

**City of Maple Ridge
Board of Variance
MEETING MINUTES**

November 5, 2024, Regular Meeting

The Minutes of the Regular Meeting of the Board of Variance held via Zoom teleconference and at Maple Ridge City Hall on Tuesday, November 5, 2024, at 9:00 am.

MEMBERS PRESENT

Tracy Spackman, Chair
Carl Jacobsohn
Jared Bissky
Brad Dumaas

MEMBERS ABSENT

Daoud Nouri, Vice Chair

STAFF PRESENT

Daniel Rajasooriar	Planner 1, Staff Liaison
Rosario Alvarado	Planning Technician
Emma Lovas	Planning Assistant 2
Emily Davies	Committee Clerk
Andreea Vukovic	Committee Clerk

1. CALL TO ORDER – 9:01 am

Board of Variance Chair, T. Spackman, called the meeting to order, introduced Board members and invited staff to introduce themselves. The Chair then provided the territory acknowledgment.

2. ADOPTION OF THE MINUTES

R/2024-BOV-045

It was moved and seconded

That the minutes of the Board of Variance Regular Meeting dated October 8, 2024, be adopted as circulated

CARRIED UNANIMOUSLY

3. UNFINISHED BUSINESS – NIL

4. NEW BUSINESS - NIL

5. APPEALS

5.1 Rajveer Rai – File no. BV 2024-117055

Property Location: 24689 124 Avenue

The property is currently zoned RS-3(Single Detached Rural Residential).

Maple Ridge Zoning Bylaw Maple Section 402.12 (1) (b) as amended, outlines how the maximum depth of a Farm Home Plate shall not exceed 60.0 metres measured from the front lot line to a line parallel to the front lot line.

Maple Ridge Zoning Bylaw Maple Section 402.12 (1) (e) as amended, outlines how the maximum distance from the front lot line to any portion of the single detached residence shall not exceed 50.0 metres.

The following variances are requested:

- to allow a Farm Home Plate with a maximum depth of 195.46 metres from the front lot line to accommodate the existing/proposed residential footprint. This represents a variance of 135.46 metres.
- to allow a maximum distance of 175.1 metres from the front lot line to any portion of the single detached residence to accommodate the existing single detached residence. This represents a variance of 125.1 metres.

Discussion:

The Chair provided the applicant an opportunity to comment. The Applicant, R. Rai, provided the board with more information about the property.

The Chair provided a brief overview of the appeal.

The Chair called on Board Members to ask questions of the applicant. J. Bissky inquired about the placement of the garage, and whether there were other options for the siting of the garage. The applicant informed the board members that were the garage to be moved, it would be too far from the house and necessitate either another driveway on the property or they would have to move the septic. C. Jacobsohn asked about the front lot line. R. Alvarado, Planning Technician, provided more information about the events that led to the front lot line being sited where it is. Staff informed the board that the mistake was caught once the Detached Garden Suite variance application came to the City.

The Chair provided staff with an opportunity to comment. Staff reminded the Board that the application in front of them is strictly for the Front Lot Line and Farm Home Plate siting, and that the Detached Garden Suite siting and plans are not for review at this time.

The Chair requested E. Davies to read out any correspondence submitted for this appeal. E. Davies stated that 1 piece of correspondence was submitted for the appeal. The Chair invited residents from the adjacent properties who were in attendance to share their concerns. B. Halstead raised concerns regarding the proposed Detached Garden Suite and

the size and siting of the proposed garage, which could potentially overlook the adjacent yard. Additional concerns were raised about the drainage and the ditches surrounding both the subject property and the neighboring properties, as well as potential impacts on the septic system. E. Taylor raised concerns about the wells on the adjacent property and the potential impact of flooding. There were also concerns regarding the wells if the septic field were moved to that side of the property.

During the Boards final comments, B. Dumaas noted that given the intent of the variance, it doesn't appear to be minor, and that this application seems better suited for a development variance permit. C. Jacobsohn stated that the applicant thought that the original placement of the house was the front lot line, and if the proposed accessory building stays within a small footprint, the other issues raised by neighbours – though valid – were not for the board to discuss. J. Bissky believed that hardship had been demonstrated but wasn't sure that he would be supportive of the siting of the proposed garden suite due to the setback. T. Spackman agreed with B. Dumaas, that this application exceeds what the Board can reasonably rule on.

R/2024-BOV-046

It was moved and seconded

THAT the appeal to allow a Farm Home Plate with a maximum depth of 195.46 metres from the front lot line to accommodate the existing/proposed residential footprint at the property of 24689 124 Avenue be allowed; and

Tied – Defeated
J. Bissky & C. Jacobsohn in Favour
T. Spackman & B. Dumaas Opposed

R/2024-BOV-047

It was moved and seconded

THAT the appeal to allow a maximum distance of 175.1 metres from the front lot line to any portion of the single detached residence to accommodate the existing single detached residence at the property of 24689 124 Avenue be allowed

Tied – Defeated
J. Bissky & C. Jacobsohn in Favour
T. Spackman & B. Dumaas Opposed

5.2 Jeffrey Joel Bezugley & Gabrielle Noreen Beer – File no. BV 2024-117277

Property Location: 11806 Glenhurst Street

The property is currently zoned RS-1b (Single Detached (Medium Density) Residential).

Maple Ridge Zoning Bylaw Maple Section 607.7 (2) (d) as amended, outlines how the minimum setback from an exterior side lot line for an accessory structure shall not be less than 3.0 metres.

The following variances are requested:

- To allow an accessory structure exterior side lot line setback of 2.0 metres to accommodate a proposed carport and detached garage. This represents a variance of 1.0 metre.

Discussion:

The Chair provided a brief overview of the appeal.

The Chair provided the applicant an opportunity to comment. The Applicant, G. Beer, provided more information regarding the existing structure and the plans to rebuild on the current footprint on the exterior side lot.

The Chair provided staff with an opportunity to comment, but staff had no further comment.

The Chair requested E. Davies to read out any correspondence submitted for this appeal. E. Davies stated that no correspondence was submitted for the appeal.

During the final comments, C. Jacobsohn and T. Spackman noted that since the building is pre-existing, and the variance is just to replace the structure in the same footprint, they see no issue with the variance being approved.

R/2024-BOV-048

It was moved and seconded

THAT the appeal to allow an accessory structure exterior side lot line setback of 2.0 metres to accommodate a proposed carport and detached garage at the property of 11806 Glenhurst Street be allowed

CARRIED UNANIMOUSLY

5. ADJOURNMENT – 9:52 am

The next regular meeting of the Board will be held on Tuesday, December 3, 2024, at 9:00 am.

Certified Correct:

Tracy Spackman, Chair

/ed