



## **BOARD OF VARIANCE**

**July 22, 2021**

Meeting held electronically under Ministerial Order No. M192/2020

### **MINUTES**

#### **PRESENT:**

Mr. Ross Hood - Member  
Ms. Ginny Foo - Member  
Ms. Hortensia Moreno - Member  
Ms. Cira Vasquez - Member

#### **REGRETS:**

Mr. Gerry Pomanski - Member

#### **STAFF:**

Mr. Hardev Gill - Planning Technician, Development Services  
Ms. Nicole Ludwig - Assistant City Clerk/Secretary to the Board of Variance

#### **APPLICANT:**

Ms. Mee Lee - Owner

Nicole Ludwig, Assistant City Clerk/Secretary to the Board of Variance called the meeting to order at 6:00 p.m.

Prior to the meeting, Ms. Ludwig provided instructions on how interested parties could speak to the application for 1101 Ewen Avenue Simpson Street.

### **1.0 HOUSEKEEPING**

#### **1.1 Election of Chair for 2021**

##### **MOVED and SECONDED**

*THAT Ross Hood be appointed Chair of the Board of Variance for the remainder of 2021.*

**CARRIED.**

All members present voted in favour of the motion.

## **2.0 ADOPTION OF MINUTES**

### **2.1 April 22, 2021**

#### **MOVED and SECONDED**

*THAT the minutes of the Board of Variance meeting of April 22, 2021, be adopted.*  
**CARRIED.**

All members present voted in favour of the motion.

## **3.0 APPLICATIONS**

### **3.1 Application No. BV000348 – 1101 Ewen Avenue**

#### a) Secretary's Report regarding Public Notice and Title Search

Nicole Ludwig, Assistant City Clerk and Secretary to the Board of Variance advised of the following:

- On July 7, 2021, 94 notices were mailed to owners and occupants located within the 50 meter notification area of 1101 Ewen Avenue;
- No notices had been returned by the meeting date;
- No additional written submissions related to the application had been received since the agenda was published; and,
- A title search was conducted and no issues were found.

#### b) Submission by Development Services

Hardev Gill, Development Services, provided a presentation on the application for variance at 1101 Ewen Avenue.

#### c) Submission by Applicant/Agent

Mee Lee, owner, explained the reasons for her request, noting that the original request had expired when funding was delayed, and then due to the COVID-19 Pandemic.

#### d) Submissions by interested parties

The Chair called for speakers and none were present. Ms. Ludwig advised that no speakers had logged in to provide comments.

e) Discussion/Decision

In discussion, Board of Variance members noted the following:

- The current application is the same as a previous application approved by a Board of Variance;
- The new awning will allow for shelter for people who fill their cars during inclement weather; and,
- The new awning will not be detrimental to the neighbourhood.

**MOVED and SECONDED**

*WHEREAS, the Board of Variance has listened to all parties expressing an interest in the proposed variance and considered the information presented,*

*WHEREAS, the Board is of the opinion that the variance [or exemption] does not:*

- Result in inappropriate development of the site,*
- Adversely affect the natural environment,*
- Substantially affect the use and enjoyment of adjacent land,*
- Vary permitted uses and densities, or*
- Defeat the intent of the bylaw, and*

*WHEREAS, the Board finds that undue hardship would be caused to the applicant if structural alteration to a lawful non-conforming fuel station is not permitted, due to Section 531(1) of the Local Government Act;*

*WHEREAS, the Board considers the requested variance to be minor:*

*The Board of Variance hereby allows construction of the proposed canopy measuring 8.22 metres by 10.97 meters for a total area of 90.29 m<sup>2</sup>, as presented to the Board on July 22, 2021.*

**CARRIED.**

All members present voted in favour of the motion.

**4.0 NEXT HEARING**

**Date:** Thursday, August 26, 2021  
**Time:** 6 pm  
**Place:** TBD

**5.0 ADJOURNMENT**

On MOTION, the meeting adjourned at 6:19 p.m.

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**Ross Hood**  
**Chair**

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**Nicole Ludwig**  
**Secretary to the Board of Variance**