



North Pender Island Board of Variance Meeting Agenda

Date: August 19, 2021
Time: 9:00 a.m.
Location: Electronic Meeting

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
- 3. SELECTION OF BOARD OF VARIANCE CHAIR**
- 4. MINUTES**
 - 4.1 June 19, 2019 (attached)**
- 5. APPLICATIONS**
 - 5.1 NP-BOV-2021.1 (Lansdowne) - Staff Report (attached)**
- 6. ADJOURNMENT**



North Pender Island Board of Variance Minutes of a Hearing

Date: June 19, 2019
Location: Mary Winspear Community Cultural Centre,
2243 Beacon Avenue, Sidney BC

Members Present: Jim Petrie, Chair
Priscilla Ewbank, BOV Member

Staff Present: Phil Testemale , A/Planner 2 – Secretary to the NPI Board of
Variance
Shannon Brayford, Recorder

Applicant Representatives: Rye Austin (Executive Director Malone Family Land
Foundation)
Robert Chase (Finlayson Bonet Architecture)
Art Finlayson (Finlayson Bonet Architecture)
Tom Labelle (Superintendent West Terra Projects)

1. CALL TO ORDER

Chair Petrie called the meeting to order at 11:19 a.m. introducing the members of the meeting.

Chair Petrie and Priscilla Ewbank recognized the 2019 death of Sara Steil, speaking to her commitment to volunteerism and activism to protect the Gulf Islands.

Planner Testemale noted that a third member will be appointed to the Board of Variance (BOV) at the next Regular Meeting of the North Pender Island Local Trust Committee.

2. APPROVAL OF AGENDA

By general consensus the agenda was approved as presented.

3. HEARINGS

3.1 NP-BOV-2019.1 (Finlayson)

Chair Petrie invited Planner Testemale to provide an overview of the application, its history, and the relevant regulations being considered. Planner Testemale reviewed the criteria for a BOV application to be approved and the information in the staff report.

Chair Petrie invited representatives of the application to speak to the application. The following representations were made:

- Rye Austin (Executive Director, Malone Family Land Foundation) provided an overview of the Foundation's work and their commitment to sustainable land preservation.
- Art Finlayson (Finlayson Bonet Architecture) provided an overview of the structure being addressed by the application.
- Tom Labelle (Superintendent, West Terra Projects) outlined the rationale for the development and the alternatives that the application seeks to avoid.

Chair Petrie requested that the applicant state, for the record, their perceived hardship.

Tom Labelle responded that the hardship is related to environmental protection of the nearby trees that would have been damaged by blasting per the assessment of an arborist.

Priscilla Ewbank requested and received an overview of the history of the project in order to avoid future situations.

Planner Testemale provided an overview of the Building Permit referral process from the Capital Regional District Building Inspectors. It was recommended and acknowledged that Regional Planning Director Kojima be requested to discuss potential opportunities to improve the process with the CRD.

The BOV requested and received information on the number of lots on the island and the intended use of the dwelling.

Chair Petrie read, for the record, the *Local Government Act* requirements governing the BOV's decision process.

The BOV discussed the options and each member provided a rationale for their decision.

NP-BOV-2019-001

It was moved and seconded,

that the North Pender Island Board of Variance approve application NP-BOV-2019.1 (Finlayson) to vary Subsection 3.4 (1) of the North Pender Island Associated Islands Land Use Bylaw 148, 2003 which states that no single family dwelling or cottage may exceed 9.7 metres (32 feet) in height is varied to retroactively permit the construction of a single family dwelling with a maximum height of 11.96 (39.3 feet) in accordance with the plans shown in Schedules 'A', 'B', and 'C' of NP-BOV-2019.1 Notice of Hearing.

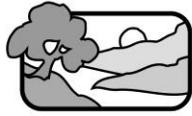
CARRIED

4. ADJOURNMENT

By general consent the meeting was adjourned at 12:02 p.m.

Recorder

Date



DATE OF MEETING: August 19, 2021
TO: North Pender Island Board of Variance
FROM: Phil Testemale, Planner 2
Southern Team
SUBJECT: Board of Variance Exemption Application (Use)
Applicant: Heath Lansdowne
Location: 5431 Hooson Road

REPORT SUMMARY

The purpose of the report is for an appeal to the Board of Variance for alterations to an existing dwelling on the subject property.

This application is being made under Section 540 (c) of the *Local Government Act* (LGA) for an exemption to the prohibition on structural alterations or additions where a non-conforming use is being continued. In this instance an addition is being made to one of three (3) dwellings that are legal, non-conforming on the subject property.

APPLICANT'S RATIONALE

- To make alterations and additions to a legal, non conforming use on the subject property, noting that an appeal for exemption to the Board of Variance is the only mechanism to permit the development.
- Provide a reasonable solution of providing rainwater storage, a covered carport and added deck space through an integrated design.

BACKGROUND

The application is the result of a Building Permit Review application (NP-BP-2021.16).

Referring to Figures 2 and 3, the application proposes to construct an open carport, two (2) new retaining walls, install four (4) cisterns on the basement level, and construct a new deck on the main level. There is no increase to the interior size of the dwelling.

There are currently three (3) dwellings on the subject property (Figure 2), all exceed the maximum floor area for a cottage (56 m²). There is an Islands Trust covenant that dates from 1982 which permits a maximum of three (3) dwellings (no size restriction) on the property. This relates to a provision in the older zoning bylaw that allowed for a number of dwellings equivalent to the potential number of lots allowed with subdivision. This

provision was removed in 1999 with the current Land Use Bylaw (LUB), which left some larger Rural (R) zoned properties, such as the subject property, with (legal) non-conforming densities. Current zoning only permits one (1) dwelling and one (1) cottage. A covenant cannot allow a use that is not also permitted by zoning – the general rule is that whatever is most restrictive applies.

The oldest dwelling on the property is deemed legal, and the two (2) newer dwellings have legal non-conforming use status under s. 528 of the LGA. However, despite the Building Permit record below, it is uncertain which dwelling is the oldest. The only mechanism for legal non-conforming uses to be increased in scale or extent is through application for exemption to a board of variance (S.531(2) of the LGA). The legal context is discussed further under ‘Statutory Requirements’ (Below).

The proposed development in detail is as follows:

- Construct a new deck on the main floor level that is 95 m² in area.
- On the basement level:
 - construct an open carport area (covered by the deck above);
 - construct two retaining walls (21.3 m and 7.0 m in length);
 - construct footings and pier foundations for the deck; and,
 - install four (4) rainwater storage tanks (cisterns – approx. 7200 – 10,000 l each)

There are no variances required for siting or setbacks as part of this proposal. The proposed deck projects 0.49 metres into the required 15.0 m setback from the natural boundary of the sea, however, under Subsection 3.7.8 of the North Pender Land Use Bylaw (LUB) No. 103, balconies can project up to 0.6 m. For clarity, there is no increase in area to the interior size of the dwelling.

Referencing Figure 2, current development on the property includes the following dwellings:

- ‘Subject Dwelling’ - 178.37 m² floor area. Building Permit issued July 29, 1981
- ‘Dwelling 2’ - 182 m² with 72 m² carport attached. Building Permit issued May 29, 1981
- ‘Dwelling 3’ (Log House) - Building Permit issued January 10, 1983, unfinished and according to applicant likely to be removed.

In addition, there are the following other structures on the property:

- A pump house 1.5 m x 2.4 m that includes 2 x 7000 l external storage tanks.
- A wood shed 1.98 m x 2.9 m
- A tank storage shed 6.25 m x 5.64 m that houses four (4) water storage tanks (13, 368 l each)
- A tractor shed 3.66 x 6.1
- Eight (8) water storage tanks (13, 368 l each) in a group of five and three in the centre of the property (not shown)

The subject property is 13.0 ha (32.17 acres) in size extending from Hooson Road to the shoreline on Navy Channel and including Auchterlonie Point (Attachment 2.1). The topography is generally defined by a steep sloped knoll running west to east adjacent to the road, with two smaller knolls on either side of the middle of the property (Attachment 2.2). These higher areas are generally well treed with the lower lying, flat areas being open field and agriculture as they were extensively logged in the early 2000’s by the previous owners (Attachment 2.1).

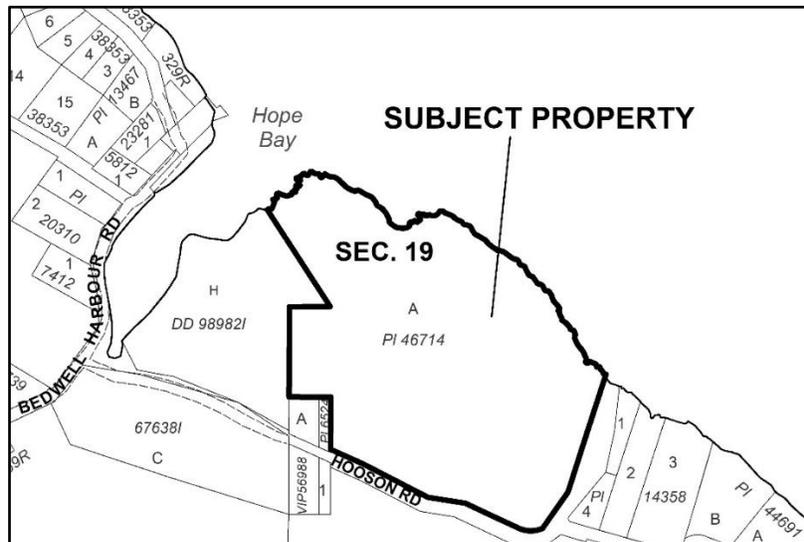
According to the applicant, the owners have worked to restore the land to a productive, sustainable farm growing pears, apples, figs, limes, apricots, cherries and olives, without pesticides or herbicides and only fish fertilizers. As inventoried above, they have built significant rainwater catchment facilities including four (4) ponds (0.4 ha area approx.) with another 0.09 ha currently being dug, and a total 164,000 litres of above ground storage tanks for irrigation and firefighting. Additionally, there is 15kW of grid-tied solar PV with plans to expand on that in the near future.

The closest dwelling on the neighbouring property to the east is approximately 100 metres east (Attachment 2.1).

The notice mailed and hand delivered to all adjacent property owners is Attachment 4.

Staff have not been able to visit the property given COVID 19 Emergency Health Orders.

Figure 1 – Subject Property



ANALYSIS

Official Community Plan:

The subject property is designated as **R- Rural** and **AG – Agricultural** in the North Pender Islands Official Community Plan 171, 2007.

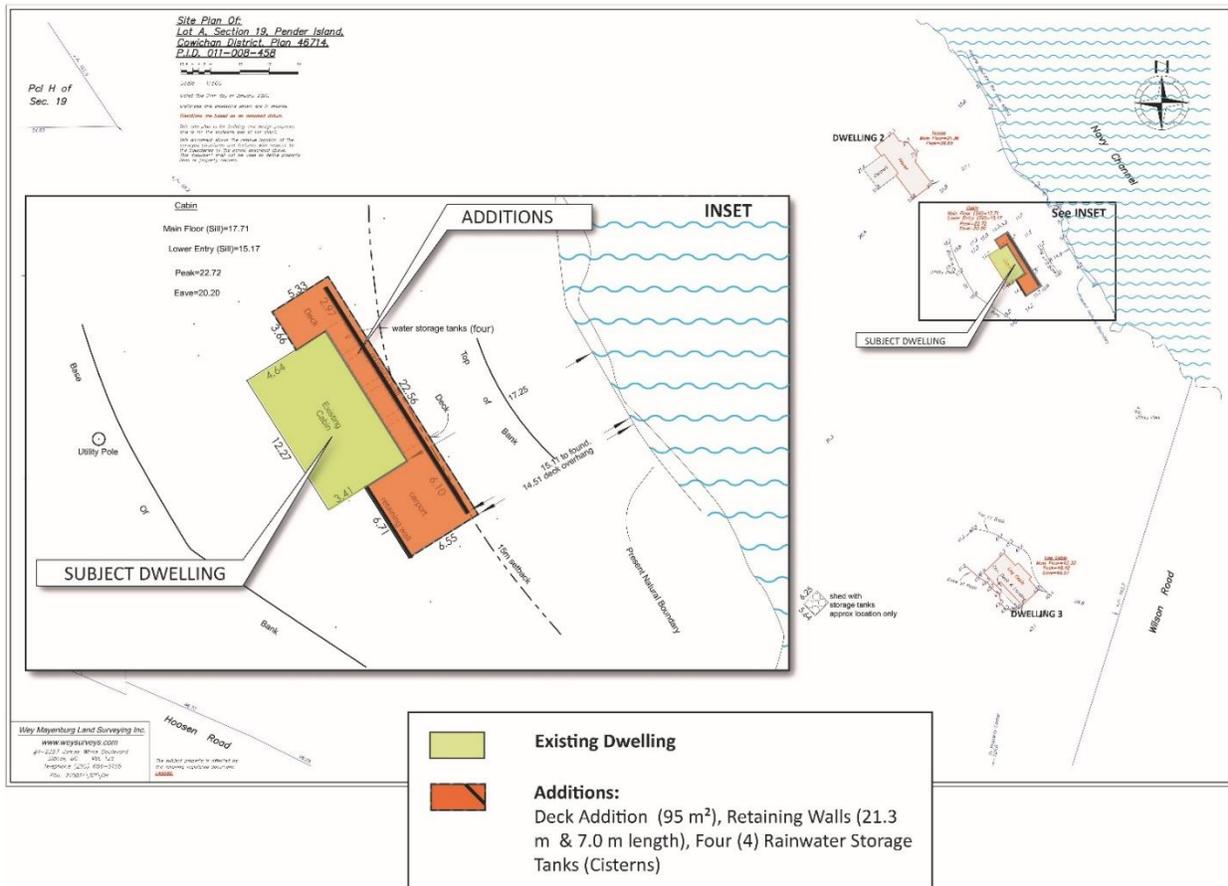
Development Permit Area (DPA) One – Woodland Sensitive Ecosystems and **DPA Seven – Raptor and Heron Nests** are designated on the subject property, but distant from the subject dwelling (see Attachment 2.3).

Land Use Bylaw

The subject property is 'split zoned' as **Rural (R)** and **Agricultural (AG)** in the North Pender Island Land Use Bylaw 103, 1996. The Agricultural Land Reserve (ALR) is designated on a portion of the property as shown on Attachment 2.4.

The residential and agricultural uses on the property conform with LUB regulations.

Figure 2 – Site Plan



Issues and Opportunities

Undue Hardship

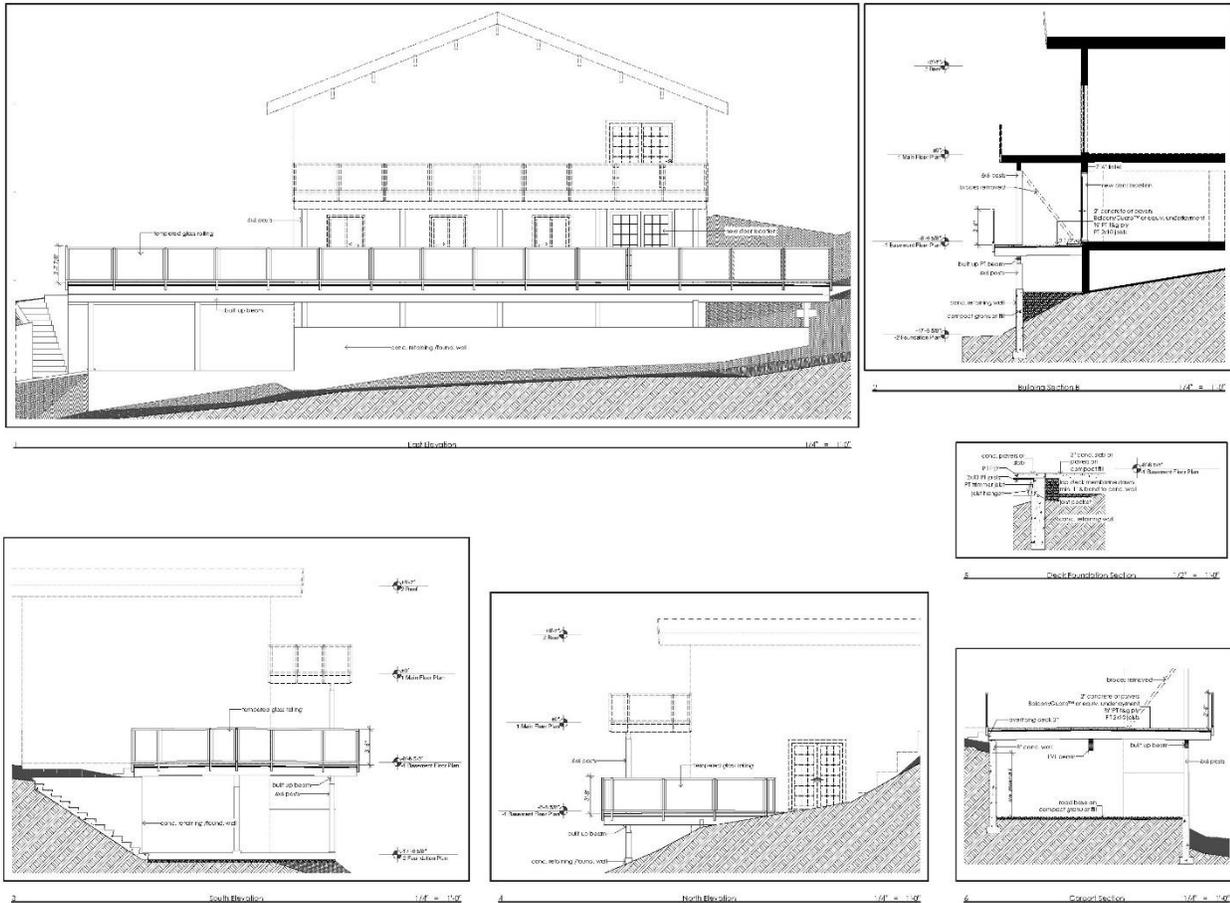
The LGA establishes that a Board of Variance may order an exemption provided that the Board has heard from the applicant and any person notified of the application, and provided that the Board finds that undue *hardship* would be caused to the applicant if the variance is not granted. As there is no definition of hardship in the legislation, it is up to the Board of Variance to determine whether or not hardship has been proven.

The applicant’s have provided the following summary of what they deem to be an *undue hardship* if the exemption is not granted (reference: Applicants Statement - Attachment 3):

The hardship is simply that when my client bought the property in 2005, there was and is a covenant registered to allow for the construction of three houses on the property. There are currently 2 houses, including the subject house and a third that is unfinished, and that will likely be removed. When the property was purchased, they had plans to update and improve the existing subject house which existed then, and they believed to be legal. Unknown to my client at the time, was that the new bylaws

supersede the old and with that negate the covenant in effectively requiring a variance in order to complete on their original intent.

Figure 3 – Elevations of Dwelling



The Intent of the Regulation being Varied

Section 542 (c) (v) of the LGA states that the Board may grant an exemption if the Board is of the opinion that the exemption does not defeat the intent of the bylaw. The bylaw regulation in this case is the density provisions of the Rural (R) and Agricultural (AG) zones in the LUB that allow for one (1) dwelling and one (1) cottage on the subject property. As above, all three dwellings were constructed legally prior to a change to the current zoning. As the alterations and additions do not increase the number of dwellings, granting the exemption would not defeat the intent of the bylaw

Potential Impacts of Granting the Variance

Granting a variance can potentially create an expectation in the community with regard to future applications. As variances consider the unique circumstances pertaining to a particular situation that may warrant the relaxation of a specific zoning regulation each application should be evaluated on its own merits.

Consultation

Notices were circulated to all adjacent properties (Attachment 4). In addition, copies have been posted on bulletin boards and the Islands Trust website under North Pender.

At the time of writing, no submissions have been received.

First Nations

The Islands Trust reviews all applications to ensure the preservation and protection of cultural heritage, archaeological sites, and ancestral places. As reviewed, the application is consistent with respect to LTC Standing Resolutions on reconciliation. Notwithstanding, to provide applicants with awareness regarding unknown archaeological areas staff will forward the Islands Trust Chance Find Protocol and the provincial Archaeological Branch guidelines on *Heritage Act* compliance to the applicant.

Statutory Requirements

Legislative Context

Section 536 of the LGA stipulates that any local government that has adopted a zoning bylaw must establish a Board of Variance. Each Local Trust Committee has a Board of Variance.

A person may apply to the Board of Variance for an exemption to the prohibition on structural alterations or additions where a non-conforming use is being continued where an applicant can adequately demonstrate, to the satisfaction of the Board, that compliance with prohibition would cause the applicant undue hardship. The only mechanism for the subject dwelling to be increased in scale or extent is through application to a board of variance

This application is being made under Section 540 (c) of the LGA:

A person may apply to a board of variance for an order under Section 542 if the person alleges that compliance with any of the following would cause the person hardship:

(c) the prohibition of a structural alteration or addition under section 531 (1) [restrictions on alteration or addition while non-conforming use continued];

Section 542 establishes that the board of variance may order an exemption to the prohibition if the board of variance:

(a) has heard from the applicant and any person notified any person notified under section 541,
(b) finds that undue hardship would be caused to the applicant if the bylaw or section 531 (1) is complied with, and

(c) is of the opinion that the variance or exemption does not do any of the following:

- i. result in inappropriate development of the site;*
- ii. adversely affect the natural environment;*
- iii. substantially affect the use and enjoyment of adjacent land;*
- iv. vary permitted uses and densities under the applicable bylaw;*
- v. defeat the intent of the bylaw.*

Further, Section 542 (2) establishes that the board of variance must not make an order that would:

- (a) *be in conflict with a covenant registered under section 219 of the Land Title Act or section 24A of the Land Registry Act, R.S.B.C., c. 208;*
- (b) *deal with a matter that is covered in a land use permit or covered in a land use contract*
- (c) *to (e) deal with matters covered by a phased development agreement; a floodplain specification; or apply to a property with heritage protection applies.*

Staff is satisfied that all other requirements set out in LGA section 542 (1) and (2) have been met. Specifically:

- The statutory notification has been undertaken.
- The natural environment will not be adversely impacted.
- The exemption will not impact the use and enjoyment of neighbouring properties given the distance to dwellings on neighbouring properties, and as the alterations are modest in scale
- The exemption does **not** vary permitted uses or densities.
- The exemption does not defeat the intent of the bylaw.
- The exemption would not be in conflict with any covenants or permits or any other matter that is part of s.542 (2).

Lastly, in considering the appeal, the Board should satisfy themselves that the requirements under LGA Section 542 (1) and (2) are met and that the owner would experience an undue hardship if the appeal is not granted; and,

Submitted By:	Phil Testemale, Planner 2	August 5, 2021
Concurrence:	Kim Stockdill, Island Planner	August 6, 2021

ATTACHMENTS

1. Site Context
2. Maps, Plans, Photographs
3. Applicant Submission
4. Notice

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	Lot A, Section 19, Pender Island, Cowichan District
PID	011-008-458
Civic Address	5431 Hooson Road

LAND USE

Current Land Use	Rural (residential) and Agricultural (ALR)
Surrounding Land Use	Agricultural and Rural Residential (Attachment 2.1)

HISTORICAL ACTIVITY

File No.	Purpose
NP-BP-2021.16	Deck additions (subject of current application)
NP-CL-2015.1	Private dock referral
NP-SUB-2014.2	Boundary adjustment with 4446 Hooson. File closed.

POLICY/REGULATORY

Official Community Plan Designations	[Identify the OCP Designation] [Identify any applicable DPAs or Heritage Conservation Areas]
Land Use Bylaw	[Identify the current zoning and applicable regulations]
Other Regulations	Agricultural Land Reserve (ALR) designated on a portion of the property as shown on Attachment #
Covenants	L45599 – Islands Trust (1982). Permits an additional dwelling and limits number of dwellings to maximum of three (3) on property.
Bylaw Enforcement	None

SITE INFLUENCES

Islands Trust Conservancy	The proposal has no implications for the Island Trust Conservancy
Regional Conservation Strategy	The proposal has no implications for the Regional Conservation Strategy
Species at Risk	None on TAPIS
Sensitive Ecosystems	Refer to DPAs (above) and Attachment 2. 3
Hazard Areas	Refer to Attachment 2.2
Archaeological Sites	Remote Access to Archaeological Data (RAAD) information indicates that the subject property may have known archaeological sites and high potential for unknown archaeological resources. The applicant has been advised and sent the Islands Trust Chance Find Protocol and provincial guidance on archaeological sites. Additionally, by copy of this report, the owners and applicant should be aware that there is still a chance that other areas or the property may contain previously unrecorded archaeological material that is protected under the <i>Heritage Conservation Act</i> . If such material is encountered during development, all work should cease and

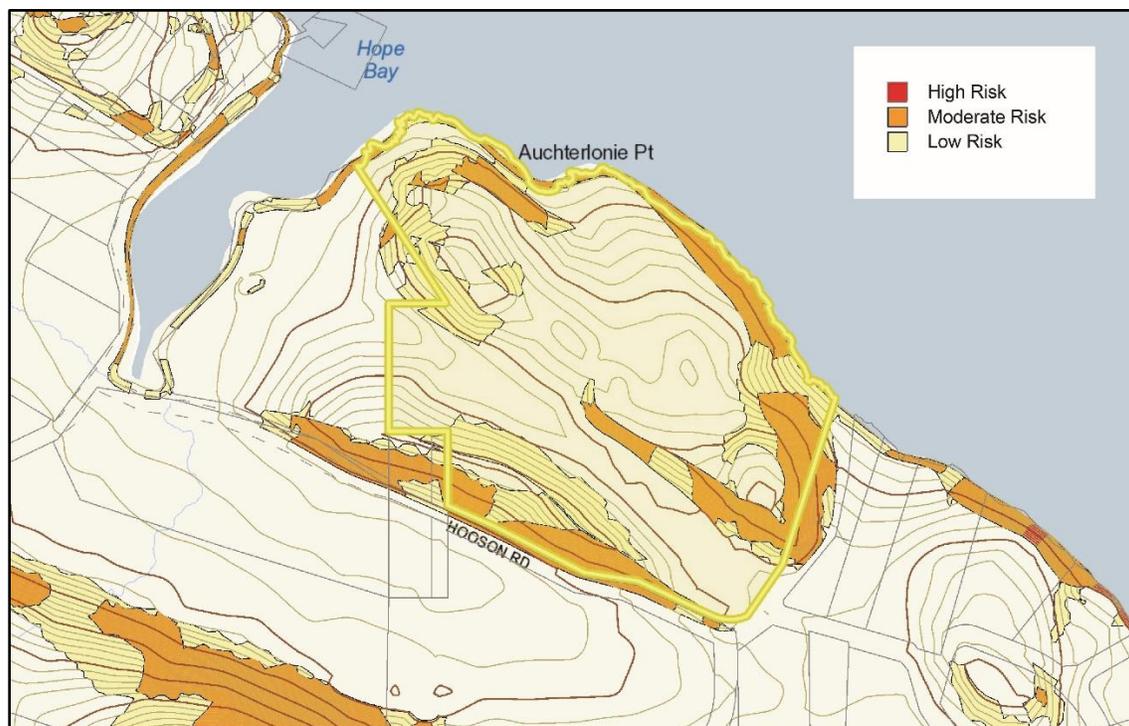
	Archaeology Branch should be contacted immediately as a <i>Heritage Conservation Act</i> permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work.
Climate Change Adaptation and Mitigation	Approval of the exemption will have a small impact on GHG emission changes with demolition waste and new construction. Impacts on proposed development from anticipated or possible climate change induced hazards, (i.e. sea level rise, and storm surge) are assessed as low given the situation of the subject dwelling above the shoreline area.
Shoreline Classification	Rock Shoreline - Sea Cliff
Shoreline Data in TAPIS	See Attachment 2.6 – unaffected by proposal.

ATTACHMENT 2 – MAPS, PLANS, DRAWINGS, PHOTOGRAPHS

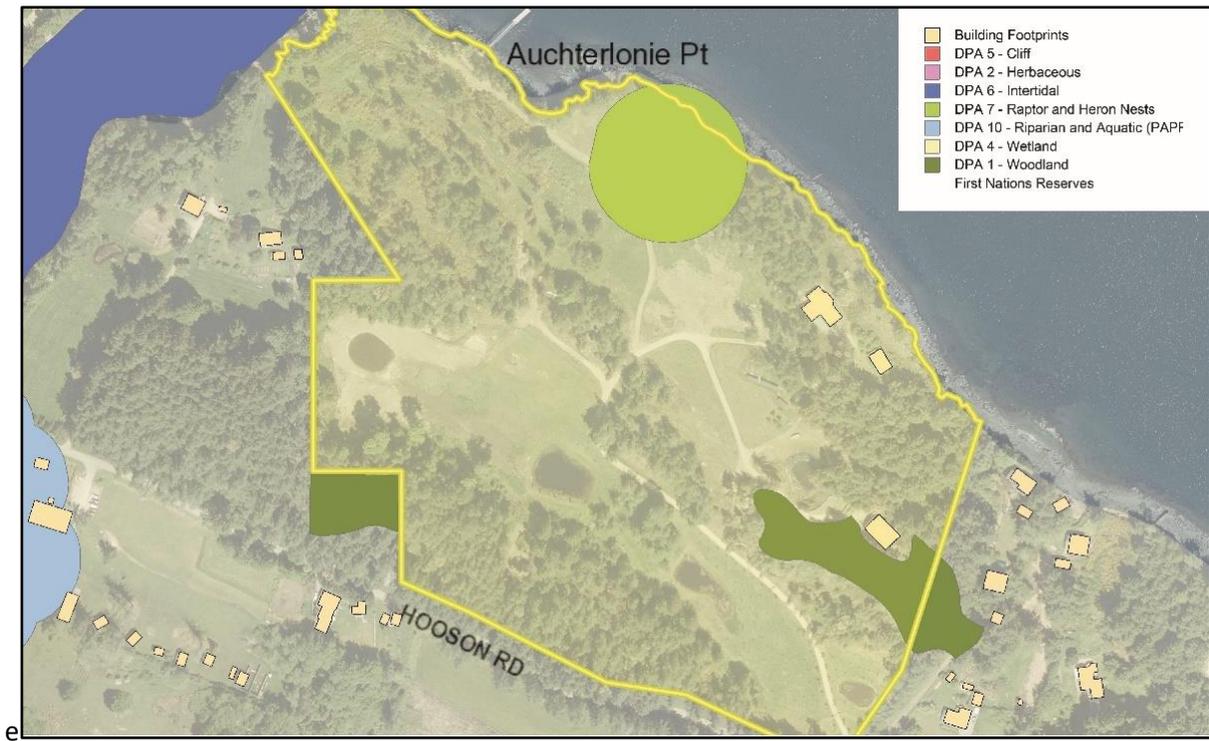
2.1 ORTHOPHOTO



2.2 CONTOURS AND STEEP SLOPE HAZARD MAPPING



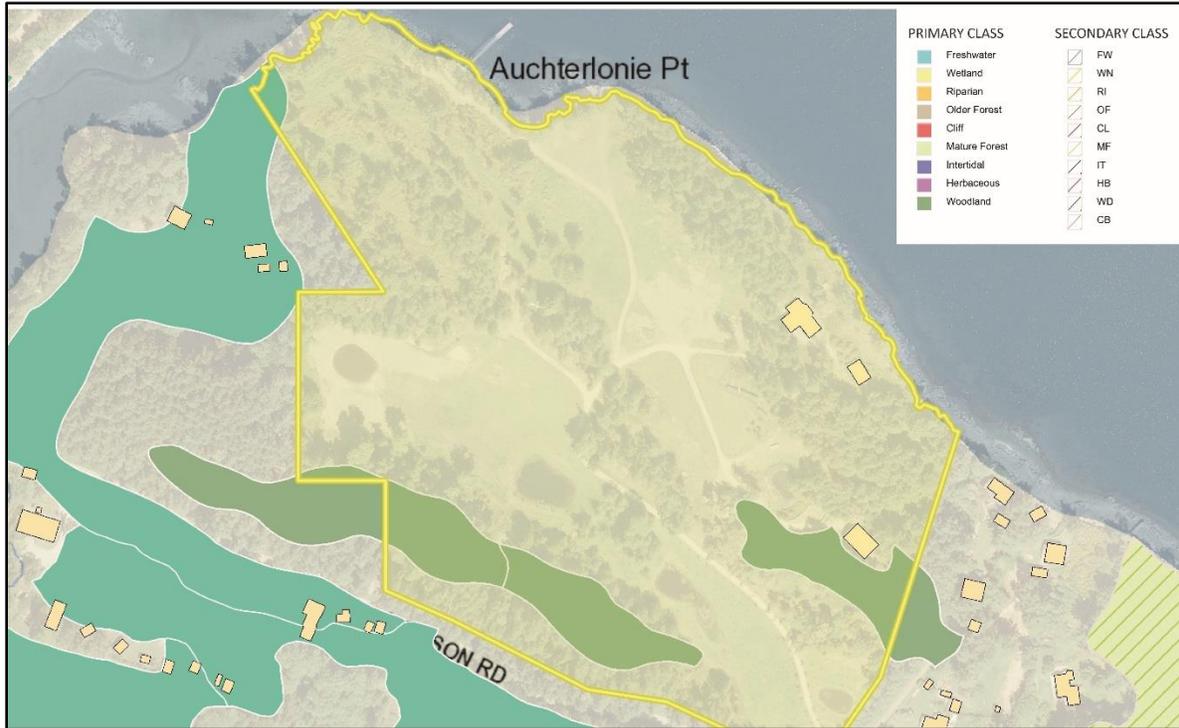
2.3 DEVELOPMENT PERMIT AREAS



2.4 AGRICULTURAL LAND RESERVE (ALR)



2.5 SENSITIVE ECOSYSTEM MAPPING



2.6 MARNIE ECOSYSTEMS AND SHORELINE CLASSIFICATIONS



2.7 PHOTOGRAPHS



One: Front of subject dwelling



subject house

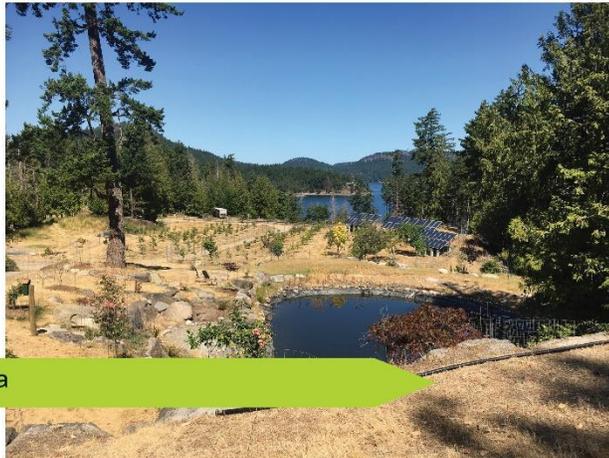
Two: Rear of subject dwelling



principle house

Three: Dwelling 2 (principle)

2.7 PHOTOGRAPHS (CONT'D)



2.7 PHOTOGRAPHS (CONT'D)



Seven: Water storage tanks in shed

Eight: Water storage



3 x 13,638 L



5 x 13,638 L

Nine: Water storage

ATTACHMENT 3 - STATEMENT FROM APPLICANT

The following has been extracted in full from an e-mail response to the following information points requested by staff:

- An overall **Rationale** for the application, explaining the purpose of the alterations being requested, their necessity and what alternatives have been explored;
- Describe how, in your (or your applicant's), opinion the **undue hardship(s)** if the variances are not granted.

This application is to create a covered carport and deck area (D/C) accessed by the lower floor of the existing home.

The idea for the carport/deck came to us when we were exploring solutions to store rainwater from the roof of the subject house. The owners have some experience with rainwater collection, and rather than draw further on the groundwater sources, they wanted to use the space around the front of the building to create storage capacity both for home use to increase the potential for fire protection.

This idea aligns with the rest of the property where irrigation ponds have been installed over a 25 year + period to provide continuous sources of water to fruit trees and plants as well as a pleasing aesthetic. These ponds act as rainwater catchments and are connected to water storage tanks discreetly located on higher ground around the property.

It is also true that the home has good views to Mayne and Saturna islands and that we would like to further enjoy the view and lifestyle with a deck that is part of living on the gulf islands. Also, the deck/carport on its own cannot be considered a necessity, but its function is twofold, the primary one being to envelope rainwater storage tanks.

As such we believe it combines a practical desire with a reasonable expectation.

It is worth noting that a detached deck/carport could be built legally, under the current bylaws, as an accessory building, literally within feet of the house, in the location proposed. Moreover the roof surface of the carport could legally be used as a deck provided among other things, that the appropriate railings and guards are constructed.

The difference between this and "our" proposal is that our proposal effectively shifts the body of the deck/carport literally a few feet and connects it to the house. Doing this creates a wraparound effect that is functional and aesthetic, but one that does require a variance under the regs because it would be considered an addition.

While of course we appreciate the need for bylaws such as these, we also feel that sometimes it's not so black and white and common sense needs to kick in, hence the BoV. There is an existing exterior door for access to the basement level of the home that has a temporary plywood landing

but it is simply not adequate and is in need of replacing. It is also at the opposite end of the house so the deck/carport could not be directly accessed from this door. The D/C can only go in the proposed location due to setbacks and access requirements from the lower level.

The driveway access to the house is also the access to a power pole beyond the house so placing the carport on the driveway is not an option. Extending the deck across the water side of the house is not only very desirable but is also practical in that it provides access to the proposed D/C from the lower floor of the house. We could cut a new door on the south side of the house to access the carport roof deck, but that would still require a variance because it would be a structural alteration.

We need to seek a variance (exemption) not because we want to build too much, or too big, or that we may destroy or damage sensitive ecosystems, or even that it would be too high, all of which are significant impacts. We need this variance (exemption) simply because the bylaws have changed since the house was built, and although it would not be permitted to exist as a new house now, it does because it actually predates the rules.

All that we propose would be reasonable and acceptable for any home owner almost anywhere else, and in fact for the other house just 100' away on the same property, except for the fact that this house is now non-conforming.

The hardship is simply that when my client bought the property in 2005, there was and is a covenant registered to allow for the construction of three houses on the property. There are currently 2 houses, including the subject house and a third that is unfinished, and that will likely be removed. When the property was purchased, they had plans to update and improve the existing subject house which existed then, and they believed to be legal. unknown to my client at the time, was that the new bylaws supersede the old and with that negate the covenant in effectively requiring a variance in order to complete on their original intent.

My clients have invested significant money to rehabilitate the land which had been extensively logged in the early 2000's by the previous owners and left with slash piles and essentially destroyed. It is now well on it's way to being restored by becoming a productive farm with sustainability at the root growing pears, apples, figs, limes, apricots, cherries and even olives, without pesticides or herbicides and only fish fertilizers, They have built significant rainwater catchment in 4 ponds of approximately 0.4 Ha total with another 0.09 Ha currently being dug, and 164,000 litres of above ground storage tanks for irrigation and fire fighting. Finally, there is 15kW of grid-tied solar PV with plans to expand on that in the near future.

We all appreciate the need for bylaws to protect this fabulous and truly unique place we live in, and the need for certain restrictions is obvious, but we also "live" here and as such have needs and expectations, some of which may be unreasonable, but some simply fall into a grey area.

Thank You,

Heath Lansdowne



Heath Lansdowne
Design Studio

250.361.5996

Modern, Efficient Home Design

heathlansdownedesign.ca





Attachment 4

NORTH PENDER ISLAND BOARD OF VARIANCE

NOTICE OF HEARING

NOTICE is hereby given pursuant to Section 541 of the *Local Government Act* to the persons who deem that their interest in property is affected that there will be an electronic hearing of the North Pender Island Board of Variance held on **August 19, 2019, starting at 9:00 a.m.**

The Board will consider the following appeal: **NP-BOV-2021.1 (Lansdowne)**

Re: **5431 Hooson Road**

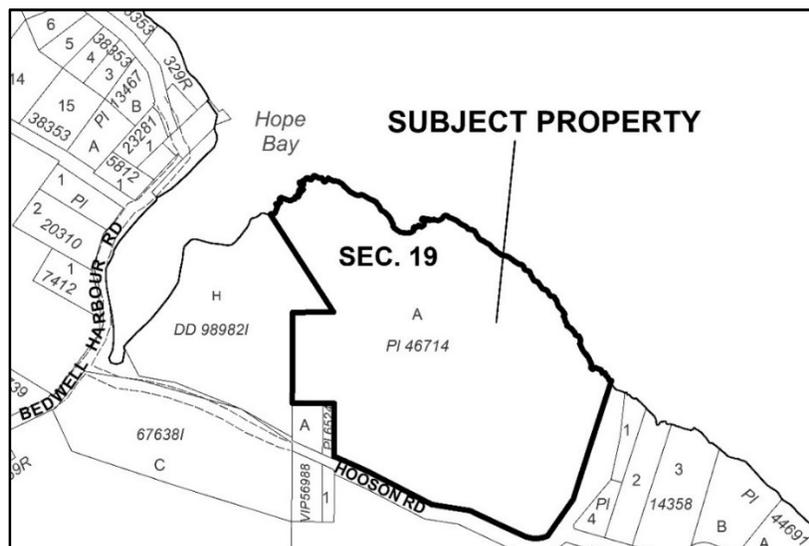
Legally described as: Lot A, Section 19, Pender Island, Cowichan District, Plan 46714
PID: 011-008-458

The purpose of the appeal is to:

Allow for the structural alteration to a legal non-conforming building (dwelling) as shown on the attached Schedules 'A', 'B' and 'C', and as follows:

1. Construction of an attached deck to the lower floor of the dwelling (95 m² in area); two (2) retaining walls (21.3 m and 7.0 m in length); and, the installation of four (4) rainwater storage tanks (cisterns).

The general location of the subject property is shown on the sketch below:



Any person whose property may be affected by an appeal to a Board of Variance has the right to be heard and give evidence at the hearing, or to be represented by some other person authorized by them in writing to do so.

Written submissions may be delivered as follows:

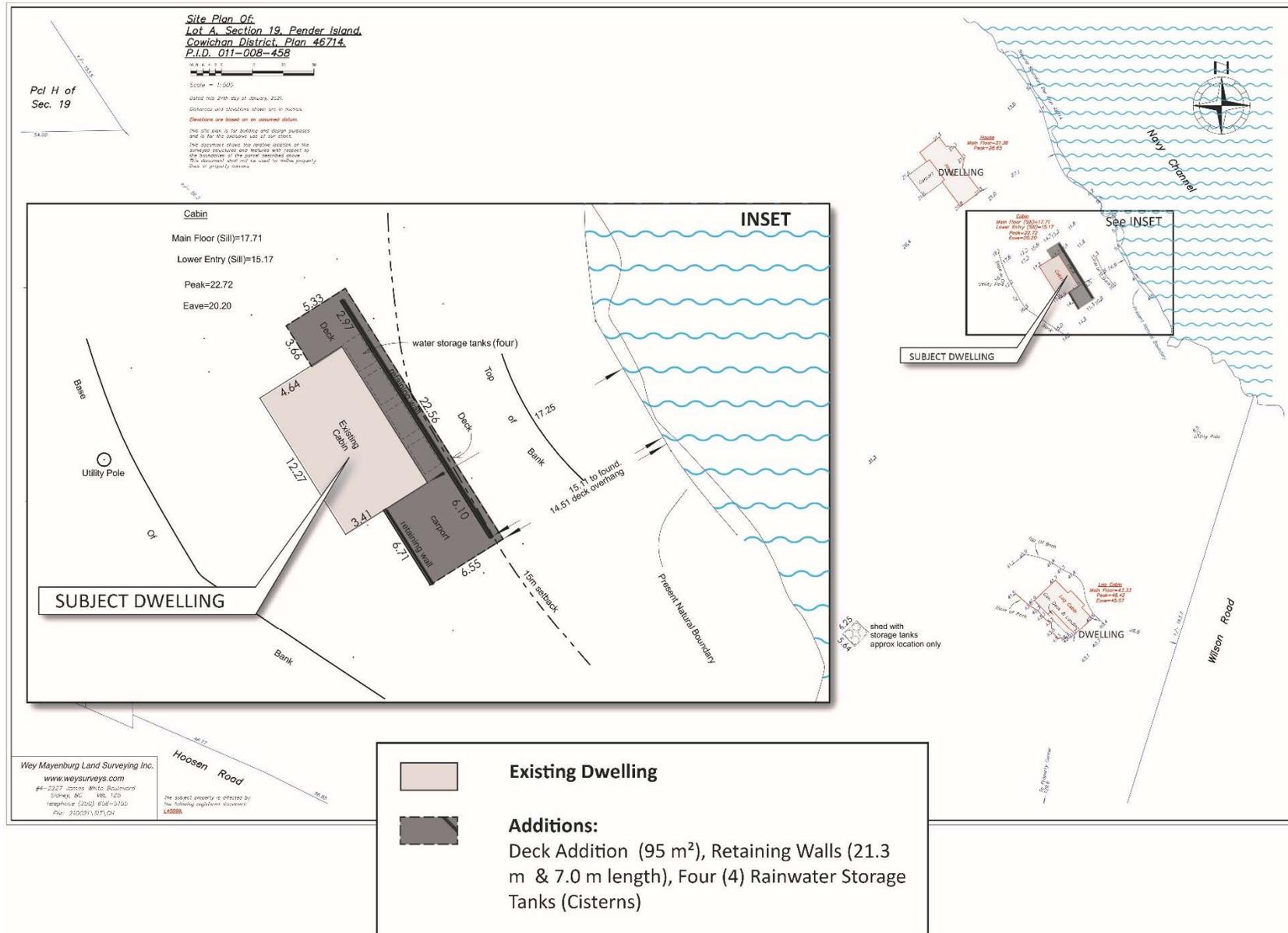
1. To the Secretary to the North Pender Island Board of Variance, at the office of Islands Trust #200 - 1627 Fort Street, Victoria, BC, V8R 1H8, telephone (250) 405-5170, fax (250) 405-5155, or by email to southinfo@islandstrust.bc.ca, prior to **4:30 p.m., August 11, 2021**.
2. After **4:30 p.m., August 11, 2021**, to the Chair of the North Pender Island Board of Variance at the hearing by emailing to southinfo@islandstrust.bc.ca.

Enquiries or questions should be directed to: Planner 2, Phil Testemale at (250) 405-5170, for Toll Free Access, request a transfer via Enquiry BC: In Vancouver 660-2421 and elsewhere in BC 1-800-663-7867; or by fax (250) 405-5155; or by email to: ptestemale@islandstrust.bc.ca.

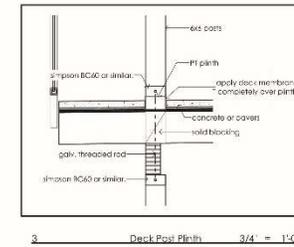
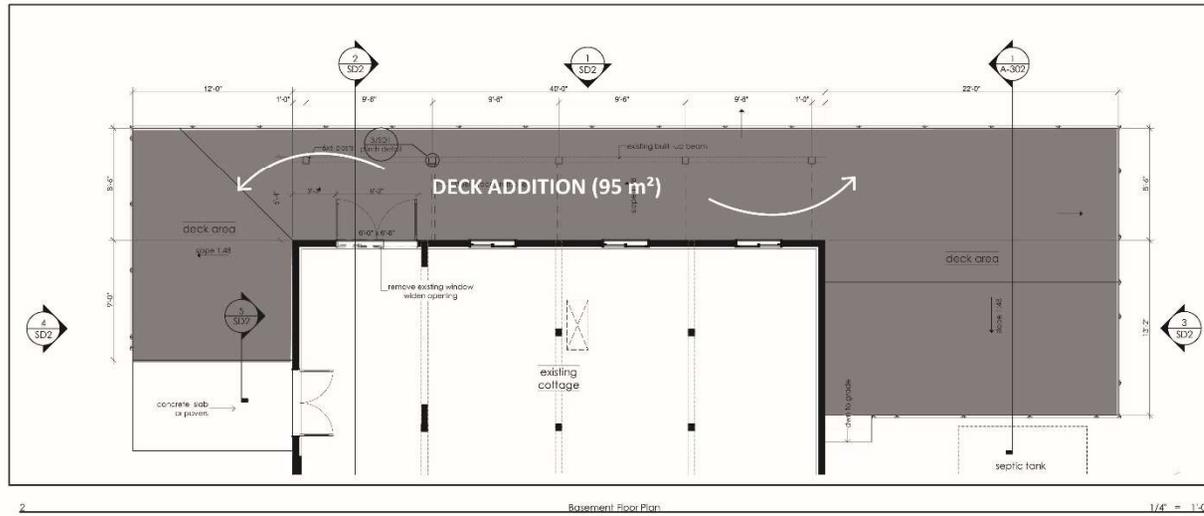
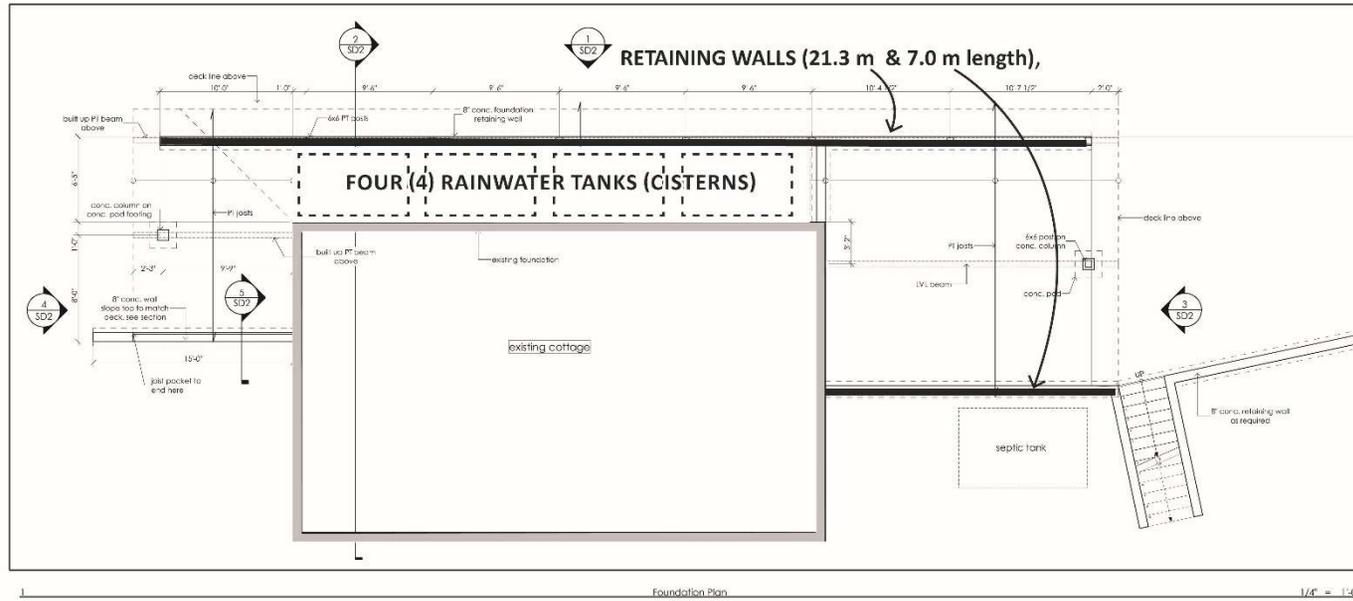
All applications are available for review by the public. Written comments made in response to this notice will also be available for public review. A copy of the notice and additional information including how to connect to the electronic hearing can also be viewed on the Islands Trust webpage <https://islandstrust.bc.ca/event/north-pender-board-of-variance-meeting/>.

Phil Testemale
Secretary to the North Pender Island Board of Variance

**NP-BOV-2021.1 (Lansdowne)
Schedule A
Site Plan**



**NP-BOV-2021.1 (Lansdowne)
Schedule B
Floor Plans**



Health Lansdowne Design Co.
07347038C Ltd.
1237 Highway 10
Lansdowne, NS
B0J 1X0
204-381-8998 (Mon-Fri)

SD1 Floor Plans

purpose: permit
legal: NP-A, sec 19
owner: Dave Cochran (64-319-1302)
contractor: Dorian Penland Inc.
designer: Dave Cochran (64-319-1302)
permit: permit

site address: 5451 Highway 10, Road 103, P.O. Box 103, Lansdowne, NS B0J 1X0

owner name: March 4, 2022
owner address: 230011, Jansville Farm, Cottage 1, Jansville Farm, Lansdowne, NS B0J 1X0
owner phone: 902-338-8998
owner email: info@healthlansdowne.com

