

PUBLIC HEARING ON ZONING BYLAW

ZONING BOARD OF APPEAL

October 21st, 1960

The Zoning Board of Appeal met in the General Office of the Municipal Hall, 1111 Brunette Avenue, on Friday, October 21st, 1960, at 7:30 p.m., with Chairman C. C. Smith, and Mr. E. J. C. Stewart and Mr. R. Parsons, members present.

The Clerk was asked to record the Minutes and present same to Council, and to notify the applicants of the decisions reached.

- (1) Imperial Oil Company Limited appeared before the Board regarding a proposed service station on Clarke Road and Como Lake Avenue, in which the setback of the building came to within a few inches of the westerly boundary, being an odd-shaped lot and contrary to Zoning Bylaw No. 860, with respect to Commercial zoning, Section 7, Clause 5, requiring 35 foot rear yard setback.

The Clerk tabled maps showing the property in question, while Mr. Fraser and Mr. Ades, representing Imperial Oil Company, asked that the setback be waived.

The Nazarene Church was represented by the Pastor and members of the congregation, and they stated they had no objections to the building on the property in question.

- (2) Mr. Cranston, on Norman Road and Ranch Way, appeared with respect to his request to build an addition to his home, which was non-conforming to the Zoning Bylaw. From the maps presented, Mr. Cranston explained to the Board, that his home was conforming to the Zoning Bylaw until such time as he subdivided the corner lot. The Board questioned Mr. Cranston as to the use of the building and he stated he wished to build a carport over which he would construct a kitchen nook and bedroom, purpose of which to bring his mother out from Vancouver to live with them.

The matter of finish and appearance of the building was fully gone into by the Board.

- (3) The request of Mr. & Mrs. Picton, Pitt River Road, for a building of a walk-in cooler less than 100 feet from the road as required by the Zoning Bylaw, Section 8 (2), was brought before the Board. Mr. & Mrs. Picton desired to build the building in line with their garage west of their present dwelling. Mrs. Picton explained the reason for not wanting to set the building back 100 feet from the road due to expenses, the destruction of her garden and the type of soil which was low and wet most of the time.

After the members of the Board questioned the applicants, same were dismissed and promised an answer to their case by the Clerk.

Following the adjournment from the meeting of the applicants, the Board proceeded to study information that had been tabled with them.

Moved by Mr. Stewart, seconded by Mr. Parsons:  
That the application of the Imperial Oil Company Limited for the building of a service station be allowed.

Carried

- continued -

Moved by Mr. Parsons, seconded by Mr. Stewart:  
That the application of Mr. Cranston for an addition to his present  
non-conforming home, be not approved.

Carried

Moved by Mr. Parsons, seconded by Mr. Stewart:  
That the application of Mr. & Mrs. Picton for a building structure  
west of their present garage less than 100 feet from the road,  
be approved.

Carried

Moved by Mr. Parsons, seconded by Mr. Stewart:  
That the meeting adjourn.

Carried

.....Chairman.

ZONING BOARD OF APPEAL MINUTES.

April 6th, 1961.

The Zoning Board of Appeal was held in the Reeve's office on Thursday, April 6th, 1961, at 7:30 p.m. with all members of the Board present.

The Clerk tabled the request of Mr. S. Samograd seeking permission to extend his building at 1225 Brunette Avenue a further three feet to make his store even with Thrift's Grovery at the corner of Laval and Brunette.

Mr. Samograd appeared and explained to the Board the purpose and the need of extension.

The Board considered all points presented and the grounds on which his original application had been denied.

Moved by Mr. Stewart seconded by Mr. Parsons:  
That the application of Mr. S. Samograd to extend his building and his appeal to this Board has failed.

Carried

Moved by Mr. Parsons seconded by Mr. Stewart:  
That the meeting of the Appeal Board will be set for the following months on a quarterly basis:

July  
October  
January  
April

unless in the case of extreme emergency.

Carried

Moved by Mr. Stewart seconded by Mr. Parsons:  
That the meeting adjourn.

Carried

..... Chairman.

ZONING BOARD OF APPEAL

Wednesday, November 15th, 1961.

A meeting of the Zoning Board of Appeal was held in the General Office of the Municipal Hall, 1111 Brunette Avenue, New Westminster, on Wednesday, November 15th, 1961, at 7:30 p.m. with all members of the Board present.

The Clerk table d correspondence from Mr. L. Winzowski, dated November 8th, 1961.

Mr. N. Wainman, Building Inspector reported on the application and Mr. Winzowski appeared and answered questions.

Discussion followed and the delegate retired.

Moved by Mr. Stewart seconded by Mr. Parsons:  
That the application of Mr. Winzowski be allowed.

Carried

Mr. R. L. Marcoux and Mr. Baskerville, representing the B.A. Oil Company Limited, presented their request for relaxation of the setback regulations for North Road.

Mr. Wainman, Building Inspector, gave evidence of the Bylaw violation in regard to proposal (1) and recommended proposal (2) showing North Road as flanking side. The delegations then retired.

Moved by Mr. Stewart seconded by Mr. Parsons:  
That proposal (2) be allowed.

Carried

Mr. Mostrenko appeared in respect to his application to extend his residence which was non-conforming to the Building Regulations, being Lot 30, Blks. 10 to 13, D.L. 366, as related to zoning.

The Building Inspector presented the plans and explained the violation. The delegate then retire.

Moved by Mr. Parsons seconded by Mr. Stewart:  
That the appeal be allowed.

Carried

Mr. Barnholden of Canada Creosoting Limited presented the case of siting of the office building of their property on Braid Street.

Mr. Wainman reported on the requirement of 100 feet for Commercial areas as a setback.  
Mr. Barnholden then retired.

Moved by Mr. Stewart, seconded by Mr. Parsons:  
That the appeal be lost.

Carried

Correspondence in regard to the application of Quadling Hotel (1955) Ltd., to relax rear yard requirements in view of the purchase of the lot immediately to the north of the property for parking purposes was tabled under date of October 2nd, 1961.

Moved by Mr. Stewart, seconded by Mr. Parsons:  
That the decision of the appeal Board of October 6th, 1961, be confirmed and the relaxation be allowed and that this decision be written into the minutes.

Carried

Moved by Mr. Parsons seconded by Mr. Stewart:  
That the appeal of Mr. Jackman regarding overhang of sundeck  
on Montgomery Street in which relaxation to permit a 20" overhang  
or projection of the balcony which had been approved following  
application in June 1961, be confirmed and the decision of the  
Board be written into the minutes.

Carried

Moved by Mr. Stewart seconded by Mr. Parsons:  
That the meeting adjourn.

Carried

.....Chairman.