



**FRASER VALLEY REGIONAL DISTRICT  
BOARD OF VARIANCE  
OPEN MEETING MINUTES**

Tuesday, July 16, 2019  
10:00 am  
FVRD Boardroom, 45950 Cheam Avenue, Chilliwack, BC

Present: Bronwyn Punch, Chair  
Philip Craven, Vice Chair  
John De Jong, Board Member

Staff Present: Graham Daneluz, Deputy Director of Planning and Development  
Jaime Reilly, Secretary to the Board of Variance  
Andrea Antifaeff, Planner I  
Chris Lee, Executive Assistant (Recording Secretary)

Also Present: Ann Harper (Applicant)  
Three members of the public

**1. CALL TO ORDER**

Chair Punch called the meeting to order at 9:00 a.m.

**2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS**

Moved By CRAVEN  
Seconded By DE JONG

**THAT** the Agenda, Addenda and Late Items for the Board of Variance Hearing of July 16, 2019 be approved;

**AND THAT** all correspondence and other information set to the Agenda be received for information.

**CARRIED**

**3. COMMENTS BY SECRETARY TO BOARD OF VARIANCE AND STAFF**

Jaime Reilly, Secretary to the Board of Variance stated that the Hearing was with respect to an application brought forward pursuant to Sections 540 and 531 of the *Local Government Act* requesting the Board to permit a structural alteration or addition to a non-conforming structure (to construct a ramada over a RV and deck) for the property located at #19-9053 Shook Road in Electoral Area "G".

Andrea Antifaeff, Planner I delivered a PowerPoint presentation, providing an overview of the application. The following points were highlighted:

- Registered property owner is Sun-Dorn Holdings Ltd. and the applicant is Ann Harper;
- The application is to construct a ramada over a RV and deck (already constructed);
- The applicant has provided the following reasons for hardship:
  - Ramada structure will protect the roof of the RV and also make the RV more heat efficient;
  - Deck was constructed to provide access to the RV as the stairs were too steep - easier access to the RV especially with groceries and packages;
  - Applicant plans to use the RV for next 25 years;
  - Deck also provides safety for her young grandchildren
- Development meets zoning bylaw siting regulations;
- The ramada is only slightly larger than the existing RV and the deck and ramada are located within the user site;
- Intent of the bylaw is that non-conforming uses will cease at the end of the natural life cycle of a RV.

**4. DELIBERATION BY BOARD OF VARIANCE - #19 9053 Shook Road, Electoral Area G**

Ann Harper, the applicant reported that when she first purchased the property there was a row of trees in the adjacent property which provided shade to the RV but subsequently the trees were cut down. She noted that the RV gets heated up without the shade. With respect to the deck, Ms. Harper reported that she hired a contractor to build the deck and to apply for the necessary permits, and that she found out later that the permits were not applied for. She added that the steps leading to the RV are very steep and there is no railing.

Dennis Yablonski of #15-9053 Shook Road spoke in support of the variance, citing that a covered deck is almost a necessity and would protect the RV from the elements and also maintain the financial investment in the purchase of the RV.

Concern was raised as to the use of the RV as a permanent residence. Ms. Harper responded that she resides in another house as her permanent residence. She also noted that there are two other ramadas in the development.

Glen Kask of #3-9053 Shook Road spoke in favour of the application, citing that he has no concerns with these structures devaluating the property values in the area.

**5. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO THE AGENDA**

None

**6. DECISION OF BOARD OF VARIANCE**

Members of the Board of Variance deliberated on the application and decided to consider the issue of the deck and the ramada separately.

The Board of Variance was in agreement that it will cause hardship to the applicant if the deck was not permitted. The deck would enable ease of access to the RV and also safety concerns were cited.

CRAVEN/DE JONG

**THAT** the Board of Variance grant approval under Section 540(c) of the *Local Government Act* for an exemption from Section 531(1) of the *Act* to permit a structural addition to an existing legally non-conforming dwelling to accommodate a deck on the property located at #19-9053 Shook Road, Electoral Area G.

**CARRIED**

The Board of Variance deliberated on the addition of a ramada over the RV and although some reservations were expressed, it was resolved that the applicant would experience hardship with the additional maintenance costs without the ramada structure to protect the RV from the elements and also the ramada will make it more livable in the RV.

CRAVEN/DE JONG

**THAT** the Board of Variance grant approval under Section 540(c) of the *Local Government Act* for an exemption from Section 531(1) of the *Act* to permit a structural addition to an existing legally non-conforming dwelling to accommodate a ramada structure over the RV on the property located at #19-9053 Shook Road, Electoral Area G.

**CARRIED**

**7. ADJOURNMENT**

Moved By CRAVEN  
Seconded By DE JONG

**THAT** the Board of Variance Hearing of July 16, 2019 be adjourned.

**CARRIED**

The Board of Variance Hearing of July 16, 2019 adjourned at 10:15 a.m.

MINUTES CERTIFIED CORRECT:

.....  
Bronwyn Punch, Chair