



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

Friday, January 24, 2020  
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, 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: Stacey Mitchell, Applicant  
  
Four members of the public

**1. CALL TO ORDER**

Chair Punch called the meeting to order at 10:02 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 January 24, 2020 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 structural alteration or addition to a non-conforming structure proposing renovation and addition of a deck for the property located at #31-Shook Road, Electoral Area "G".

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

- The property is located at #31-Shook Road;
- Registered owner is Sun-Dorn Holdings Ltd, and the applicant is Stacey Mitchell;
- The proposed application involves alteration involving renovation and addition of deck (construction in progress);
- The applicant has provided the following reasons for hardship:
  - Existing deck was falling into disrepair (holes and rot)
  - Existing deck also began to leak into the carport below
  - To prevent rot and flooding the front deck extension was added
  - Construction company that was hired advised that the deck extension was within the maximum allowable and built to the BC Building Code
- Addition of deck is unlikely to adversely affect the surrounding natural environment as it is a minor addition off the second storey of the dwelling;
- Five letters of support were received from neighbours

**4. DELIBERATION BY BOARD OF VARIANCE - #31 - 9053 Shook Road, Electoral Area "G"**

Stacey Mitchell, Applicant reported that with respect to the timing of the construction, the construction company she hired was only available during that period as they were between jobs and to prevent the dwelling from further deteriorating, the construction commenced prior to approval of the application,

Betty Cummings of #39-9053 Shook Road spoke in favour of the application.

Karen Angelucci of #32-9053 Shook Road spoke in favour of the application as long as the construction of the deck is done according to the Building Code.

**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 were of the opinion that the addition of the deck was more for preventive maintenance and without it would cause the building to fall into disrepair and as long as it is not for habitual use, they were in favour of the application.

Moved by CRAVEN  
Seconded by 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 the addition of a deck on the property located at #31-9053 Shook Road, Electoral Area G.

**CARRIED**

**7. ADJOURNMENT**

Moved By CRAVEN

Seconded By DE JONG

**THAT** the Board of Variance Hearing of January 24, 2020 be adjourned.

**CARRIED**

The Board of Variance Hearing adjourned at 10:15 a.m.

MINUTES CERTIFIED CORRECT:

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Bronwyn Punch, Chair