



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 **September 13, 2023 starting at 10:00 a.m.**

The Board will consider the following appeal: **NP-BOV-2023.4 (Jones)**

Re: **1205 Bridges Road, North Pender Island BC**

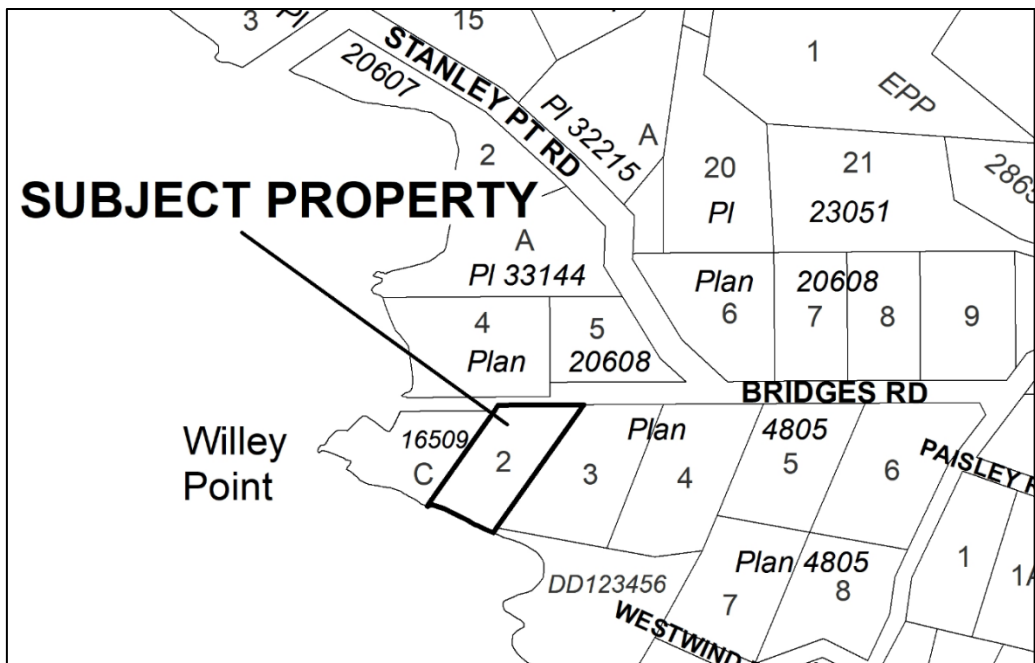
Legally described as: Lot 2, Block A, Section 23, Pender Island, Cowichan District, Plan 4805
(PID: 006-008-933)

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 5.2** in the '**Rural Residential 2'** regulations of the LUB, as shown on the attached Schedule 'A' and specifically as follows:

- 1) Clause 5.2 (1)(b) which states that *the minimum setback for any building or structure shall be 3 metres from any interior side lot line* is varied to allow for modifications to the existing legal non-conforming structure **to enclose part of the deck** that is within the existing house roofline and is located within **0.79 m** of an interior side lot line.

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 5, 2023**.
2. After **4:30 p.m., September 5, 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-2-2/>

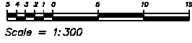
Brad Smith
Secretary to the North Pender Island Board of Variance

NP-BOV-2023.4 (Jones)

Schedule A

Site Plan

Site Plan Of:
Lot 2, Block A, Section 23, Pender Island,
Cowichan District, Plan 4805,
P.I.D. 006-008-933



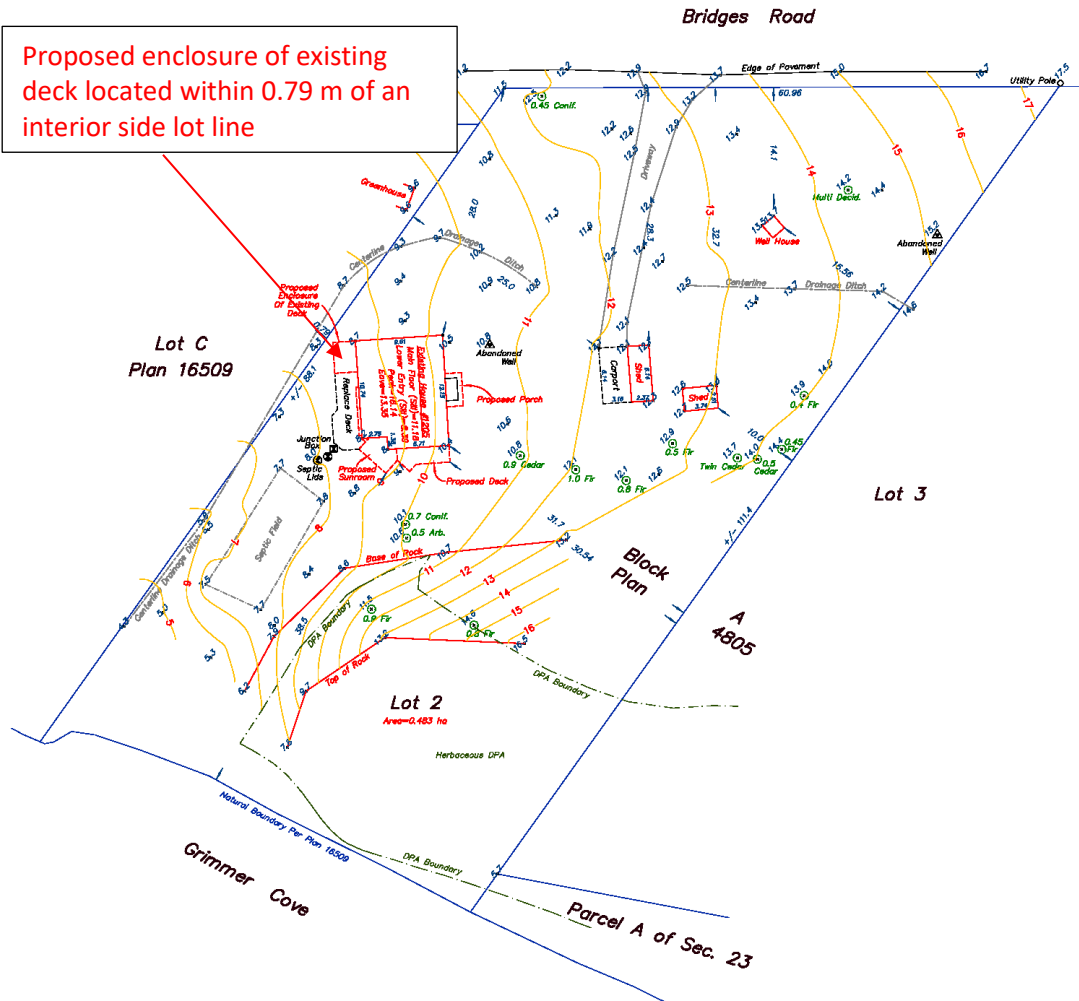
Dated this 23rd day of June, 2021.

Distances and elevations shown are in metres.

Elevations are based on geodetic datum CVD288C and derived from OCM 1970 RW 283.

This site plan is for building and design purposes and is for the exclusive use of our client.

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.



Wey Mayenburg Land Surveying Inc.
www.weysurveys.com
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Sidney, BC V8L 1Z5
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File: 210229\SIT\GH