



MINUTES OF THE BOARD OF VARIANCE MEETING

Wednesday, May 18, 2022

6:00 p.m.

Remote Video / Teleconference

Present: Andrew Evindsen, Board Chair
Jim Wuest, Board Member
Evan Williams, Board Member
John Meagher, Board Member
Angie McDonald, Board Member

Staff Present: Paula Kusack, Deputy Corporate Officer
Greg Price, Building Official

Applicant: Hardeep Sekhon

Absent: John Meagher, Board Member

1. **CALL TO ORDER**

The Chair called the meeting to order at 6pm.

2. **MINUTES**

Adoption of the April 27, 2022 Board of Variance minutes.

It was MOVED and SECONDED

THAT the minutes of the April 27, 2022 Board of Variance meeting be adopted as circulated.

CARRIED

3. **APPLICATION No: BOV00030**

Application No: BOV00030

Civic Address: 5251 199 Street

Owner: Satranjan and Paramjit Sekhon

Applicant: Hardeep Sekhon

The Chair explained the meeting procedure and invited the applicant to present the application.

Mr. Hardeep Sekhon introduced himself and explained that the property was purchased in March 2022. An RS1 zoned lot only allows 33% coverage, and his family would like to build an addition between the existing home and garage which would bring the total lot coverage to 39.2%. It will provide additional living space for him and his sister as they have both recently moved back in with their parents, the owners of the property. The current living space is only 1100 square feet, however the lot coverage is maximized due to the storage garage built directly behind the home by the previous owner. His parents bought the home because they need the additional storage space but didn't realize that it would prohibit them from adding on to the existing home to increase the living space at the time of purchase.

The Chair asked if there were any members of the public in attendance who wished to provide comments.

There were no members of the public in attendance.

The Chair opened the floor to members of the board to ask questions.

Mr. Williams advised he visited the property and that the small space that the extension is to be built is directly behind the existing home and directly in front of the storage garage. The owners will get a lot of extra living space, but the addition would have minimal impact as there is already a concrete pad between the buildings. The space is currently unusable and filling it in would not increase the overall lot coverage by very much. He felt it was a favourable change.

Mr. Wuest asked which family members are planning to live at the residence. Mr. Sekhon advised it would be four members of the family: both his parents, him and his sister.

Mr. Wuest asked Mr. Sekhon to explain the hardship.

Mr. Sekhon explained that the storage building in the rear is new so they do not wish to tear it down. His sister is recently divorced, and rental prices are very high so she will move in with their parents. Mr. Sekhon is attending post secondary school and paying tuition while working, so is moving back in with his parents to save money.

Mr. Evindsen noted that the addition will join the two existing buildings. He inquired if the garage would become living space as well?

Mr. Sekhon advised that no, the garage will not become living space, it will remain storage.

Mr. Evindsen inquired if the addition will have its own entry from outside?

Mr. Sekhon advised that there are two entrances to the home. One from the front and one from the back. The back one will be on the addition.

Mr. Evindsen further noted that he did not hear about any concerns from the neighbours.

Mr. Sekhon advised that he'd spoken with the neighbours to the left of the home and across from the home and they didn't have any concerns or issues with the addition.

Mr. Wuest inquired if the height of the addition was within the current zoning regulations and asked if any changes in water or sewer infrastructure would be required?

The Building Official noted that the proposed addition is within the maximum height permitted. He further noted that there may be a requirement to upgrade the water service if the value of construction is over \$100,000. If so, the engineering department would review the requirements.

Mr. Wuest noted that he considered the effect the addition would have on the natural environment and noted the property is situated very close to the Nicomekl floodplain. Does the City have any concerns of an environmental nature? The Building Official advised that any flood level requirements would be identified at the building permit stage.

It was MOVED and SECONDED

THAT Board of Variance application BoV00030 to increase the maximum lot coverage from 33% to 39.2% to allow construction of an addition to the existing single-family dwelling located at 5251 199 Street be approved.

CARRIED

4. ADJOURNMENT

MOVED and SECONDED

THAT the meeting adjourn at 6:20pm

CARRIED

PRESIDENT

CORPORATE OFFICER