



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

Monday, June 22, 2020
10:00 am
Zoom Conference Call

Present: Bronwyn Punch, Chair
Philip Craven, Vice Chair

Regrets: 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
Kristen Kohuch, Executive Assistant to the CAO and Board (Recording Secretary)

Also Present: Gus Derewenko, for the Applicant
Marge Glasson, Sun-Dorn Holdings Ltd.
Two members of the public

1. CALL TO ORDER

Chair Punch called the meeting to order at 10:13 am.

2. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By CRAVEN
Seconded By PUNCH

THAT the Agenda, Addenda and Late Items for the Board of Variance Hearing of June 22, 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 531 and 532 of the *Local Government Act* requesting the Board to permit structural alteration or addition to a non-conforming structure proposing replacement of the garage and laundry facilities and cover existing east facing entry way from the elements #18-9055 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 #18-9055 Shook Road;
- Registered owner is Sun-Dorn Holdings Ltd, and the applicant is Jaime Millar Derewenko;
- The proposed application involves alteration involving replacement of the garage and laundry facilities and cover existing east facing entry way from the elements;
- The applicant provided the following reasons for hardship:
 - The existing garage (carport) and laundry room suffered age related structural failure; and
 - The cover over the existing entry and threshold is to protect from moisture;
- 13 letters of support were received from neighbours.

4. DELIBERATION BY BOARD OF VARIANCE #18-9055 Shook Road, Electoral Area G

Chair Punch invited the applicant and members of the public to provide comments or questions and none were received.

5. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO THE AGENDA

The public was provided an opportunity to provide questions by email, and call-in during the meeting; no emails or calls were received.

6. DECISION OF BOARD OF VARIANCE

Members of the Board of Variance deliberated on the application and were of the opinion that the replacement of the garage and laundry facilities and cover of east facing entry way 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 PUNCH

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 replacement of the garage and laundry room and cover the existing entry on the property located at #18-9055 Shook Road, Electoral Area G.

CARRIED

7. ADJOURNMENT

Moved By CRAVEN
Seconded By PUNCH

THAT the Board of Variance Hearing of June 22, 2020 be adjourned.

CARRIED

The Board of Variance Hearing adjourned at 10:37 am.

MINUTES CERTIFIED CORRECT:

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Bronwyn Punch, Chair