



FRASER VALLEY REGIONAL DISTRICT

BOARD OF VARIANCE

OPEN MEETING MINUTES

Tuesday, March 25, 2025
11:00 am

In person at FVRD Boardroom, 4th Floor, or by Zoom Conference Call
45950 Cheam Avenue, Chilliwack, BC V2P 1N6

Members Present: Rose Turcasso, Chair
Paul Siddaway, Vice Chair
Les Lindhout

Staff Present: Jaime Van Nes, Director of Legislative Services/Corporate Officer
Lauren Olynick, Deputy Corporate Officer
Katelyn Hipwell, Manager of Planning
Raymond Schipper, Planning Technician

Also Present: Peter Stellingwerff, Applicant
Corinne Stellingwerff, Applicant
Mary Garthside, Sun Dorn Holdings Ltd.
Scott Malkoske, Sun Dorn Holdings Ltd.
Bob Vesley
One member of the public (in person)
Two members of the public (on Zoom)

1. LAND ACKNOWLEDGEMENT

Lauren Olynick, Deputy Corporate Officer provided introductory remarks recognizing the homeland of the 31 First Nations located within the Fraser Valley Regional District.

2. CALL TO ORDER

Lauren Olynick called the meeting to order at 11:00am.

3. ELECTION OF CHAIR

Lauren Olynick called for nominations for the position of Chair of the Board of Variance. Les Lindhout nominated Rose Turcasso. Rose Turcasso accepted the nomination. Lauren Olynick called again for nominations for the position of Chair of the Board of Variance. There being no further nominations, Lauren Olynick declared Rose Turcasso acclaimed as the Board of Variance Chair.

4. ELECTION OF VICE CHAIR

Lauren Olynick called for nominations for the position of Vice Chair of the Board of Variance. Les Lindhout nominated Paul Siddaway. Paul Siddaway accepted the nomination. Lauren Olynick called again for nominations for the position of Vice Chair of the Board of Variance. There being no further nominations, Lauren Olynick declared Paul Siddaway acclaimed as the Board of Variance Vice Chair.

5. APPROVAL OF AGENDA, ADDENDA AND LATE ITEMS

Moved By TURCASSO
Seconded By LINDHOUT

THAT the Agenda, Addenda and Late Items for the Board of Variance Hearing of March 25, 2025, be approved;

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

CARRIED

6. COMMENTS BY SECRETARY TO BOARD OF VARIANCE AND STAFF

Lauren Olynick, Deputy Corporate Officer stated that the Hearing is with respect to an application brought forward under Section 531 and 532 of the *Local Government Act* requesting the Board of Variance to permit an extension to the existing main floor and crawl space and addition of a second storey to a legally non-conforming structure located at #32-9053 Shook Road, Electoral Area G.

7. DELIBERATION BY BOARD OF VARIANCE

5.1 Board of Variance Application for #32-9053 Shook Road, Electoral Area G

Raymond Schipper, planning technician provided a PowerPoint presentation which noted the proposed request for Board of Variance:

1. Addition to the existing main floor of non-confirming dwelling;
2. Construction of a second-story addition above the existing roof; and
3. Extension of the existing crawl space.

The applicant provided the following reasons for hardship:

1. Bring structure and efficiency up to code;
2. Owners require additional space for lifestyle reasons such as working opposite shifts; and

3. Without changes, the building is aesthetically unpleasing.

The applicant received two letters of support from neighbours.

8. PUBLIC QUESTION PERIOD FOR ITEMS RELEVANT TO THE AGENDA

Three members of the public were in attendance and two people spoke in favour of the applicant's application.

9. DECISION OF BOARD OF VARIANCE

The Board recognized the reasons for hardship outlined by the applicant. The Board of Variance agreed that the applicant faced undue hardship. However, the Board of Variance noted that they were unable to approve the request for the extension of the existing crawl space as the proposed crawlspace extension does not meet the minimum ponding elevation requirement and therefore does not comply with the current regulations.

The Board of Variance members spoke in favour of the application, resulting in the following motion:

Moved By TURCASSO
Seconded By LINDHOUT

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 the addition to the existing main floor, and the addition of a second storey above the existing roof, subject to a restrictive covenant, at the property located at #32-9053 Shook Road, Electoral Area G.

AND THAT the Board of Variance deny approval for the extension of the existing crawl space for the property located at #32-9053 Shook Road, Electoral Area G.

CARRIED

10. ADJOURNMENT

Moved By LINDHOUT
Seconded By SIDDAWAY

THAT the Board of Variance Hearing of March 25, 2025 be adjourned.

CARRIED

The Fraser Valley Regional District Board of Variance Meeting of March 25, 2025 adjourned at 11:40am.

MINUTES CERTIFIED CORRECT:

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Rose Turcasso, Chair

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Corporate Officer/Deputy

DRAFT