



NORTH PENDER ISLAND BOARD OF VARIANCE

NOTICE OF HEARING - RENOTIFICATION

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 **September 28, 2023 starting at 10:00 a.m.**

The Board will re-consider the following appeal for application **NP-BOV-2023.1 (Cameron)**.

An initial hearing for this application was held on July 26, 2023, and at that hearing the Board deferred a decision in light of proposed revisions to the original variance requests made by the applicant to address concerns raised by the Board at the hearing.

NP-BOV-2023.1 (Cameron)

Re: 1604 Chart Drive, North Pender Island BC

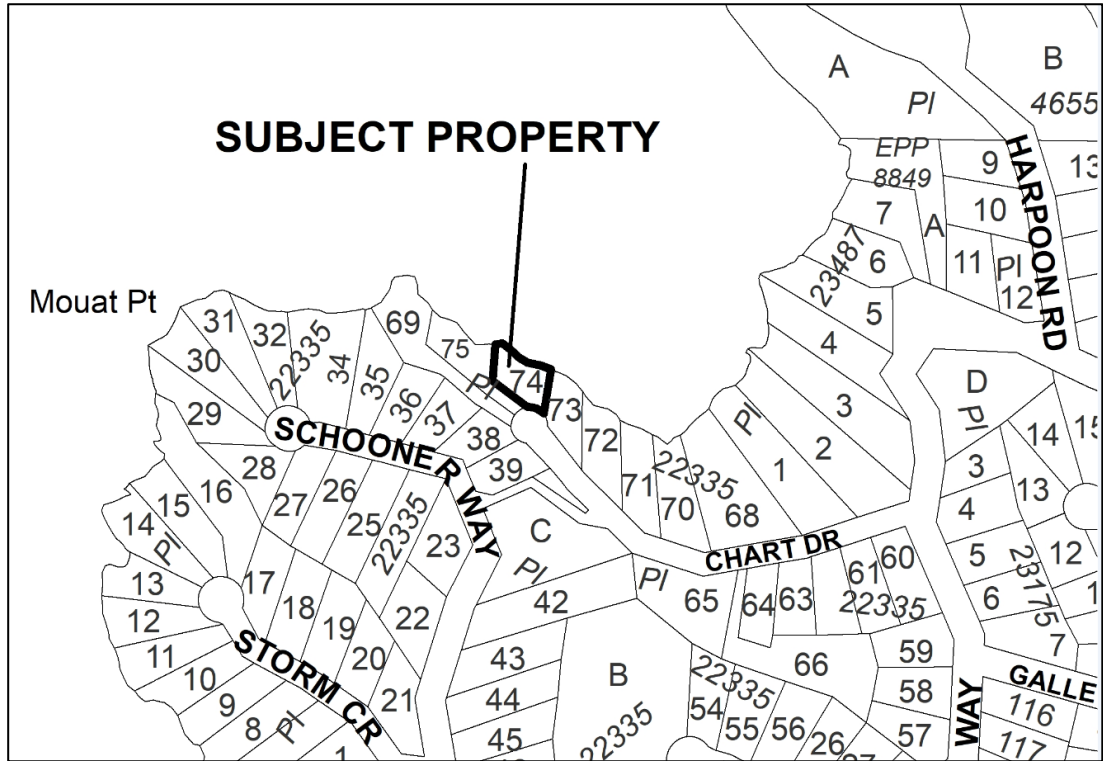
Legally described as: Lot 74, Section 9, Pender Island, Cowichan District, Plan 22335
(PID: 003-222-691)

The purpose of the appeal is to:

Allow for variance to North Pender Island Land Use Bylaw 224 (LUB) respecting the siting, size or dimensions of a building or other structure. The proposed variances are to **Subsection 3.3 'Siting and Setback Regulations'** in the **'General'** regulations of the LUB, and to **Subsection 5.1.5 (a) 'Siting and Size'** in the **Rural Residential 1 (RR1)** regulations of the LUB, as shown on the attached Schedule 'A' and specifically as follows:

- 1) Clause 3.3(1)(a) which states that *no building or structure, other than those in Subsection 3.3(2), may be sited, nor fill placed to support a building or structure, within: (a) 15 metres upland of the natural boundary of the sea*; is varied to permit:
 - a) The siting of replacement septic tanks within 10.01 metres of the natural boundary of the sea (#2 in Schedule A);
 - b) The construction and siting of a 5.0 metre long boulder stack retaining wall (northeast side of dwelling) within 10.69 metres of the natural boundary of the sea (#3a in Schedule A).
 - c) The construction and siting of an interconnected 15.3 metre long boulder stack retaining wall and a 5.7 m long boulder stack retaining wall (northwest side of dwelling) within 8.61 metres of the natural boundary of the sea (#3b and C in Schedule A).
 - d) The construction and siting of two floors of covered decks 11.48 m in length (upper and lower floor) within 12.24 metres of the natural boundary of the sea (#4 in Schedule A).
- 2) Clause 5.1.5 (a) which states that *the minimum setback for any building or structure shall be: (a) 7.6 metres from any front or rear lot line*, is varied to permit:
 - a) The construction and siting of the southwest corner of the proposed dwelling within 5 m of the front lot line (#1 in Schedule A).

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) 405-5194, fax (250) 405-5155, or by email to southinfo@islandstrust.bc.ca, prior to **4:30 p.m., September 22, 2023**.
2. After **4:30 p.m., September 22, 2023**, 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: Brad Smith, Island Planner at (778) 679-5185, 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: bsmith@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-9-28/>

Brad Smith
Secretary to the North Pender Island Board of Variance

NP-BOV-2023.1 (Cameron)

Schedule A

Site Plan

