



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

Friday, May 24, 2019  
1:00 pm  
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: Dave Leask, Applicant  
Marge Glasson, Vice President, Sun-Dorn Holdings Ltd.

**1. CALL TO ORDER**

Chair Punch called the meeting to order at 1:05 p.m.

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

Moved By DE JONG  
Seconded By CRAVEN

**THAT** the Agenda, Addenda and Late Items for the Board of Variance Hearing of May 24, 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**

Ms. Reilly, Secretary to the Board of Variance stated that the Hearing is 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 (addition of roof over deck on an existing home) for the property located at #37-9053 Shook Road, Electoral Area "G".

Andrea Antifaeff, Planner I provided an overview of the application by way of a PowerPoint Presentation. The following points were highlighted in the presentation:

- Registered property owner is Sun-Dorn Holdings Ltd. and the applicant is Dave Leask;
- The application is for construction of a roof over an existing deck at the rear of the property located at #37-9053 Shook Road;
- The applicant has provided the following reasons for hardship:
  - To be able to use the deck year round (area is too hot in summer and too wet in the off season);
  - To provide a place for children to play outside;
  - To provide a covered area large enough for family dinners and birthdays;
  - To protect the deck from rot and algae; and
  - For safety reasons to prevent people from slipping on a wet deck.
- Development of the site is consistent with residential use and meets zoning bylaw siting regulations;
- Footprint is not increasing as deck already exists;
- All neighbours within a 30 metre radius of the property have been notified;
- Intent of the bylaw is that non-conforming uses will cease at the end of the natural life cycle of a single family dwelling.

**4. DELIBERATION BY BOARD OF VARIANCE - #37-9053 Shook Road, Electoral Area "G"**

In response to questions raised, the applicant confirmed that the property is his primary residence and that an engineered deck is envisaged. Members of the Board of Variance deliberated on the hardships raised by the applicant and concluded that the lack of a covered deck to the property would cause undue hardship to the applicant and his family due to limited seasonal use and safety reasons.

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

None

**6. DECISION OF BOARD OF VARIANCE**

The Board of Variance was in agreement that the applicant would experience hardship without the proposed addition of a covered deck to his dwelling and spoke in favour of the Board of Variance application, resulting in the following motion:

DE JONG/CRAVEN

**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 Act* to permit a structural alteration to an existing legally non-conforming single family dwelling

to accommodate the addition of a roof over the existing deck to the property located at #37-9053 Shook Road, Electoral Area G.

**CARRIED**

**7. ADJOURNMENT**

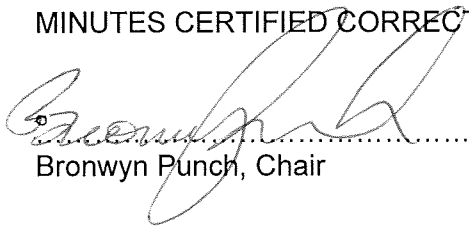
Moved By CRAVEN  
Seconded By DE JONG

**THAT** the Board of Variance Hearing of May 24, 2019 be adjourned.

**CARRIED**

The Board of Variance Hearing adjourned at 1:20 p.m.

MINUTES CERTIFIED CORRECT:



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Bronwyn Punch, Chair