



Salt Spring Island Board of Variance

Meeting Minutes

Date of Meeting: Tuesday, March 3, 2020

Location: Baptist Church, Lower Level Meeting Room
520 Lower Ganges Road, Salt Spring Island

Members Present: Lisa Floritto, Chair
Robert Rush, Member

Regrets: Nina Adrianna, Member

Staff Present: Geordie Gordon, Planner 1
Kristine Mayes, Planner 1
Sarah Shugar, Recorder

Others Present: Eric Booth, Applicant
5 members of the public

These minutes follow the order of the agenda although the sequence may have varied.

Chair Floritto called the meeting to order at 1:00 p.m.

1. APPROVAL OF AGENDA

The following item was presented for consideration:

- Item 1.2 Minutes of the October 3, 2019 Board of Variance Meeting – For Information

By general consent, the agenda was approved as amended.

1.2 Minutes of the October 3, 2019 Board of Variance Meeting – For Information

The minutes were received.

2. HEARINGS

2.1 SS-BOV-2019.2 – E. Booth – 185 Grantville Street

Planner Gordon presented a staff memorandum dated February 19, 2020 regarding a Board of Variance request to vary the front lot line setback; the interior side lot line setback; and the natural boundary of a water body setback to increase the buildable area for the property at 185 Grantville Street.

It was noted that two Board of Variance members viewed the subject property at 12:30 p.m. on Tuesday, March 3, 2020.

Applicant Eric Booth spoke to the application.

A member of the public arrived at 1:15 p.m.

There was a question regarding whether members of the public would be able to speak to the application. Planner Mayes advised members of the public may speak to the application at the discretion of the Chair. Chair Floritto welcomed members of the public to speak.

A member of the public reported he is the owner of an adjacent property and expressed several concerns regarding the application including: impact to water quantity and/or contamination of groundwater wells in the area, the risk of the septic system failing, the risk of the septic pipe across the creek failing, the close proximity of the septic system to the creek, pedestrian safety, parking and snow removal. The member of the public questioned the hardship element of the application, stated that the variance request is not of a minor nature and expressed concern that future property owners in the neighbourhood would also request variances. The member of the public asked for clarification regarding whether the Salt Spring Island Local Trust Committee considered the request to vary the setback from the natural boundary of a water body.

Planner Gordon reported the Salt Spring Island Local Trust Committee did not consider the request to vary the setback from the natural boundary of a water body and reported the applicant is entitled to both the Development Variance Permit application process and/or the Board of Variance application process.

A member of the public arrived at 1:24 p.m.

Member Rush asked for clarification regarding whether the stream on the subject property is a salmon-bearing stream. Planner Gordon reported the stream has been identified as a potential salmon-bearing stream.

A member of the public asked for clarification regarding the road allowance and parking area. Planner Gordon reported the setback is measured from the property line.

There was a question regarding when the subject lots were developed. The applicant reported the subject lots were developed in the 1800s.

A member of the public reported he is the owner of a property located south of the subject property and expressed several concerns including the risks associated with pumping sewage over a creek, maintaining the community character, the environmental impact of reducing the setback to the water body, and impacts to groundwater wells in the area. The member of the public expressed concern that the variances could set a precedent for the neighbourhood.

A member of the public asked why the improvements were done prior to the variances being granted. Planner Gordon reported Island Health issues septic permits.

A member of the public reported she is a neighbouring property owner and expressed several concerns regarding the application including the impact to the rural character of the neighbourhood, protection of green space and impacts to the groundwater wells in the area. The member of the public questioned the hardship element of the application.

SS-BOV-2020-001

It was MOVED and SECONDED,

that the Salt Spring Island Board of Variance approve the request to vary the front lot property line setback from 7.5 metres to 3 metres (185 Grantville Street).

DEFEATED

There was discussion and the Board of Variance put forth a motion to reduce the interior lot line setback from 3 metres to 1.5 metres instead of the applicant's request of 3 metres to 0 metres.

SS-BOV-2020-002

It was MOVED and SECONDED,

that the Salt Spring Island Board of Variance approve the request to reduce the setback from the interior lot line from 3 metres to 1.5 meters (185 Grantville Street).

DEFEATED

SS-BOV-2020-003

It was MOVED and SECONDED,

that the Salt Spring Island Board of Variance approve the request to vary the setback to the natural boundary of a water body from 15 metres to 10 metres (185 Grantville Street).

CARRIED

3. ADJOURNMENT

By **general consent** the meeting adjourned at 2:10 p.m.

CERTIFIED CORRECT:

Sarah Shugar, Recorder