



WHISTLER

MINUTES

REGULAR MEETING OF BOARD OF VARIANCE COMMITTEE
MONDAY, JULY 29, 2024, STARTING AT 5:30 P.M.

Remote Meeting

Held via Microsoft Teams – Link available at:

[Board of Variance | Resort Municipality of Whistler](#)

BOARD PRESENT	Meetings attended since appointment
S. Olnier	1/1
R. Williamson	6/6
J. Cooper, Chair	8/10
STAFF PRESENT	
Planner, L. Clarke	N/A
Recording Secretary, L. Bourdon	N/A
PUBLIC PRESENT	
G. Perry, (authorized applicant) BOV00235 5145 Old Gravel Road	N/A
S. Martin, (authorized applicant) BOV00235 5145 Old Gravel Road	N/A

CALL TO ORDER

RMOW Planner, L. Clarke recognized the Resort Municipality of Whistler is grateful to be on the shared, unceded territory of the Lilwat People, known in their language as Lilwat7úl, and the Squamish People, known in their language as Skwxwú7mesh. We respect and commit to a deep consideration of their history, culture, stewardship and voice.

ADOPTION OF AGENDA

Moved by: R. Williamson

Seconded by: S. Olnier

That the Board of Variance Committee adopt the Agenda of July 29, 2024 as presented.

CARRIED

ADOPTION OF MINUTES

Moved by: R. Williamson

Seconded by: S. Olnier

That the Board of Variance Committee adopt the Committee Minutes of March 25, 2024 as presented.

CARRIED

APPLICATION

BOV00235
5145 Old Gravel Rd

The owners of 5145 Old Gravel Road are requesting two variances to "Zoning and Parking Bylaw No. 303, 2015" as described below:

1. Vary the north side setback from 3.0 metres to 0.35 metres for an auxiliary electrical building meeting Part 5, section 4 of the Zoning Bylaw (maximum 5 metres in height); and
2. Vary the front setback from 7.6 metres to 4.72 metres for an auxiliary electrical building;

as illustrated on the Architectural Plan A1.02, dated June 27, 2024, prepared by Open Space Architecture and Architectural Plans BOV-01, BOV-02, BOV-03 and BOV-04 dated July 04, 2024, prepared by CBN Enterprises Ltd.

RMOW Planner L. Clarke introduced the application, confirmed that public engagement has been completed in accordance with the Local Government Act (LGA), and confirmed that two letters of support from neighboring property owners (5213 Jordan Lane and 5142 Raven Lane) were received related to this application before the deadline of 4:30 p.m. on July 29, 2024. The letters have been circulated to the Board members, the authorized applicants and the owners.

The authorized applicant G. Perry commented on the following hardship:

1. Irregular shape, topography and main vehicle access of the lot.
2. Alternative locations were explored, but the proposed location is the only available option for the auxiliary electrical building because it must be located on the lot and follow the parking requirements and BC Hydro requirements for a 600A service on a private property.
3. The dwelling requires a 600A electrical service as there is no gas line along Old Gravel Road and propane usage has been eliminated on the lot. The dwelling has been designed to exceed the minimum BC Energy Step Code requirements, to minimize electrical usage and to offset the carbon footprint.

The Board members J. Cooper, S. Oliner and R. Williamson found that as per LGA S.542(1), the variances are minor and, as per LGA S.542(1)(b), undue hardship would be caused to the applicant if the bylaw is complied with due to the physical site characteristics, existing development on the lot, BC Building Code requirements and BC Hydro requirements. Further, they were of the opinion that the variances don't do any of the following listed in LGA S.542(1)(c)(i)-(vi). As such, all members of the Board are in favor of approving this variance application.

Moved by: R. Williamson

Seconded by: S. Olnier

That the following minor variances be approved:

1. Vary the north side setback from 3.0 metres to 0.35 metres for an auxiliary electrical building meeting Part 5, section 4 of the Zoning Bylaw (maximum 5 metres in height); and
2. Vary the front setback from 7.6 metres to 4.72 metres for an auxiliary electrical building;

as illustrated on the Architectural Plan A1.02, dated June 27, 2024, prepared by Open Space Architecture and Architectural Plans BOV-01, BOV-02, BOV-03 and BOV-04 dated July 04, 2024, prepared by CBN Enterprises Ltd.

CARRIED

OTHER BUSINESS

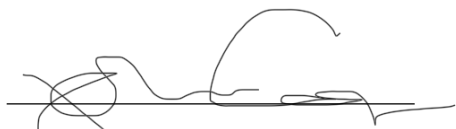
There were no items of Other Business.

TERMINATION

Moved by: R. Williamson
Seconded by: S. Olnier

That the Board of Variance Committee meeting of July 29, 2024 be terminated at 5:47 p.m.

CARRIED



Chair, John Cooper



Recording Secretary, Laurie-Anne Bourdon