



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

Friday, August 31, 2018

1:00 pm

Meeting Room 224, 2nd Floor, FVRD, 45950 Cheam Avenue, Chilliwack, BC

Present:

Bronwyn Punch, Chair
Philip Craven, Vice Chair
John DeJong, Board Member

Staff Present:

Jaime Schween, Secretary to the Board of Variance
Graham Daneluz, Deputy Director of Planning & Development
Andrea Antifaeff, Planning Technician

Also Present:

Grant and Kimberly Kask, applicants
6 members of the public

1 CALL TO ORDER by Secretary to Board of Variance

Jaime Schween called the Hearing to order at 1:00 p.m.

2 ELECTION OF CHAIR by Secretary to Board of Variance

Ms. Schween called for nominations for the position of Chair of the Board of Variance.

Philip Craven nominated Bronwyn Punch.

Bronwyn Punch accepted the nomination.

Ms. Schween called for nominations for the position of Chair of the Board of Variance a second and third time.

There being no further nominations, Ms. Schween declared Bronwyn Punch acclaimed as the Board of Variance Chair.

3 ELECTION OF VICE CHAIR by Secretary to Board of Variance

Ms. Schween called for nominations for the position of Vice Chair of the Board of Variance.

Bronwyn Punch nominated Philip Craven.

Philip Craven accepted the nomination.

Ms. Schween called for nominations for the position of Vice Chair of the Board of Variance a second and third time.

There being no further nominations, Ms. Schween declared Philip Craven acclaimed as the Board of Variance Vice Chair.

4 APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

DEJONG/CRAVEN

THAT the Agenda, Addenda and Late Items for the Board of Variance Hearing of August 31, 2018 be approved;

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

CARRIED

5 COMMENTS BY SECRETARY TO THE BOARD OF VARIANCE AND STAFF

Ms. Schween stated that the Hearing is with respect to an application brought forward under Section 540 of the *Local Government Act* requesting the Board to permit a structural alteration to an existing legally non-confirming single family dwelling for the property located at #24-9053 Shook Road, Electoral Area "G".

Ms. Schween introduced Graham Daneluz, Deputy Director of Planning and Development and Andrea Antifaeff, Planning Technician.

Andrea Antifaeff provided an overview of the application by way of a PowerPoint Presentation. She noted the following in her presentation:

- The application is for a structural alteration to a single family dwelling, including reconfiguration of the upper and lower floor layouts with no additional habitable space created;
- The applicant has provided the following reasons for the Board of Variance application:
 - The home had a fire on December 26, 2017;
 - Two exterior walls and the roof were fire damaged; and
 - Interior finishings were smoke and water damaged.
- FVRD staff permitted emergency repair to the roof to prevent further structural damage.

6 DELIBERATION BY BOARD OF VARIANCE

A question was raised regarding whether the size of the home would be increased. The applicant noted that there would be no change in the footprint following the renovations and repairs. Discussion took place on the uses of the first floor spaces of the home. The applicants indicated that the uses include a laundry room, storage and a workshop. The applicants further indicated that the inability to rebuild their home would cause hardship as they were currently unable to live in it due to water, fire and smoke damage.

Further discussions took place regarding the current septic system and water sources.

Vice Chair Craven reported to the Board that he had a chance to drive by and take a look at the property.

Members of the public were provided an opportunity to provide their comments.

Glen Kask noted that the original building permit was granted by the Dewdney Alouette Regional District in 1982. He further noted that it has an approved septic system that is designed for a three bedroom home.

Marge Klassen, President of Sun-Dorn Holdings Ltd. noted that she had no objections to applicant's Board of Variance application.

7 DECISION OF BOARD OF VARIANCE

The Board of Variance was in agreement that the applicant would experience hardship without the proposed alterations to the dwelling. The Board of Variance members spoke in favour of the Board of Variance application, resulting in the following motion:

CRAVEN/DEJONG

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 Local Government to permit a structural alteration to an existing legally non-conforming single family dwelling to accommodate renovations and fire damage repair to the family home located at #24-9053 Shook Road, Electoral Area G.

CARRIED

8 ADJOURNMENT

CRAVEN/DEJONG

THAT the Board of Variance Hearing of August 31, 2018 be adjourned.

CARRIED

The Board of Variance Hearing adjourned at 1:09 p.m.

MINUTES CERTIFIED CORRECT:

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Bronwyn Punch, Chair