McLaren, Development and Control Technician;
Mr. C. E. Spooner, Building Inspector II;
Mrs. S. Aikenhead, Assistant Municipal Clerk, who acted as Secretary to the Board

The Chairman explained to those present that all the appeals would be heard and the Board would rule on them later and that all applicants would then be informed by letter from the Municipal Clerk's Office of the decision of the Board.

Submitted to the Board for this meeting were comments from Mr. C. E. Spooner, Building Inspector II, dealing with each of the applications before the Board, a copy of which is attached hereto and forms a part of these minutes.

Also submitted to the Board was a brief from the Planning Department dealing with each of the applications before the Board, a copy of which is attached hereto and forms a part of these minutes.

2. John E. Whitty
1905 Lodge Drive
Subject: Relaxation of sideyard setback requirements.

Mr. and Mrs. Whitty appeared before the Board of Variance to request relaxation of the sideyard setback requirements to 0 feet from the side yard property line and to request relaxation of the site coverage requirements to allow site coverage of 33% of the lot.

Mr. Whitty informed the Board that a patio had been constructed at the front of his house with a brick planter bordering it. He wished to close in this brick planter by building on top of the brick a glass and aluminum structure which would become a greenhouse. He stated he has already put \$2,200. into this and is looking at another \$4,500. expenditure. Mr. Whitty presented to the Board a letter signed by ten of his immediate neighbours stating they had no objections to this application.

It was pointed out to Mr. Whitty that his original application had been for relaxation of side yard setback requirements to 3 feet from the property line but that the Building Department, on inspection, found that the structure was actually on the property line and the roof overhang was intruding 6 inches into the neighbours yard. Mr. Whitty was further informed that the National Building Code Regulations required any structures closer than 3 feet to the side yard property line to be constructed with non-combustible exterior cladding and ½ inch gyproc interior cladding or solid brick and the structure would not be permitted to have any openings e.i. windows in same. Mr. Whitty was further informed that he would have to remove the roof overhang that intrudes into the neighbours property as well.

Concern was expressed by members of the Board that if Mr. Whitty still wishes to build this structure, the required solid wall facing the neighbour's property maybe considered offensive by the neighbours. Mr. Whitty was asked if he had discussed this matter with neighbours and Mr. Whitty informed the Board that after talking to Mr. Spooner and finding out that he would have to build a

Wednesday, February 13, 1980
Board of Variance - 7:00 p.m.

solid wall he had not informed the neighbours of this fact.

There was no opposition expressed to this application.

3. A. M. Reavy
844 Herrmann Street
Subject: Relaxation of side yard setback requirements.

Mr. Reavy appeared before the Board and stated that he wishes to construct a single family dwelling on his property that would have a built in buffet that would intrude into the side yard setback by 1 foot 6 inches and he would therefore request relaxation of the side yard setback requirements to 4 feet 6 inches. He stated the reason he had to build his home so close to this property line was because of a ten foot easement given to the District of Coquitlam on the south side of his property.

There was no opposition expressed to this application.

4. Roger's Construction Ltd.
2967 Reese Avenue
Subject: Relaxation of front yard setback requirements.

Mr. Roger Ducharme of Roger's Construction appeared before the Board of Variance to request relaxation of front yard setback requirements to 21 feet from the front property line.

Mr. Ducharme stated that this house is already constructed and that the house itself is the required 25 feet back from the front property line but there is a decorative front porch railing four feet from the front face of the house that is attached to the roof by posts and is therefore considered a part of the house. He stated this was not taken into account when the foundation was poured and was only picked up at the time of final inspection.

There was no opposition expressed to this application.

5. High Ridge Ventures Ltd.
1658 Brunette Avenue
Subject: Relaxation of rear yard setback requirements.

Mr. Lloyd Gauvin of High Ridge Ventures appeared before the Board of Variance to request relaxation of the rear yard setback requirements to 19 feet.

Mr. Gauvin informed the Board that because of a Trans Mountain Pipeline easement running diagonally across the front portion of this property the house had to be situated to the rear of the property and the floor area had been restricted. He wished to cantilever the two bedrooms one foot into the rear yard setback in order to make them a more acceptable size.

Mrs. J. Marshall, owner of 1650 Brunette Avenue expressed a wish to see the plans of the proposed home. Mr. Gauvin presented plans for the Board to inspect as well as for Mrs. Marshall to look at.

There was no opposition expressed to this application.

6. S. and I. Kruljac
2955 Keats Drive
Subject: Relaxation of front yard setback requirements.

Mr. Kruljac appeared before the Board of Variance to request relaxation of the front yard setback requirements to 15 feet. He stated that because of the G. V. S. and D. D. sewer easement running diagonally across the rear portion of his property he has to build his home towards the front of the lot. He stated he had shopped around for stock plans and was not able to find any that would fit on to this lot in front of the easement. He then approached a draftsman to prepare a plan to suit this lot and to suit their purposes. He stated the main floor would 992 square feet and 688 square feet on the upper floor. He also stated that the sketch he has tabled with the Board

he would like to amend. He stated that he would request relaxation of the 15 foot front yard setback requirements across the entire front of the house rather than just the one portion.

Mr. Kruljac tabled with the Board of Variance letters from all the surrounding property owners in this subdivision stating they had no objections to this application.

There was no opposition expressed to this application.

1. Genstar Ltd.
Lansdowne Street and Charter Hill Drive
Subject: Relaxation of fence height requirements.

Mr. W. Hayes of Genstar Ltd. appeared before the Board of Variance in regard to this application to request relaxation of fence height requirements to allow them to construct two brick property line fences, each to a height of 1.65 meters, one on each corner of Charter Hill Drive and Lansdowne Street. These brick fences would have the neighbourhood identification insignia on them to identify the area.

The Chairman informed Mr. Hayes that the Municipal Solicitor cannot advise the Board of Variance as far as legal opinions are concerned as he cannot act for two parties. However, he has advised the Municipal Staff to recommend against appeals of this nature and the Planning Department could not recommend in favour of this appeal as there was some concern as to the question of liability should the relaxation be allowed and an accident occur. Several members of the Board expressed concern that there was a blind spot at this corner and the chances of an accident occurring they felt were very high if these brick fences were left at the height they are presently. They felt the signs were a definite traffic hazard.

Mr. Hayes informed the hearing that the neighbourhood insignia signs embedded in the brick property line fences do need some repair work done to them and he will be sending them back to the factory for these repairs and at the same time he will request that they be reduced in size and therefore the brick fences could also be reduced in size and still accommodate the neighbourhood insignia.

CONCLUSIONS

1. Genstar Ltd.

MOVED BY MR. AABJERG
SECONDED BY MR. HANSEN

That this appeal be denied.

CARRIED UNANIMOUSLY

2. John E. Whitty.

MOVED BY MR. AABJERG
SECONDED BY MR. PETRIE

That Mr. Whitty's appeal will be allowed provided the following conditions are met:

That the north wall of the greenhouse be reconstructed with non-combustible exterior cladding and ½ inch gyproc interior cladding or solid brick; that the north wall have no openings; that the six inch overhang into the neighbours property be removed; and that Mr. Whitty obtain written permission from his immediate neighbours to erect this solid wall before a building permit is issued.

CARRIED UNANIMOUSLY

Wednesday, February 13, 1980
Board of Variance - 7:00 p.m.

3. A. M. Reavy.

MOVED BY MR. PETRIE
SECONDED BY MR. AABJERG

That this appeal be allowed as per application, that is, relaxation of side yard setback requirements to four feet six inches.

CARRIED UNANIMOUSLY

4. Roger's Construction Company.

MOVED BY MR. PETRIE
SECONDED BY MR. AABJERG

That this appeal be allowed as per application, that is, front yard setback requirements relaxed to 21 feet.

CARRIED UNANIMOUSLY

5. High Ridge Ventures Ltd.

MOVED BY MR. HANSEN
SECONDED BY MR. PETRIE

That this appeal be allowed as per application, that is, rear yard setback requirements relaxed to 19 feet.

CARRIED UNANIMOUSLY

6. I. Kruljac.

MOVED BY MR. PETRIE
SECONDED BY MR. AABJERG

That this appeal be allowed as per amended application, that is, front yard setback requirements relaxed to 15 feet.

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY MR. PETRIE
SECONDED BY MR. HANSEN

That the Board of Variance meeting adjourn - 8:25 p.m.

CARRIED UNANIMOUSLY


CHAIRMAN

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: S. AIKENHEAD DEPARTMENT: ADMINISTRATION DATE: FEB. 13, 1980
FROM: C. E. SPOONER DEPARTMENT: BUILDING YOUR FILE:
SUBJECT: BUILDING DEPARTMENT COMMENTS TO FEBRUARY 13, 1980 OUR FILE:
BOARD OF VARIANCE MEETING

ITEM 1 The Building Department has no objection as the Building Bylaw does not appear to be involved.

ITEM 2 1905 LODGE DRIVE

The Building Department would have no objection to this appeal provided the following conditions are complied with:

- 1) The overhang of roof on north side is cut back flush with the supporting posts. (presently overhangs approx. 6" into next property to the north.)
- 2) North wall is reconstructed with non combustible exterior cladding and ½" gyproc interior cladding or solid brick as discussed with Mr. Whitty.
- 3) North wall is not permitted to have any openings.

ITEMS 3,4,5, and 6

The Building Department has no objection to these appeals as the building bylaw does not appear to be involved.



C. E. SPOONER
BUILDING INSPECTOR

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING OF 1980 02 13

ITEM #1 - LANSLOWNE STREET AND CHARTER HILL DRIVE

This application is for an appeal of the maximum allowable height of the landscape screen within six metres of an exterior lot corner on two lots at the corner of Charter Hill Drive and Lansdowne Street. The section of the Zoning By-law being appealed reflects the concern of the District with visual obstruction on corner lots. The Street and Traffic By-law reflects the same concern by restricting tree growth and shrubbery, etc. The Planning Department cannot recommend in favour of this appeal as there is some concern as to the question of liability should the relaxation be allowed and an accident occur.

The Municipal Solicitor cannot advise the Board of Variance as far as legal opinions are concerned since he cannot act for two parties. He has, however, advised municipal staff to continue recommending against appeals of this nature.

ITEM #2 - 1905 LODGE DRIVE

The section of the Municipal By-law on which the appeal is being made is incorrect on the application. Furthermore, there should be more than one area of appeal. The section of the By-law on which the side yard setback appeal is being made is Section 603(3)(a)(i). Furthermore, the applicant should be appealing the lot coverage under Section 603(3)(c) of the By-law.

In relation to lot coverage, I can advise that the maximum allowable under the Zoning By-law is 32% of the lot area. Therefore, the maximum allowable lot coverage on this particular property would be 1,202.88 square feet. The actual lot coverage would be 1,222.44 square feet should the addition be allowed. The Board may recall that many of the first stage lots in the River Springs development (Oxbow Lake) are zoned RMH-1 whereas the remainder of the phases under construction have been zoned to RS-5. One of the differences between the zonings is that in the RMH-1 zone, the maximum coverage is 32%, whereas in the RS-5 zone, the maximum allowable coverage for the actual unit is 35%. It would seem logical to allow this application to go to the 35% coverage, which is in keeping with the remainder of the lots in the development. A 35% coverage of this lot would allow 1,315 square feet.

With relation to the actual addition, I can advise that the appeal is incorrect, the site plan is inaccurate, and the addition has already been constructed. With regard to the appeal and the site plan, I note that they call for a 3 foot side yard to the addition, whereas the addition is actually constructed up to the property line, with the overhang extending across the property line. The Building Department will be commenting further on the implications of this aspect of the development in relation to the National Building Code.

The Planning Department's recommendations are as follows:

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING OF 1980 02 13

ITEM #2 - 1905 LODGE DRIVE con't

- 1) With regard to the location of the addition in relation to the property line, we feel this would be a local issue, but that in no case should the addition be allowed to project over the property line.
- 2) With regard to the lot coverage aspect, the Planning Department has no objection to the lot coverage proposed since it is in keeping with the majority of the River Springs development.

ITEMS #3 TO #6 - 844 HERRMANN STREET, 2967 REESE AVENUE, 1658 BRUNETTE AVENUE,
2955 KEETS DRIVE

The Planning Department has no objections to these appeals.

Respectfully submitted,

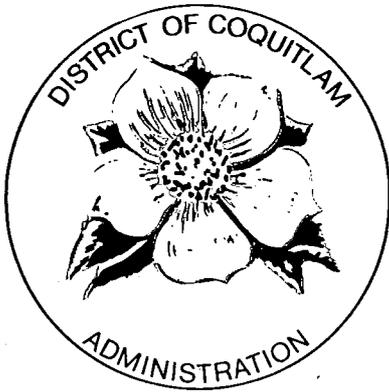


Ken McLaren
Development Control Technician

KM/ci

We, the neighbors listed below, have no objection to the patio at 1905 Lodge Place to have glass windows and a patio door

1. Leonard Gray - 1908 Lodge Pl. 464-5174
2. Margaret + Jack London 1906 Lodge Place 464-2574
3. Mr + Mrs Remann 1904 Lodge Place 464-8667
4. Mr and Mrs Robert Dickson 1206 Parkland Drive
464-4770
5. Rich McLaren - 1209 Parkland Dr. 464-6487
6. Joe Fu yer - 1901 Lodge Place 464-8678
7. Lynn + Ken Williams 1903 Lodge Pl. 464-4897
8. Mr + Mrs W. Cooney. 1211 Parkland Dr. 464-8653
9. Mr + Mrs. Albin Koroluk 1905 Lodge Dr. 464-9572
10. Mr + Mrs W. J. McAdams 1195 Parkland Dr.
464-6993



DISTRICT OF COQUITLAM

1111 BRUNETTE AVENUE, COQUITLAM, B.C. PHONE 526-3611

V3K 1E9

MAYOR J.L. TONN

/T.M. #6

J. & M. Perkovic,
3392 Hastings Street,
PORT COQUITLAM, B.C.

February 8, 1980

Dear Sir/Madam:

This is to advise that the Board of Variance will meet on
Wednesday, February 13, 1980 at 7:00 p.m.
in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue,
Coquitlam, B.C. to hear certain applications for the alleviation of
hardship under our zoning regulations.

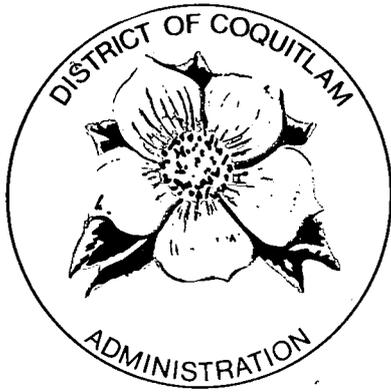
Property in question is at 2955 Keets Drive,
requesting relaxation of front yard setback requirements.

As you have holdings near these properties, you may wish to
attend the meeting of the Board of Variance and express your opinion:

Yours truly,

S. Aikenhead
Assistant Municipal Clerk.

No OBJECTIONS
Joe Perkovic



DISTRICT OF COQUITLAM

1111 BRUNETTE AVENUE, COQUITLAM, B.C. PHONE 526-3611

V3K 1E9

MAYOR J.L. TONN

Item #6

U. & M. DeSousa,
2950 Keets Drive,
Port Coquitlam, B.C.

February 8, 1980

Dear Sir/Madam:

This is to advise that the Board of Variance will meet on
Wednesday, February 13, 1980 at 7:00 P.M.
in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue,
Coquitlam, B.C. to hear certain applications for the alleviation of
hardship under our zoning regulations.

Property in question is at 2955 Keets Drive,
requesting relaxation of front yard setback requirements.

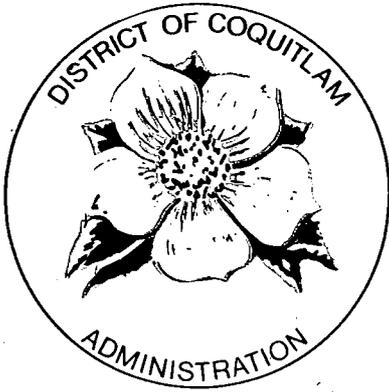
As you have holdings near these properties, you may wish to
attend the meeting of the Board of Variance and express your opinion.

Yours truly,

No OBJECTIONS.

U. & M. DeSousa
S. Aikenhead

S. Aikenhead
Assistant Municipal Clerk.



DISTRICT OF COQUITLAM

1111 BRUNETTE AVENUE, COQUITLAM, B.C. PHONE 526-3611

V3K 1E9

MAYOR J.L. TONN

Item #6

F. M. Bouchard,
404 Walker Street,
COQUITLAM, B.C.

February 8, 1980

Dear Sir/Madam:

This is to advise that the Board of Variance will meet on
Wednesday, February 13, 1980 at 7/00 p.m.
in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue,
Coquitlam, B.C. to hear certain applications for the alleviation of
hardship under our zoning regulations.

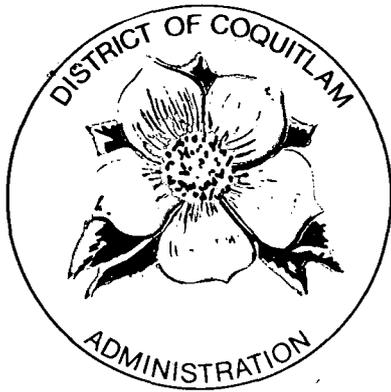
Property in question is at 2955 Keets Drive,
requesting relaxation of front yard setback requirements.

As you have holdings near these properties, you may wish to
attend the meeting of the Board of Variance and express your opinion.

Yours truly,

No OBJECTIONS

S. Aikenhead
Assistant Municipal Clerk,



DISTRICT OF COQUITLAM

1111 BRUNETTE AVENUE, COQUITLAM, B.C. PHONE 526-3611

V3K 1E9

MAYOR J.L. TONN

/ Tam #6

February 8, 1980

Gosko Dev. Ltd.,
2800 A Barnet Highway,
PORT COQUITLAM, B.C.

Dear Sir/Madam:

This is to advise that the Board of Variance will meet on
Wednesday, February 13, 1980 at 7:00 p.m.
in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue,
Coquitlam, B.C. to hear certain applications for the alleviation of
hardship under our zoning regulations.

Property in question is at 2955 Keets Drive,
requesting relaxation of front yard setback requirements.

As you have holdings near these properties, you may wish to
attend the meeting of the Board of Variance and express your opinion.

NO OBJECTIONS

Yours truly,

Gosko Development Ltd.
Tony Kappel

S. Aikenhead
Assistant Municipal Clerk.

Wednesday, April 9, 1980
Board of Variance - 7:00 p.m.

BOARD OF VARIANCE
MINUTES



A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Wednesday, April 9, 1980 at 7:00 p.m.

Members present were:

Mr. G. Crews, Chairman
Mr. B. Aabjerg
Mr. B. Hanson
Mr. J. Petrie

Staff present were:

Mr. C. E. Spooner, Building Inspector II;
Mrs. S. Aikenhead, Assistant Municipal Clerk,
who acted as Secretary to the Board.

The Chairman explained to those present that all the appeals would be heard and the Board would rule on them later and that all applicants would then be informed by letter from the Municipal Clerk's Office of the decision of the Board.

Submitted to the Board for this meeting were comments from Mr. C. E. Spooner, Building Inspector II, dealing with each of the applications before the Board, a copy of which is attached hereto and forms a part of these minutes.

Also submitted to the Board was a brief from the Planning Department dealing with each of the applications before the Board, a copy of which is attached hereto and forms a part of these minutes.

1. D. Van Tent
2061 Cape Horn Avenue
Subject: Relaxation of front yard setback requirements.

Mr. Van Tent appeared before the Board, requesting relaxation of the front yard setback requirements to allow him to come to 13 feet from the front yard property line. He stated that the home he is building was originally designed with a patio roof that extended out from the front of the home 12 feet, 6 inches. He stated because of the topography of this lot he had to build his residence 25 feet, 6 inches from the front yard property line but he would still like to construct a roof over his sundeck.

On a question from a member of the Board Mr. Van Tent stated that the total square footage of his house and garage would be 2000 square feet.

There was no opposition expressed to this application.

2. J. Lau
1251 Hornby Street
Subject: Relaxation of rear yard setback requirements.

Mr. Lau appeared before the Board to request relaxation of the rear yard setback requirements to allow him to come to 7.68 feet from the rear yard property line.

Mr. Lau stated that he has a single car garage at the present time and would like to construct a carport next to this garage. He stated that he owns three vehicles and he would like to be able to park them under cover.

There was no opposition expressed to this application.

Wednesday, April 9, 1980
Board of Variance - 7:00 p.m.

3. A. and M. Taylor
591 Orkney Court
Subject: Relaxation of side yard setback requirements.

Mr. Art Taylor appeared before the Board, requesting relaxation of the side yard setback requirements to four feet from the side yard property line. Mr. Taylor stated that he wishes to close in his carport and sundeck. He stated he felt he would get better utilization of the sundeck if it was turned into a family room, and he would therefore request relaxation of the side yard setback requirements.

Mr. Taylor informed the Board that the sundeck side of his house borders Mundy Park and therefore no neighbours would be affected by the closing in of the carport and sundeck.

It was brought to Mr. Taylor's attention that the Building Department comments state that provided the face of the proposed bay window on the north wall is changed to be no closer than four feet to the north property line and provided its area does not exceed eight per cent of the wall area, approximately 17 ½ square feet, it would comply with the National Building Code Requirements and the Building Department would have no objection to approval of this appeal.

Mr. Taylor stated that he understood this and would comply with this requirement.

There was no opposition expressed to this application.

4. W. E. Brownridge
646 Alderson Avenue
Subject: Relaxation of front yard setback requirements.

Mr. Brownridge appeared before the Board, requesting relaxation of the front yard setback requirements to allow him to maintain the existing setback, approximately 24 feet.

Mr. Brownridge stated that he wished to raise his dwelling three feet as the basement at present has a very low ceiling. He stated that as this is an older house it does not meet the present front yard setback requirements of 25 feet. He stated that to relocate the dwelling to bring it into conformity with the zoning by-law would be too expensive as it would require a new foundation and new sewer hookups.

There was no opposition expressed to this application.

5. G. and C. Newman
2271 Park Crescent
Subject: Relaxation of side yard setback requirements.

Mr. Newman appeared before the Board to request relaxation of the side yard setback requirements to four feet from the side yard property line.

Mr. Newman made a written presentation to the Board of Variance, a copy of which is attached hereto and forms a part of these minutes.

It was brought to the attention of Mr. Newman that the Building Department, in their comments to the Board, state that they would have no objection to approval of this appeal provided that the area of windows on the north wall of the garage is reduced to a total of 14.5 square feet as it would then comply with the National Building Code Requirements.

There was no opposition expressed to this application.

6. K. and J. Thornton
730 Townley Street
Subject: Relaxation of front yard setback requirements.

Wednesday, April 9, 1980
Board of Variance - 7:00 p.m.

Mr. Thornton appeared before the Board, requesting relaxation of the front yard setback requirements to 22 feet from the front property line.

Mr. Thornton informed the Board that he wished to extend his carport into the front yard setback three feet to create a double garage with new access coming in off Regan Avenue. He stated that this would provide him with covered parking for both of his cars and an enclosed workshop, as well as making the bedrooms, that are located directly above the carport, warmer in the winter months.

There was no opposition expressed to this application.

7. M. and W. Bailey
1340 Grover Avenue
Subject: Relaxation of side yard setback requirements.

Mrs. Bailey appeared before the Board, requesting relaxation of the side yard setback requirements to 4.8 feet.

Mrs. Bailey informed the Hearing that they wished to add a 16 foot by 10 foot workshop to the rear of their present carport. On a question from the Board, Mrs. Bailey stated that they did not wish to locate this workshop elsewhere on the property as the rest of their back yard is developed. She informed the Board that they would just be adding on to the existing shed that is located behind the carport now.

Mrs. Wygand, 1350 Grover Avenue, stated she was concerned about the noise that might emanate from Mr. Bailey's workshop if this proposal was allowed to go ahead. She informed the Board that this workshop would be located next to their bedroom and she felt there would be a noise problem.

Mrs. Bailey informed the members of the Board that there would be no noise problem and her husband would not be working late at night. She stated that if they had to locate the shed elsewhere on their property it would cost a great deal of money to have the plumbing and heating lines installed.

There was no further opposition expressed to this application.

8. G. Gillespie
177 - 1133 Pipeline Road
Subject: Relaxation of rear yard setback requirements.

This application was not dealt with as the applicant did not attend the meeting.

9. Gadson Holdings Ltd.
1851 Loughheed Highway
Subject: Relaxation of front yard setback requirements.

Mr. Gary Dickenson, owner of the subject property, and Mr. J. McGillivray, Wedcon Consultants Ltd., appeared before the Board, requesting relaxation of the front yard setback requirements to 18 feet.

Mr. Dickenson informed the Hearing that the present building is located 18 feet from the front property line but under the new zoning by-law they are now required to build 25 feet from the front property line. He stated that because of a B.C. Hydro easement and a Trans Mountain Pipeline easement on the property they are very restricted to the area they can build in and therefore request relaxation to 18 feet. Mr. Dickenson tabled with the Board a letter listing their reasons for this application. This letter is attached hereto and forms a part of these minutes.

Mr. Jack Cewe appeared before the Board of Variance in support of this application. He stated that he owned the property next door to D & D Tire and he was in favour of this request.

Wednesday, April 9, 1980
Board of Variance - 7:00 p.m.

There was no opposition expressed to this application.

10. D. and L. Wensley
811 Rochester Avenue
Subject: Relaxation of lot coverage and height requirements.

Mr. Wensley appeared before the Board, requesting relaxation of the height requirements to allow him to build a garage that would be 17 feet in height. Mr. Wensley also stated that while he has put in the footings on the basis of 800 square feet for a garage, his original request was for 823 square feet and if the Board so wished they could give him relaxation in this regard but there was no hardship if this was not allowed. He went on to inform the Board that he felt the height relaxation was very crucial as the house is a three storey home and he would like the garage roof for aesthetic reasons to match the roof line of the house.

Mr. Wensley went on to inform the Board that some of his neighbours had received letters informing them this application was coming before the Board. They have been over to talk to him and see the property and they appeared to have no objections to this application.

Mr. Hobson, 805 Rochester Avenue, appeared before the Board of Variance and stated that he wished to speak in favour of this proposal. He stated that the area is well protected with trees, particularly between his home and the proposed garage and he felt the pitch of the roof would blend in well with the existing house and would improve the appearance of the property.

There was no opposition expressed to this application.

11. J. Heathcote
2255 Cape Horn Avenue
Subject: Relaxation of side yard setback requirements.

Mr. Heathcote appeared before the Board, requesting relaxation of the side yard setback requirements to five feet, four inches.

Mr. Heathcote informed the Hearing that the portion of the house that encroaches into the side yard setback is the cantilevered portion which consists of a closet in one bedroom and a portion of the bathroom. It intrudes into the side yard setback eight inches, and is approximately six feet above grade. Mr. Heathcote informed the meeting that the house has now been sold and it would be a very substantial job to rectify this matter. In reply to a question from the Board, Mr. Heathcote stated that the framer was notified that they were encroaching into the side yard setback and should go to the Board of Variance. He stated they were notified after the roof was on and the doors and windows were installed. He stated that they had neglected to make application to the Board of Variance until this time. He went on to inform the Board that they had received an occupancy certificate subject to the Board of Variance allowing this application.

There was no opposition expressed to this application.

12. D. and J. Hartley
3200 Harwood Avenue
Subject: Relaxation of rear yard setback requirements.

Mr. Hartley appeared before the Board to request relaxation of the rear yard setback requirements to 3.62 metres from the rear property line.

Wednesday, April 9, 1980
Board of Variance - 7:00 p.m.

Mr. Hartley stated that the house he purchased has parking for one vehicle only and as he has two vehicles he would like to provide covered parking for this second vehicle. He stated the contractor provides the extra pad for the parking of another vehicle and he would just put a roof over it. He went on to inform the Board that he had put a subject to clause on the sales contract that he would only buy the property subject to approval of the Board of Variance, but the subject to ran out April 8, 1980 and the sale is now being processed.

Mr. S. McNab of Maple Ridge, informed the Board that while he was not here to discuss this application, he worked for Nietschmann Development who are building in this area and he knew that a lot of people are appearing before the Board because of parking problems in this area. He stated the Board has given approval to other homes in the neighbourhood and new residents see this and want to have the same thing. He stated that when talking to prospective purchasers they tell them that they cannot construct the extra carport they would like but if they want it they will have to go to the Board of Variance. He said everybody wants to make full use of their properties.

There was no opposition expressed to this application.

13. D. and C. Guichon
2516 Arundel Lane
Subject: Relaxation of side yard setback requirements.

Mr. David Mitchel, Landscape Architect, appeared before the Board of Variance on behalf of Mr. and Mrs. Guichon and requested relaxation of the side yard setback requirements to allow them to come to one foot, six inches from the side yard property line for the wooden stairs they wish to build and to zero feet from the property line for the landing.

Mr. Mitchel informed the Board that the proposed stairs would provide access to a second floor bedroom and recreation room via an existing deck. He stated this would also provide a second exit for fire safety reasons.

There was no opposition expressed to this application.

14. G. Langguth
1067 Como Lake Avenue
Subject: Relaxation of rear yard setback requirements.

Mr. Langguth appeared before the Board, requesting relaxation of the rear yard setback requirements to 10.7 feet.

Mr. Langguth said he had purchased this home after it had been moved onto this property and he wishes to build a carport attached to the house. He stated he did not wish to build this carport at the front of the home because of the balcony across the front of the house.

There was no opposition expressed to this application.

15. K. and V. Gough
1001 Kelvin Street
Subject: Relaxation of side yard setback requirements.

Mr. A. S. Wilson, Architect, appeared before the Board on behalf of Mr. and Mrs. Gough, requesting relaxation of side yard setback requirements to three feet. Mr. Wilson stated that the Goughs purchased this home 15 years ago and they wish to do some renovations which would include closing in the carport and sundeck which are located three feet from the property line.

There was no opposition expressed to this application.

Wednesday, April 9, 1980
Board of Variance - 7:00 p.m.

16. R. and C. Dickson
1206 Parkland Drive
Subject: Relaxation of maximum site coverage and floor area requirements.
-

This application was withdrawn by the applicant.

17. Nietschmann Dev. Ltd.
1252 Gabriola Drive
Subject: Relaxation of side yard setback requirements.
-

Mr. S. McNab of Nietschmann Development appeared before the Board, requesting relaxation of the side yard setback requirements to .75 metres from the side yard property line. He stated that the house built on this lot was one of their stock plans and the property had been excavated and the foundations put in and the house was built. On the framing inspection the inspector noticed that the stairs were cantilevered into the side yard and their architect was asked to put in an application to the Board of Variance in December but as he was on holidays he missed that meeting and therefore the application did not come before the Board until this meeting. Mr. McNab illustrated to the Board by way of a drawing, the location of the house next door and informed them that as there was quite a distance between the two homes, he felt that relaxing the side yard setback requirements would not create a problem.

There was no opposition expressed to this application.

18. D. R. Morris
752 Porter Street
Subject: Relaxation of side yard setback requirements.
-

Mr. Morris appeared before the Board, requesting relaxation of the side yard setback requirements to four feet.

Mr. Morris informed the Board that a garage, if located more than five feet from a house, can be located four feet from the side yard property line under the Coquitlam Zoning By-Law. He went on to state that as he has a wooden sundeck which is elevated approximately two and one-half feet above grade, is attached to his house and comes to within two feet of the garage, it is considered a part of the house and places his garage in a nonconforming position and therefore he must request relaxation of the side yard setback requirements.

There was no opposition expressed to this application.

19. G. Jackson ²⁴⁷⁴
~~316~~ 1300 King Albert Avenue
Subject: Relaxation of side yard setback requirements.
-

Mr. Jackson appeared before the Board and requested relaxation of the side yard setback requirements to four feet, six inches.

Mr. Jackson informed the Board that he wishes to construct a home and the second storey would cantilever into the side yard setback one foot, six inches to allow for closets in two bedrooms. He stated as it is about 20 to 25 feet above grade he did not feel it would be infringing on the side yard setback requirements.

There was no opposition expressed to this application.

20. M. and P. Wengleman
407 Madison Avenue
Subject: Relaxation of front yard setback requirements.
-

The applicant was not in attendance and therefore this application was not dealt with.

Wednesday, April 9, 1980
Board of Variance - 7:00 p.m.

- 21. T. Germschied
1273 Steeple Drive
Subject: Relaxation of front yard setback requirements.

This application was withdrawn by the applicant.

- 22. A. Vandersteen
1217 Parkland Drive
Subject: Relaxation of site coverage requirements.

Mr. Vandersteen appeared before the Board, requesting relaxation of site coverage requirements to allow site coverage of 1,720 square feet (39% of the lot).

Mr. Vandersteen stated that he had purchased this lot which has a total of 4,420 square feet and he wished to build a home and carport that would consist of 1,720 square feet, more than the site coverage requirements allow. He stated that if he built the home without the carport it would be less than the 35% coverage allowed but he would have no place to put his car.

On a question by the Board, Mr. Vandersteen stated that he had purchased this small lot because he had liked the area it was in.

Mr. Bill McFee, 1219 Parkland Drive, informed the Hearing that he was concerned that this home be no more than one storey in height. Mr. Vandersteen replied that it would definitely be a one storey home only.

Mr. John Dale, 1202 Parkland Drive, stated that he was also concerned that this home not be more than one storey in height as it would obstruct his view of the lake. Mr. Vandersteen reaffirmed the fact that his home would be only one storey in height.

There was no opposition expressed to this application.

CONCLUSIONS:

1. D. Van Tent.

MOVED BY MR. AABJERG
SECONDED BY MR. HANSEN

That this appeal be allowed as per application, that is, relaxation of front yard setback requirements to 13 feet.

CARRIED UNANIMOUSLY

2. J. Lau.

MOVED BY MR. PETRIE
SECONDED BY MR. AABJERG

That this appeal be denied.

CARRIED UNANIMOUSLY

3. A. and M. Taylor.

MOVED BY MR. PETRIE
SECONDED BY MR. HANSEN

That this appeal be allowed as per application, that is, side yard setback requirements relaxed to four feet, provided side window does not exceed eight per-cent of wall area.

CARRIED UNANIMOUSLY

Wednesday, April 9, 1980
Board of Variance - 7:00 p.m.

4. W. E. Brownridge.

MOVED BY MR. AABJERG
SECONDED BY MR. PETRIE

That this appeal be allowed as per application, that is,
maintaining existing front yard setback.

CARRIED UNANIMOUSLY

5. G. and C. Newman.

MOVED BY MR. AABJERG
SECONDED BY MR. HANSEN

That this appeal be allowed as per application, that is,
side yard setback requirements relaxed to four feet, provided
area of windows in north wall of garage is reduced to a total
of 14.5 square feet.

CARRIED UNANIMOUSLY

6. K. and J. Thornton.

MOVED BY MR. HANSEN
SECONDED BY MR. AABJERG

That this appeal be allowed as per application, that is,
front yard setback requirements relaxed to 22 feet.

CARRIED UNANIMOUSLY

7. M. and W. Bailey.

MOVED BY MR. AABJERG
SECONDED BY MR. PETRIE

That this appeal be denied.

CARRIED UNANIMOUSLY

9. Gadson Holdings Ltd.

MOVED BY MR. PETRIE
SECONDED BY MR. AABJERG

That this appeal be allowed as per application, that is,
front yard setback requirements relaxed to 18 feet.

CARRIED UNANIMOUSLY

10. D. and L. Wensley.

MOVED BY MR. AABJERG
SECONDED BY MR. HANSEN

That this appeal be allowed as per application, that is,
relaxation of maximum lot coverage requirements and maximum
height requirements.

MOTION LOST

Mr. Crews and Mr. Petrie registered opposition.

Mr. Petrie asked that it be recorded that he agreed with
the relaxation of height requirements but not the site
coverage requirements as the applicant had stated before
the Board that he did not have a hardship with regard to
site coverage requirements.

Wednesday, April 9 1980
Board of Variance - 7:00 p.m.

11. J. Heathcote and Company.

MOVED BY MR. HANSEN
SECONDED BY MR. PETRIE

That this appeal be allowed as per application, that is, side yard setback requirements relaxed to five feet, four inches.

CARRIED UNANIMOUSLY

12. D. and J. Hartley.

MOVED BY MR. AABJERG
SECONDED BY MR. PETRIE

That this appeal be denied.

CARRIED UNANIMOUSLY

13. D. and C. Guichon.

MOVED BY MR. HANSEN
SECONDED BY MR. AABJERG

That this appeal be allowed as per application, that is, side yard setback requirements relaxed to one foot, six inches for wooden stairs and relaxation to property line for the landing.

CARRIED UNANIMOUSLY

14. G. Langguth.

MOVED BY MR. HANSEN
SECONDED BY MR. PETRIE

That this appeal be allowed as per application, that is, relaxation of rear yard setback requirements to 10.7 feet.

CARRIED UNANIMOUSLY

15. K. and V. Gough.

MOVED BY MR. AABJERG
SECONDED BY MR. HANSEN

That this appeal be allowed as per application, that is, side yard setback requirements relaxed to three feet.

CARRIED UNANIMOUSLY

17. Nietschmann Dev. Ltd.

MOVED BY MR. PETRIE
SECONDED BY MR. HANSEN

That this appeal be allowed as per application, that is, side yard setback requirements relaxed to .75 metres.

CARRIED UNANIMOUSLY

18. D. R. Morris.

MOVED BY MR. PETRIE
SECONDED BY MR. HANSEN

That this appeal be allowed as per application, that is, side yard setback requirements relaxed to four feet.

CARRIED UNANIMOUSLY

Wednesday, April 9, 1980
Board of Variance - 7:00 p.m.

19. G. Jackson.

MOVED BY MR. AABJERG
SECONDED BY MR. HANSEN

That this appeal be allowed as per application, that is,
side yard setback requirements relaxed to four feet, six
inches.

CARRIED UNANIMOUSLY -

22. A. Vandersteen.

MOVED BY MR. PETRIE
SECONDED BY MR. HANSEN

That this appeal be allowed as per application, that is,
relaxation of site coverage requirements to allow site
coverage of 1,720 square feet.

CARRIED UNANIMOUSLY

ADJOURNMENT:

MOVED BY MR. PETRIE
SECONDED BY MR. HANSEN

That the Board of Variance meeting adjourn. 10:45 p.m.

CARRIED UNANIMOUSLY


CHAIRMAN

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Board of Variance DEPARTMENT: DATE: 1980 04 08
FROM: R. W. Rush DEPARTMENT: Building Dept. YOUR FILE:
SUBJECT: Comments re Appeals to April 8, 1980 Meeting OUR FILE:

Item Nos. 1 and 2

The Building Department would have no objection to approval of these appeals, since the proposed construction appears to comply with the Building By-law.

Item No.3

Provided the face of the proposed Bay window on the north wall is changed to be no closer than four feet to the north property line, and provided its area does not exceed 8% of the wall area (i.e. approximately 17½ sq.ft.), it would then comply with the National Building Code requirements, and the Building Department would then have no objection to approval of this appeal.

Item No.4

The Building Department would have no objection to approval of this appeal since the proposed construction appears to comply with the Building By-law.

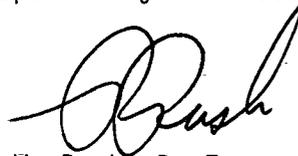
Item No.5

Provided the area of the windows in the north wall is reduced to a total of 14.5 sq. ft. (from an "as constructed" area of 24 sq.ft.) it would then comply with the National Building Code requirements, and the Building Department would then have no objection to conditional approval of this appeal on that basis.

Item Nos.6 to 22

The Building Department would have no objection to approval of these appeals since the proposed construction appears to comply with the Building By-law.

Respectfully submitted,



R. W. Rush, P. Eng.
Chief Building Inspector

RWR/mw

ITEM #1

The Planning Department has no objection to this appeal.

ITEM #2

This appeal should also be for exceeding the maximum allowable lot coverage for the principal building. The maximum allowable is 35% for the principal building, however, including accessory buildings a total of 40% coverage is permitted. The maximum permitted coverage for the principal building would in this case be 144.2 square metres whereas the actual with the addition would be 160.83 square metres. The 40% coverage figure would be 164.8 square metres.

The Planning Department has no objection to the appeal on siting as it would appear to be a local issue. With regard to lot coverage the Planning Department has no objection since the coverage does not exceed the overall maximum permitted lot coverage of 40%.

ITEMS #3 - #8 INCLUSIVE

The Planning Department has no objection to these appeals as they would appear to be local issues.

ITEM #9

The applicants have submitted plans indicating their proposed development. Our Design Committee have been concerned with the long flat facade facing the Lougheed Highway. The applicants, however, have provided revised plans to the Design Committee indicating their proposal to break up this long flat wall. The proposal by the applicants included substantial landscaping, repainting the existing building, and a trellis structure located approximately at the mid point of the wall.

The Design Committee did, however, have additional comments for the applicants and these were as follows:

"The Committee finds the project acceptable subject to:

1. Eliminating the small trellis adjacent to the southwest corner of the addition.
2. Utilizing the rectangular trellis indicated on the partial south elevation on the landscape plan. The construction materials of the trellis should be increased in size to create a more substantial structure with a three-dimensional effect.
3. Utilizing more plant materials along the north elevation of the addition between the property line and the building.

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING OF 1980 04 09

Item #9 con't.

This project is acceptable subject to the above concerns being resolved to the satisfaction of the Planning Director."

The Planning Department has no objection to this appeal subject to the applicants complying with the Design Committee's comments with regard to this project at their meeting of 1980 04 02.

ITEM #10

The applicant has been advised that the location of this structure will further hinder possible future resubdivision of the property as demonstrated by the attached sketch. The Planning Department will not object to this appeal since the existing home is already hindering future subdivision.

ITEMS #11 - #15 INCLUSIVE

The Planning Department have no objection to these appeals as they appear to be local issues.

ITEM #16

The Planning Department has no objection to the lot coverage proposed, however, our concern with the resulting lack of on-site parking for this site. This may encourage more on-street parking which in the case of this development is most undesirable since the interior streets belong to the Strata Corporation and are not constructed to municipal standards in relation to width.

The Planning Department would object to this appeal unless the applicant could demonstrate the provision of two satisfactory accessory off-street parking spaces.

ITEMS #17 - #22 INCLUSIVE

These items would appear to be local issues and therefore the Planning Department has no objection.

Respectfully submitted,



K. McLaren
Development Control Technician

ITEM #5

APRIL 9, 1980

DURING THE COLDEST PART OF THE WINTER OF 1978, A MASSIVE AMOUNT OF DAMAGE WAS DONE BY FREEZING TEMPERATURES AND FROST:-

- THE WALL SUPPORTING THE SUNDECK AND ROOF MOVED IN EXCESS OF 1" AT THE TOP, AWAY FROM THE GARAGE FLOOR
- THE CARPORT FLOOR STARTED TO SINK AND CRACK
- THE DRIVEWAY ASPHALT DEVELOPED MASSIVE HOLES AND CRACKS WHICH WERE SUBSEQUENTLY FILLED WITH CEMENT TO STOP THE DRIVEWAY FROM CAVING IN
- THE SUPPORT BEAMS HOLDING ½ OF THE HOUSE BEGAN TO MOVE OUTWARD ALONG WITH THE WALL

SUBSEQUENTLY, DURING THE SUMMER OF 1979, MY NEIGHBOURS AND I CHECKED THE DRAINAGE SYSTEM UNDER THE CARPORT FLOOR AT THE BASE OF THE WALL AND FOUND THE ENTIRE DRAINAGE SYSTEM COMPLETELY PLUGGED AND TOTALLY UNUSEABLE.

- WE COMPLETELY RESTORED THE DRAIN SYSTEM WITH NEW PIPE, THEREBY DIVERTING MOST OF THE WATER AWAY FROM THE WALL AND CARPORT FLOOR.

THIS LAST WINTER, THE WINTER OF 1979, AGAIN A MASSIVE COLD SNAP— AND AGAIN THE WALL MOVED OUTWARD ANOTHER 1", CAUSING FURTHER DAMAGE TO THE CARPORT FLOOR, DRIVEWAY AND RETAINING WALL.

AT THIS TIME I HAD TO MAKE A MAJOR DECISION:-

1. MORTGAGE MY HOME TO REPLACE THE WALL (ESTIMATES OF UP TO \$15,000) WHEN I WAS UNEMPLOYED AND SIMPLY COULD NOT AFFORD FURTHER PAYMENTS, OR:-
2. SIMPLY CLOSE IN MY CARPORT & HEAT THE GARAGE DURING COLD WEATHER TO PREVENT FURTHER FROST DAMAGE AT A COST OF \$1,000.

I DECIDED TO BORROW THE \$1,000. AND FINISHED THE ENCLOSURE AS IT IS TODAY.

AFTER THE GARAGE WAS CLOSED IN, FURTHER PROBLEMS OCCURRED—THE FLOOD WHICH DAMAGED PORT MOODY SO BADLY CAUSED YET ANOTHER SLIGHT MOVEMENT AND FURTHER CRACKED THE WALL.

I APPLIED TO THE PROVINCIAL DISASTER RELIEF FUND AND WAS SUBSEQUENTLY TURNED DOWN.

AT THIS TIME, AND ONLY AT THIS TIME, DID I LEARN THAT I HAD ERRED BY CLOSING IN AN ALREADY EXISTING CARPORT:-

- A. I DID NOT REALISE THAT A BUILDING PERMIT SHOULD HAVE BEEN APPLIED FOR
- B. I DID NOT KNOW OF THE 4'/6' RULE

APRIL 9, 1980

PAGE 2.

ALL I WAS TRYING TO DO WAS PROTECT MY FAMILY AND PROPERTY.

PLEASE REALISE, IF THIS WALL WERE TO FALL OVER IT WOULD PROBABLY BREAK OFF HALF OF MY SUNDECK AS WELL AS A PORTION OF MY HOUSE ROOF, CAUSING CONSIDERABLE DAMAGE (FOR WHICH THERE IS NO INSURANCE COVERAGE AS IT WOULD BE CATEGORIZED AS AN ACT OF GOD)

(ONE SUCH RETAINING WALL ON MY STREET HAS FALLEN OVER AND ANOTHER IS PERILOUSLY CLOSE TO FALLING, FORTUNATELY THESE SUPPORT ONLY THE SUNDECKS AND NOT HOUSE ROOFS)

I AM TRULY SORRY. I DID NOT OBTAIN THE NECESSARY PERMITS, AND I REALISE IGNORANCE IS NO EXCUSE, BUT SURELY YOU CAN SEE THAT I HAD NO REAL CHOICE BUT TO FOLLOW THE COURSE OF ACTION I HAVE TAKEN.



17 km #19

P.O. BOX 1189 — 1851 LOUGHEED HWY.
COQUITLAM, BRITISH COLUMBIA V3J 6Z9
TELEPHONE 524-1166

April 8, 1980

District of Coquitlam
1111 Brunette Avenue
Coquitlam, BC

Attention: Board of Variance

Dear Sirs,

Listed below are six reasons why the Board of Variance should allow our building addition to be completed, as originally planned, with the 18 foot setback from the Lougheed Highway..

1. The original building, a Robertson pre-engineered steel building, was designed for a future addition in the same configuration.
2. We were never informed by the District of Coquitlam of the setback bylaw change. The building was designed, contracts awarded, and the steel structure prefabricated, based on the old zoning.
3. There is a brand new development west of our property, a mini-storage warehouse, that has its office 16.5 feet from the Lougheed Highway.
4. Our property has a 60 foot Trans Mountain Pipeline Easement, and a 200 foot B.C. Hydro easement. These easements severely cut down the useable land left to erect our building on. We cannot move the building seven feet to the north, because of the peak in the roof and the fact that we cannot afford to lose the 980 sq. feet of building space.
5. The reason for our addition is to expand our tire retread operation. This expansion will add five new direct jobs and three indirect jobs. It will also increase a yearly business tax contribution from \$2220 to \$4400. Our property taxes will also increase from approximately \$12,000 to \$18,000.



D & D TIRE (Van.) LTD.
830 Clark Drive
Vancouver, B.C. V5L 3J7
Tel. 253-8288

D & D TIRE (Van.) LTD.
2751 No. 5 Road
Richmond, B.C. V6X 2S8
Tel. 278-9181

D & D TIRE (Van.) LTD.
120 - 6080 200th. Street
Langley, B.C. V3A 1N4
Tel. 530-9166



P.O. BOX 1189 — 1851 LOUGHEED HWY.
COQUITLAM, BRITISH COLUMBIA V3J 6Z9
TELEPHONE 524-1166

6. We have submitted a detailed landscaping proposal and artists' conception of the finished building to the Design Committee. This plan was approved at their meeting on April 2, 1980.

I am sure the above points are more than adequate to allow our building addition to be constructed as originally planned with an 18 foot setback from the Lougheed Highway.

Yours truly,

A handwritten signature in cursive script that reads 'Garry Dickinson'.

Garry Dickinson
President

D & D TIRE (Van.) LTD.

830 Clark Drive
Vancouver, B.C. V5L 3J7
Tel. 253-8288

D & D TIRE (Van.) LTD.

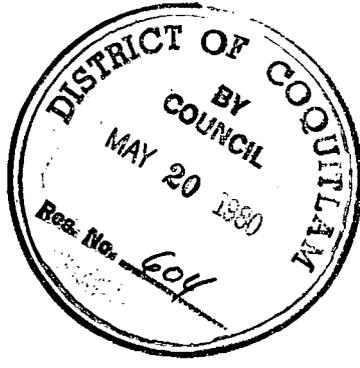
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Tel. 278-9181

D & D TIRE (Van.) LTD.

120 - 6080 200th. Street
Langley, B.C. V3A 1N4
Tel. 530-9166



Thursday, May 1, 1980
Board of Variance - 7:00 p.m.



BOARD OF VARIANCE
MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Thursday, May 1, 1980 at 7:00 p.m.

Members present were:

- Mr. G. Crews, Chairman
- Mr. B. Aabjerg
- Mr. R. Farion
- Mr. B. Hansen
- Mr. J. Petrie

Staff present were:

- Mr. K. McLaren, Planning Assistant;
- Mr. C. E. Spooner, Building Inspector II;
- Mrs. S. Aikenhead, Assistant Municipal Clerk; who acted as Secretary to the Board.

The Chairman explained to those present that all appeals would be heard and the Board would rule on them later and that all applicants would then be informed by letter from the Municipal Clerk's Office of the decision of the Board.

Submitted to the Board for this meeting were comments from Mr. C. E. Spooner, Building Inspector II, dealing with each of the applications before the Board, a copy of which is attached hereto and forms a part of these Minutes.

Also submitted to the Board was a brief from the Planning Department dealing with each of the applications before the Board, a copy of which is attached hereto and forms a part of these Minutes.

- 2. Adi Investments Ltd.
2576 Mathewson Avenue
Subject: Relaxation of rear yard setback requirements.

Mr. Paul Parikh of Adi Investments Ltd., appeared before the Board of Variance to request relaxation of the rear yard setback requirements to 2.5 metres from the rear yard property line in this proposed subdivision.

The Chairman of the Board of Variance pointed out to Mr. Parikh that in the Planning Department comments to the Board, they state that this subdivision application has been amended since Mr. Parikh submitted his application to the Board of Variance and the rear yard property line has changed. Further, that the Planning Department cannot tell exactly where the proposed new property line will be in relation to the existing dwelling at 2576 Mathewson Avenue.

The Chairman informed Mr. Parikh that the Board of Variance cannot rule on this application because they do not know what they are dealing with. Further, that Mr. Parikh should come back to the Board of Variance after the subdivision has been given final approval and a survey has been completed, at which time the Board would know exactly where the proposed property lines will be located.

Thursday, May 1, 1980
Board of Variance - 7:00 p.m.

3. L. Finneran
2562 Passage Drive
Subject: Relaxation of side yard setback requirements.

Mr. Finneran of 2562 Passage Drive, appeared before the Board of Variance and requested relaxation of the side yard setback requirements to allow him to come to within 3 feet of the side yard property line with his roof overhang and within 5 feet of the side yard property line with regard to the walls of his proposed garage. Mr. Finneran informed the Board that he wished to convert his carport into a garage in order to protect his cars from the weather and from vandalism, as well as to provide storage space.

Mr. Finneran went on to inform the Board that he has two children in his family and he has a no basement home and he feels that the extra storage space this garage would provide is a necessity for his family.

There was no opposition expressed to this application.

4. J. A. Waldron
509 Hillcrest Street
Subject: Relaxation of exterior side yard setback requirements.

Mr. S. Waldron appeared before the Board of Variance on behalf of his son, owner of 509 Hillcrest Street. Mr. Waldron stated that his son was requesting relaxation of the exterior side yard setback requirements to allow him to come to four feet from the exterior side yard property line.

Mr. Waldron went on to state that the dwelling on the property is situated 40 feet back from the front yard property line which leaves a very small rear yard and if he is required to build the carport 12½ feet in from property line it will take up most of his back yard.

Mr. Waldron also informed the Board of Variance that there was a twenty-three foot boulevard between the pavement on Haversley Avenue and this exterior side yard property line.

Mr. and Mrs. Dion of 2194 Haversley Avenue, appeared before the Board of Variance and requested an opportunity to look at the proposed plans.

There was no opposition expressed to this application.

1. M. and P. Wingelman
407 Madison Avenue
Subject: Relaxation of front yard setback requirements.

Mrs. Wingelman appeared before the Board of Variance requesting relaxation of the front yard setback requirements to allow them to extend their carport to within 14 feet of the front yard property line. She stated that at the present time they enter their carport from a lane at the side of their property and it is an extremely steep incline and when they back in and out of the carport they have extreme difficulties seeing traffic coming down the lane. She also stated that the present carport they have is too small for their large car and as they plan on extending the carport they wish to extend it out front to make easier access and entry to the carport. She stated the entrance would be from the front of the property and they would close off the lane access. Mrs. Wingelman stated that she has spoken to her neighbours about their plans and there have been no objections.

There was no opposition expressed to this application.

Thursday, May 1, 1980
Board of Variance - 7:00 p.m.

CONCLUSIONS:

1. M. and P. Wingelman

MOVED BY MR. AABJERG
SECONDED BY MR. HANSEN

That this appeal be denied.

CARRIED UNANIMOUSLY

3. L. Finneran

MOVED BY MR. FARION
SECONDED BY MR. AABJERG

That this appeal be allowed, that is, side yard setback relaxed to five feet for walls of the carport and three feet for the roof overhang.

CARRIED UNANIMOUSLY

4. J. A. Waldron

MOVED BY MR. PETRIE
SECONDED BY MR. AABJERG

That this appeal be allowed, that is, exterior side yard setback relaxed to four feet.

CARRIED UNANIMOUSLY

DATE OF NEXT BOARD OF VARIANCE MEETING:

It was decided to hold the next Board of Variance meeting on Tuesday, May 27, 1980.

ADJOURNMENT:

MOVED BY MR. PETRIE
SECONDED BY MR. HANSEN

That the Board of Variance meeting adjourn, 7:45 p.m.

CARRIED UNANIMOUSLY



CHAIRMAN

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING OF 1980 05 01

ITEM #1

407 Madison Avenue - The Planning Department has no objection to this appeal as it appears to be a local issue.

ITEM #2

2576 Mathewson Avenue - This request for an appeal is not accurate in view of more recent action taken on the subdivision application by the Subdivision Committee.

As background I can advise that an application for subdivision was submitted to the Subdivision Committee at their meeting of 1980 04 22. The applicant's proposal was subsequently amended in relation to the proposed property line to the rear of the existing dwelling in question.

The Subdivision Committee has found both the attached sketches, 8-3347 B & C, technically feasible and have tabled the application for referral of these sketches to the Ministry of Transportation and Highways for comments to their acceptability.

Both sketches reflect the revised property line to the rear of 2576 Mathewson Avenue.

I have had the latest proposed property line configuration transposed onto the attached survey plan of the location of the existing dwelling. We cannot tell exactly where the proposed new property line will be in relation to the existing dwelling at 2576 Mathewson since the surveyor's plot plan which was prepared is based on the overall property. The attached sketches will, however, provide the proposed rear yard setback in a plus or minus figure to scale.

The Planning Department would have no objection to this appeal if the subdivision proceeded.

ITEM #3

2562 Passage Drive - The Planning Department has no objection to this appeal since it appears to be a local issue. We would note, however, that the appeal should read relaxation of side yard setback and not rear yard setback.

ITEM #4

509 Hillcrest Street - The Planning Department would have no objection to this appeal as it would appear to be a local issue.

Respectfully submitted,



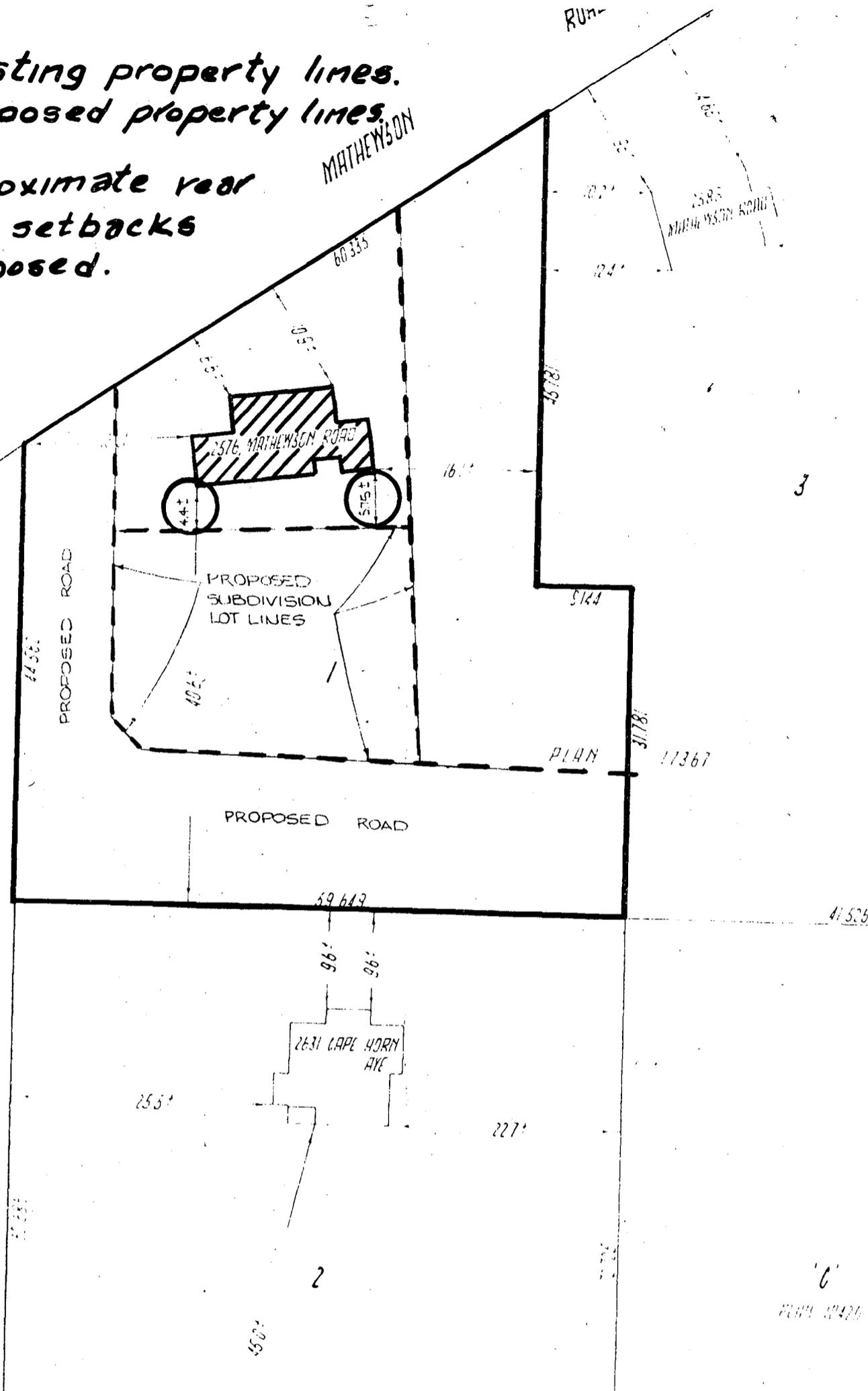
K. McLaren
Development Control Technician

KM/dm

— Existing property lines.

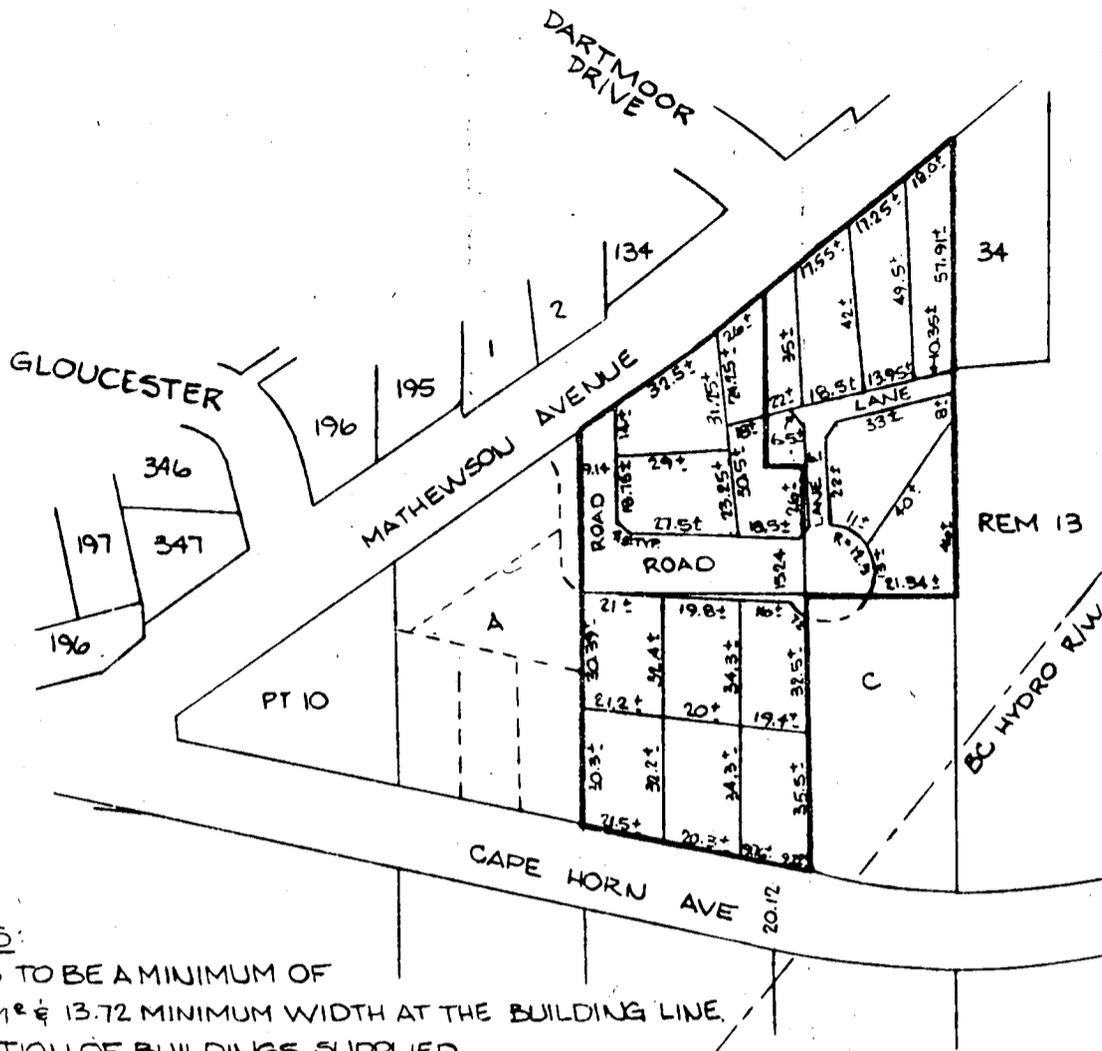
- - - Proposed property lines.

○ Approximate rear yard setbacks proposed.



SUBDIVISION OF LOTS 1, 2 & 3 BLK 11-12 DL67 PL 67113

APPLICANT: ADI INVESTMENTS LTD
 OWNERS: G & A ARTHUR, MRS. PRESBURY,
 R & M BEALE



NOTES:

1. LOTS TO BE A MINIMUM OF 650M² & 13.72 MINIMUM WIDTH AT THE BUILDING LINE.
2. LOCATION OF BUILDINGS SUPPLIED.
3. LOT LINES COLOURED GREEN TO BE CANCELLED.
4. DASH LINES INDICATE PROPOSED SUBDIVISION.
5. ITEMS IN NOTE *1 TO BE VERIFIED BY B.C. LAND SURVEYOR.

METRIC

This approval expires in 90 days from date shown on this sketch. Surveyors subdivision plans must be submitted to the Approving Officer prior to his date for approval, or a new application must be submitted.

CORPORATION OF THE DISTRICT OF COQUITLAM		
SUBDIVISION PRELIMINARY APPROVAL		
DATE: _____		
DRAWN DCC	SCALE 1:2000	DRG. NO. 8-3347C

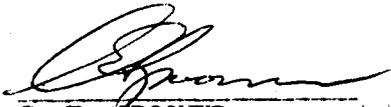
DISTRICT OF COQUITLAM

Inter-Office Communication

TO: G. RICHMOND DEPARTMENT: ADMINISTRATION DATE: 80 05 01
FROM: C. E. BROOKER DEPARTMENT: BUILDING YOUR FILE:
SUBJECT: Building Department comments to May 1, 1980 Board of Variance Meeting OUR FILE:

ITEM 1 - 4

The Building Department has no objection to these appeals as the Building Bylaw does not appear to be involved.


C. E. BROOKER
BUILDING INSPECTOR

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING OF 1980 05 01

ITEM #1

407 Madison Avenue - The Planning Department has no objection to this appeal as it appears to be a local issue.

ITEM #2

2576 Mathewson Avenue - This request for an appeal is not accurate in view of more recent action taken on the subdivision application by the Subdivision Committee.

As background I can advise that an application for subdivision was submitted to the Subdivision Committee at their meeting of 1980 04 22. The applicant's proposal was subsequently amended in relation to the proposed property line to the rear of the existing dwelling in question.

The Subdivision Committee has found both the attached sketches, 8-3347 B & C, technically feasible and have tabled the application for referral of these sketches to the Ministry of Transportation and Highways for comments to their acceptability.

Both sketches reflect the revised property line to the rear of 2576 Mathewson Avenue.

I have had the latest proposed property line configuration transposed onto the attached survey plan of the location of the existing dwelling. We cannot tell exactly where the proposed new property line will be in relation to the existing dwelling at 2576 Mathewson since the surveyor's plot plan which was prepared is based on the overall property. The attached sketches will, however, provide the proposed rear yard setback in a plus or minus figure to scale.

The Planning Department would have no objection to this appeal if the subdivision proceeded.

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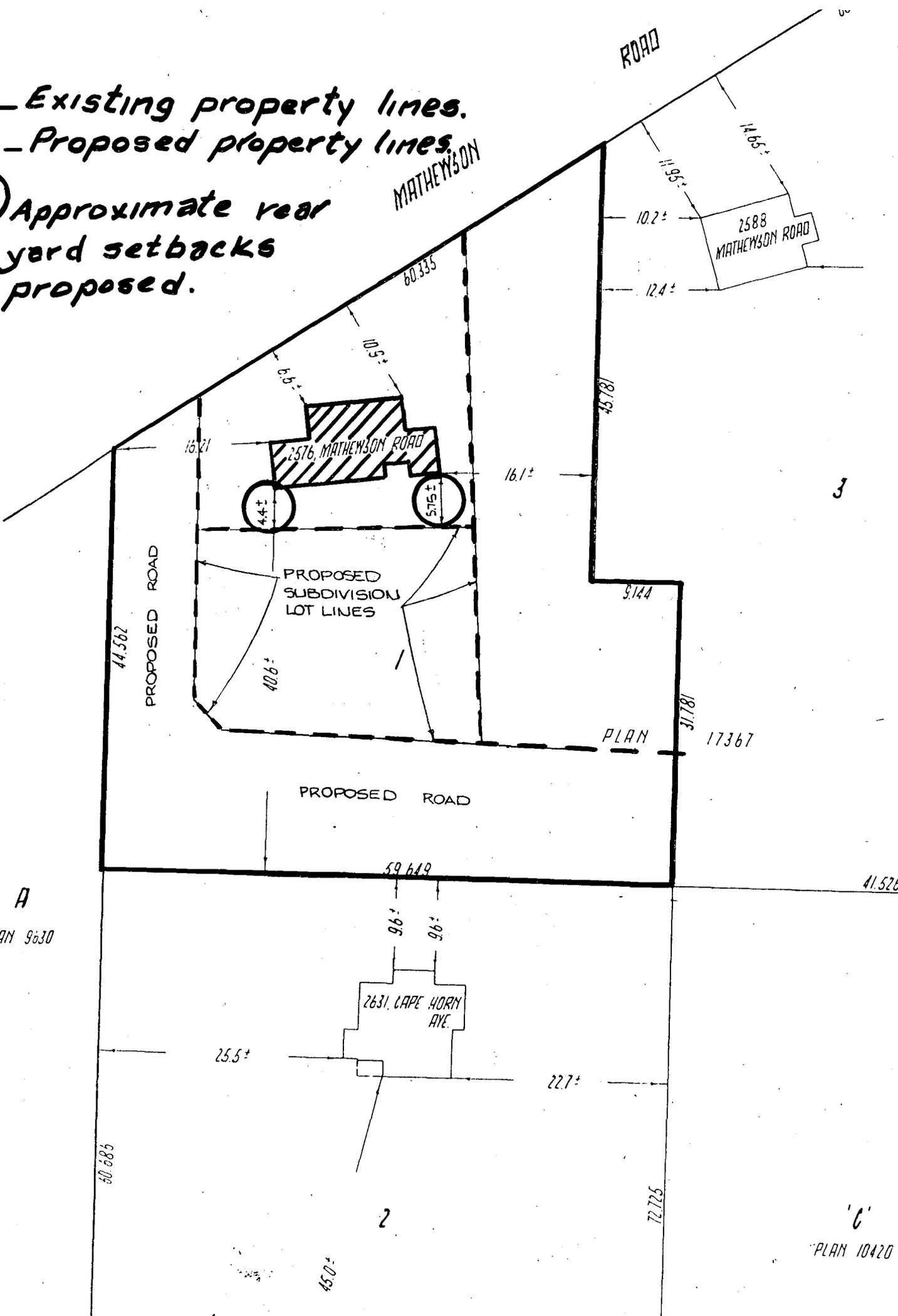
Respectfully submitted,



K. McLaren
Development Control Technician

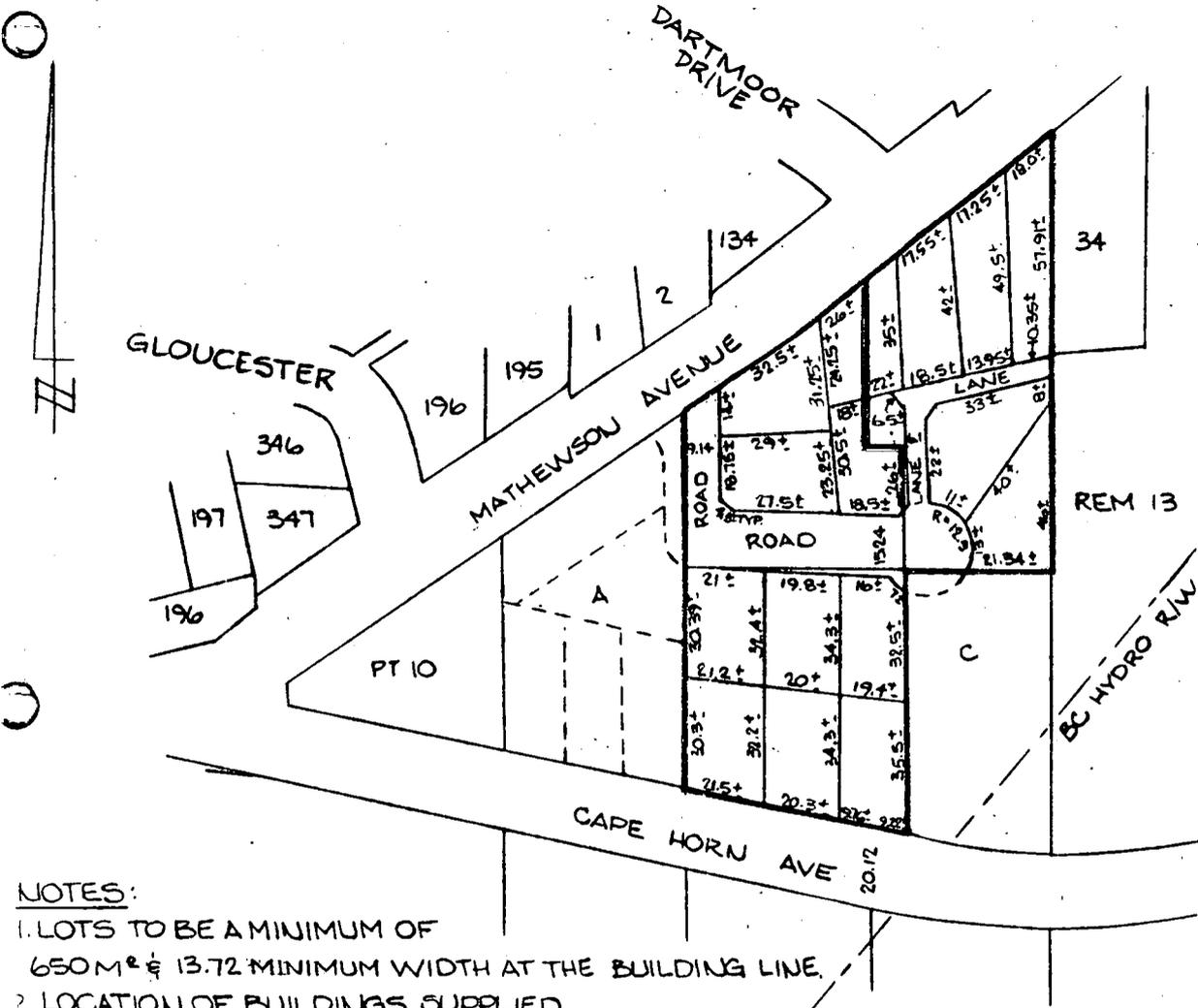
— Existing property lines.
--- Proposed property lines.

○ Approximate rear yard setbacks proposed.



SUBDIVISION OF LOTS 1, 2 & 3 BLK 11-12 DL 67 PL 67113

APPLICANT: ADI INVESTMENTS LTD.
 OWNERS: G & A ARTHUR, M & S. PRESBURY,
 R & M BEALE



- NOTES:
1. LOTS TO BE A MINIMUM OF 650M² & 13.72 MINIMUM WIDTH AT THE BUILDING LINE.
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CORPORATION OF THE DISTRICT OF COQUITLAM		
SUBDIVISION PRELIMINARY APPROVAL		

DATE _____		
DRAWN DCC	SCALE 1:2000	DRG. NO. 8-3347C

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: S. AIKENHEAD DEPARTMENT: ADMINISTRATION DATE: 80 05 01
FROM: C. E. SPOONER DEPARTMENT: BUILDING YOUR FILE:
SUBJECT: Building Department comments to May 1, 1980 OUR FILE:
Board of Variance Meeting

ITEM 1 - 4

The Building Department has no objection to these appeals as the Building Bylaw does not appear to be involved.



C. E. SPOONER
BUILDING INSPECTOR

BOARD OF VARIANCE MINUTES

A meeting of the Board of Variance convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, Coquitlam, B.C. on Tuesday, May 27, 1980 at 7:00 p.m.

Members present were:

Mr. G. Crews, Chairman
Mr. B. Aabjerg
Mr. R. Farion
Mr. B. Hansen
Mr. J. Petrie



Staff present were:

Mr. K. McLaren, Planning Assistant
Mr. C. E. Spooner, Building Inspector II;
Mrs. S. Aikenhead, Assistant Municipal Clerk, Who acted as Secretary to the Board.

The Chairman explained to those present that all appeals would be heard and the Board would rule on them later and that all applicants would then be informed by letter from the Municipal Clerk's Office of the decision of the Board.

Submitted to the Board for this meeting were comments from Mr. C. E. Spooner, Building Inspector II, dealing with each of the applications before the Board, a copy of which is attached hereto and forms a part of these Minutes.

Also submitted to the Board was a brief from the Planning Department dealing with each of the applications before the Board, a copy of which is attached hereto and forms a part of these Minutes.

1. B. J. Spitz
1000 Thermal Drive
Subject: Relaxation of front yard setback requirements.

Mr. Spitz appeared before the Board of Variance to request relaxation of the front yard setback requirements to allow him to come to 20 feet from the front property line. He informed the Board that this lot has a large ravine to the rear and as a result he has had to locate the house closer to the front property line. He also informed the Board that an integral feature of the house is the porch at the front which has four posts holding up the porch roof. These posts are the only portion of the house that infringe on the front yard setback. On a question from the Board, Mr. Spitz informed them that if he had to move the house any further back he would have very little rear yard because of this ravine and the costs for the foundation would be higher. He stated if this application is not allowed he will have to run the support posts into the wall of the house at an angle which would ruin the design of the home as well as being very expensive.

There was no opposition expressed to this application.

2. A. Cassivi
1037 Stewart Avenue
Subject: Relaxation of side yard setback requirements.

Mr. and Mrs. Cassivi appeared before the Board of Variance to request relaxation of the side yard setback requirements to 3.64 feet. Mr. Cassivi informed the Board that they are planning on adding to this home and it presently has a 3.64 foot side yard setback and the addition would be at the front of the house and would carry on with the existing setback. He informed the Board that there is 17½ feet between his house and the house next door. He further informed the Board that their reason

Tuesday, May 27, 1980
Board of Variance - 7:00 p.m.

for wanting to add on to this house is that it is an older home and they would like to enlarge it as the living room is extremely small,

Mr. Cassivi was informed that the Building Department, in their recommendations, state that they have no objection to this appeal provided the overhang does not exceed one foot seven inches and the exterior of the addition is finished with non-combustible cladding where closer than four feet to the property line.

The Members of the Board requested an opportunity to look at Mr. Cassivi's plans and he presented these to the Board for their inspection.

There was no opposition expressed to this application.

3. J. Watt
2388 Latimer Avenue
Subject: Relaxation of rear and side yard setback requirements.

Mr. Watt appeared before the Board of Variance and requested relaxation of side and rear yard setback requirements to two feet. He informed the Board that he wished to construct a garage at the rear of his property and because of the location of the existing driveway it would be difficult to get both cars into the garage if he had to keep a four foot side yard setback.

Mr. Watt was informed that the Building Department recommendations state that they would have no objection to this appeal provided that the overhang on the proposed garage is no closer than two feet from the property line.

Mr. Watt presented his plans to the Board Members for their inspection.

There was no opposition expressed to this application.

4. Richelle Homes Ltd.
839 Grover Avenue
Subject: Relaxation of side yard setback requirements.

Mr. Don Tremblay of Richelle Homes Ltd. appeared before the Board of Variance to request relaxation of side yard setback requirements to four feet six inches. He stated that he would like to have a hutch in the Dining room which would extend into the side yard setback 18 inches. He stated this hutch did show on his plans which were approved by the Building Department. After the home was framed in the Building Inspector came around and told them they would have to go to the Board of Variance as this was an infringement on the side yard setback requirements.

There was no opposition expressed to this application.

5. R. and L. Oben
3016 Starlight Way
Subject: Relaxation of rear yard setback requirements.

Mr. Oben appeared before the Board of Variance to request relaxation of rear yard setback requirements to 15 feet. He stated that they wish to remodel their home and would like to build an indoor pool and solarium at the rear of the house and would require a relaxation of five feet in the rear yard. He stated the reason for requesting this is that their architect has suggested that the apron of the pool be back at least 20 feet from the rear of the house.

Mr. K. Meyer, 3029 Fleet Street, appeared before the Board of Variance and stated that he lives directly behind Mr. Oben. Mr. Meyer looked at Mr. Oben's plans and had no objection to them.

There was no opposition expressed to this application.

Tuesday, May 27, 1980
Board of Variance - 7:00 p.m.

6. D. and L. Johnson
960 Winslow Avenue
Subject: Relaxation of side yard setback requirements.

Mr. Johnson appeared before the Board of Variance to request relaxation of the side yard setback requirements to four feet.

He stated that they wish to close in their carport as there is a through lane behind their home and the kids seem to be using their driveway and carport as a short cut. He stated they had a break-in last year and they cannot leave anything in the carport or it gets stolen.

Mr. D. Price of 963 Winslow Avenue appeared before the Board of Variance and informed them that he just wanted to know what Mr. Johnson had planned and he had no objections to this application.

There was no opposition expressed to this application.

7. W. and C. Buhler
1510 Como Lake Avenue
Subject: Relaxation of front yard setback requirements.

Mr. Buhler appeared before the Board of Variance and requested relaxation of the front yard setback requirements to 28.9 feet. He informed the Board that he bought this property in late November of 1978 and proceeded to move the home located on the property to the front of the lot. He stated he had come down to the Municipal Hall and had been informed that there was a 25 foot front yard setback and he had then put in a foundation 28.9 feet from the front property line. He stated that shortly after this he was informed by the Building Department that he was required to be 37 feet back from the front property line as Como Lake Avenue was a major arterial. He requested relaxation of the front yard setback requirements as he felt this was not his mistake and it would cost a great deal of money for him to move the house further back.

Mr. Buhler went on to state that in a couple of years he would like to build on his lot next door and asked if it would have to be set back 37 feet or if he could keep it at 25 feet. He was informed that he would have to build according to the Zoning By-law regulations.

Mr. Robertson of 1508 Como Lake Avenue appeared before the Board of Variance and stated that he was concerned about this application as he did not feel that moving this home to the front of the lot would add to the value of his property. He also stated that he was concerned with regard to the drainage problems on this lot. He informed the Board that there are no storm drains on his lot or on Mr. Buhler's lot and there is a serious problem with drainage in the area.

Mr. Robertson was informed that he should get together with his neighbours and attempt to have the Municipality correct this situation.

There was no further opposition expressed to this application.

8. A. Jordon
#40 - 675 Lougheed Highway
Subject: Relaxation of rear and side yard setback requirements.

Mr. Jordon appeared before the Board of Variance along with Mr. John Larch of Sapphire Development Services. Mr. Larch informed the Board that his Company would be doing construction of a canopy that Mr. Jordon would like to place on his mobile home. He requested relaxation of the rear and side yard setback requirements to eight feet. He stated that this mobile home has a lane next to it so there is no neighbour to the west. He informed the Board that the building to the rear of the mobile home will be removed before construction of the new canopy is started.

Tuesday, May 27, 1980
Board of Variance - 7:00 p.m.

Mr. Walter Hohn, owner of the Mobile Home Park, appeared before the Board of Variance and stated he has no objection to this application. He presented a map to the Board showing the layout of his mobile home park.

There was no opposition expressed to this application.

- 10. H. Seward
1217 Parkland Drive
Subject: Relaxation of front yard setback requirements and site coverage requirements.

Mr. Seward appeared before the Board of Variance and requested relaxation of the front yard setback requirements to 10 feet and site coverage requirements to 43% of the lot area.

Mr. Seward informed the Board that he had made an offer to purchase this lot providing he receives Board of Variance approval on the above noted matters.

He stated that a lot of the houses situated along this street now have a ten foot setback from the road and if he set his house back 20 feet as is required under the By-Law his house would look out of place. As well, he stated, if he had to meet these setback requirements the house he could build on the lot would be too small. He informed the Board that the total square footage of the house would be 1,905 square feet and this includes the double carport. He stated that without the carport the house does meet the site coverage requirements.

The Planner informed Mr. Seward that the rear yard setback of this home must be no closer than 21.33 feet as there is a restrictive covenant on this property because of the flood plain.

Mr. Seward was asked why he didn't buy a lot further up the lake where he could have a two storey home and there would be no restrictive covenants on the lot.

He stated that he did not wish to buy one of these other lots as he felt that this was the best lot in this subdivision and he wanted to build on it.

There was no opposition expressed to this application.

CONCLUSIONS:

- 1. B. J. Spitz.

MOVED BY MR. AABJERG
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is, front yard setback relaxed to 20 feet.

CARRIED UNANIMOUSLY

- 2. A. Cassivi.

MOVED BY MR. HANSEN
SECONDED BY MR. AABJERG

That this appeal be allowed as per application, that is, side yard setback relaxed to 1.11 metres (3.64 feet) provided the overhang does not exceed one foot, seven inches and the exterior of the addition is finished with non-combustible cladding where closer than four feet to property line.

CARRIED UNANIMOUSLY

Tuesday, May 27, 1980
Board of Variance - 7:00 p.m.

3. J. Watt.

MOVED BY MR. FARION
SECONDED BY MR. AABJERG

That this appeal be allowed as per application, that is, rear and side yard setback relaxed to two feet and also that there be no roof overhang.

CARRIED UNANIMOUSLY

4. Richelle Homes Ltd.

MOVED BY MR. PETRIE
SECONDED BY MR. HANSEN

That this appeal be allowed as per application, that is, side yard setback relaxed to four feet, six inches.

CARRIED UNANIMOUSLY

5. R. and L. Oben.

MOVED BY MR. FARION
SECONDED BY MR. PETRIE

That this appeal be allowed as per application, that is, rear yard setback relaxed to 15 feet.

CARRIED UNANIMOUSLY

6. D. and L. Johnson.

MOVED BY MR. AABJERG
SECONDED BY MR. PETRIE

That this appeal be allowed as per application, that is, side yard setback requirements relaxed to four feet.

CARRIED UNANIMOUSLY

7. W. and C. Buhler.

MOVED BY MR. FARION
SECONDED BY MR. PETRIE

That this appeal be allowed as per application, that is, front yard setback relaxed to 28.9 feet.

CARRIED UNANIMOUSLY

8. A. Jordon.

MOVED BY MR. PETRIE
SECONDED BY MR. FARION

That this appeal be allowed as per application, that is, rear and side yard setback relaxed to eight feet.

CARRIED UNANIMOUSLY

Tuesday, May 27, 1980
Board of Variance - 7:00 p.m.

10. H. Seward.

MOVED BY MR. HANSEN
SECONDED BY MR. PETRIE

That this appeal be allowed with front yard setback relaxed to 10 feet and site coverage requirements relaxed to 43%, and that the rear yard setback be noted as 21.33 feet because of a restrictive covenant with regard to flood plain area.

CARRIED UNANIMOUSLY

BOARD OF VARIANCE MEETING - JULY.

It was decided that the next Board of Variance Meeting would be held Tuesday, July 8th, 1980.

ADJOURNMENT:

MOVED BY MR. AABJERG
SECONDED BY MR. HANSEN

That the Board of Variance Meeting adjourn, 8:45 p.m.

CARRIED UNANIMOUSLY


CHAIRMAN

ITEMS #1 - #6 INCLUSIVE

The Planning Department has no objection to these appeals as they would appear to be local issues.

ITEM #7

The Planning Department has no objection to this appeal since we understand the majority of the homes in this block are at or near the 25' setback line.

ITEM #8

The Planning Department has no objection to this appeal as it would appear to be a local issue noting, however, that the application reads relaxation to 3' from the rear property line whereas the plan indicates that a relaxation to 8' is all that is necessary.

ITEM #9

I understand this application has been withdrawn.

ITEM #10

This lot is within Phase I of the River Springs Development (previously Oxbow Lake Estates). Board members may recall that this development originally began as a Mobile Home Park and all the original buildings in Phase I were constructed as one-storey units in keeping with setback requirements in Mobile Home Park Regulations. When the development changed to the new RS-5 zoning to allow the construction of more conventional single-family dwellings there were several lots within Phase I which were vacant. These lots were rezoned to the new RS-5 category which required more stringent setback requirements. The lot in question is one of those lots.

The Planning Department has no objection to a relaxation of siting in the front yard subject to it being relaxed only to that which was required of other buildings in Phase I. (ie. 10')

With regard to the appeal on lot coverage I can advise that the majority of dwellings in Phase I were constructed under the Mobile Home Park Regulations with a maximum allowable lot coverage of 32%. The Planning Department feels that lot coverage requirements should not be relaxed beyond the allowable 35% for the principal building, in view of the size of the lots in this area and the need to limit lot coverage to maintain an adequate amount of open space. This is felt to be particularly important when the size of the lots is in the 4,000 sq. ft. category.

Respectfully submitted,


Ken McLaren
Development Control Technician

KM/dm

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: S. AIKENHEAD DEPARTMENT: ADMINISTRATION DATE: 80 05 27
FROM: C. E. SPOONER DEPARTMENT: BUILDING YOUR FILE:
SUBJECT: BUILDING DEPARTMENT COMMENTS TO MAY 27, 1980 OUR FILE:
BOARD OF VARIANCE MEETING

ITEM 1) No objection as the Building Bylaw does not appear to be involved.

ITEM 2) The Building Department has no objection to this appeal provided the overhang does not exceed 1'7" and the exterior of the addition is finished with non-combustible cladding where closer than 4'0" to the property line.

ITEM 3) The Building Department would have no objection to this appeal provided that the overhang is not closer than 2'0" from property line.

ITEMS 4 - 10 No objection as the Building Bylaw does not appear to be involved.
Incl.

Val Boling
C. E. SPOONER
BUILDING INSPECTOR

PLANNING DEPARTMENT BRIEF TO BOARD OF VARIANCE MEETING OF 1980 05 27

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Val Bolin
C. E. SPOONER
BUILDING INSPECTOR