



# WHISTLER

## MINUTES

REGULAR MEETING OF BOARD OF VARIANCE COMMITTEE  
MONDAY, JUNE 26, 2023, STARTING AT 5:30 P.M.

**Remote Meeting**

Held via Zoom – Link available at:

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

BOARD PRESENT	Meetings attended since appointment
J. Charters, Chair	9/9
R. Williamson	4/4
J. Cooper	6/8
STAFF PRESENT	
Planning Analyst, L. Clarke	N/A
Interim Recording Secretary, M. Urbani	N/A
PUBLIC PRESENT	
Eric Springer, (owner) BOV00233 2521 Whistler Rd	N/A

### CALL TO ORDER

*RMOW Planning Analyst, L. Clarke recognized the Resort Municipality of Whistler is grateful to be on the shared, unceded territory of the Lílwat People, known in their language as Lílwat7úl, 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: J. Cooper

**That** the Board of Variance Committee adopt the Agenda of June 26, 2023 as presented.

CARRIED

### ADOPTION OF MINUTES

Moved by: R. Williamson

Seconded by: J. Cooper

**That** the Board of Variance Committee adopt the Committee Minutes of February 27, 2023 as presented.

CARRIED

## APPLICATION

**BOV00233**  
2521 Whistler Rd

The owner of 2521 Whistler Road is requesting variances to the Resort Municipality of Whistler "Zoning and Parking Bylaw 303, 2015" as described below:

1. Vary the north side setback from 3.0 metres to 1.5 metres for an auxiliary garage building meeting Part 5, Section 4 of the Zoning Bylaw (maximum 5 metres in height).
2. Vary the permitted projection into the north side setback from 1.0 metre to 0.3 metres and into the front setback from 2.0 metres to 1.3 metres for landscape stairs less than 1 metre in height above adjacent finished ground.

As illustrated on the Architectural Plans A0.00, A1.00, and A2.00 dated May 24, 2023 prepared by Azurean Architecture Inc.

RMOW Planning Analyst L. Clarke introduced the application and confirmed that no written correspondence was received from the public related to this application before the deadline of 4:30pm on June 26, 2023.

The owner, commented on the following hardship:

1. Topography, rock outcrop, small size and shallow depth of the lot.
2. Proposal is the practical spot to build carport on the lot due to existing development of a house and deck. Moving the garage over would undermine the deck and remove trees.
3. Garage is necessary as there is no parking on the lot, parking is currently on the RMOW road right of way and parking on the street in winter is not permitted.

Chair J. Charters queried whether any member of public present wished to make oral submissions and address the Board regarding the subject application. No members of the public were present.

The Board members J. Charters, and R. Williamson found that, 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 and existing development on the lot. Further, they were of the opinion that the variance does not do any of the following listed in LGA S.542(1)(c)(i)-(vi). As such, the Board is in favor of approving this variance application.

Moved by: R. Williamson  
Seconded by: J. Charters

**That** the following minor variance be approved:

1. Vary the north side setback from 3.0 metres to 1.5 metres for an auxiliary garage building meeting Part 5, Section 4 of the Zoning Bylaw (maximum 5 metres in height).

2. Vary the permitted projection into the north side setback from 1.0 metre to 0.3 metres and into the front setback from 2.0 metres to 1.3 metres for landscape stairs less than 1 metre in height above adjacent finished ground.

As illustrated on the Architectural Plans A0.00, A1.00, and A2.00 dated May 24, 2023 prepared by Azurean Architecture Inc.

CARRIED

#### **OTHER BUSINESS**

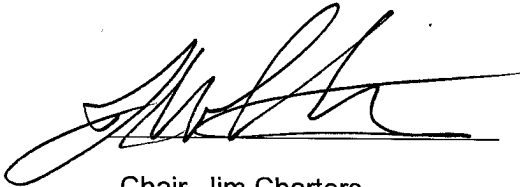
There were no items of Other Business.

#### **TERMINATION**

Moved by: R. Williamson  
Seconded by: J. Charters

**That** the Board of Variance Committee meeting of June 26, 2023 be terminated at 5:50 p.m.

CARRIED



Chair, Jim Charters



Interim Recording Secretary, Monica  
Urbani