



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 **July 16, 2026, starting at 10 am**.

The Board will consider the following appeal: **PLBOV20260105 (De Sousa)**

Re: 6632 Razor Point Rd, North Pender Island

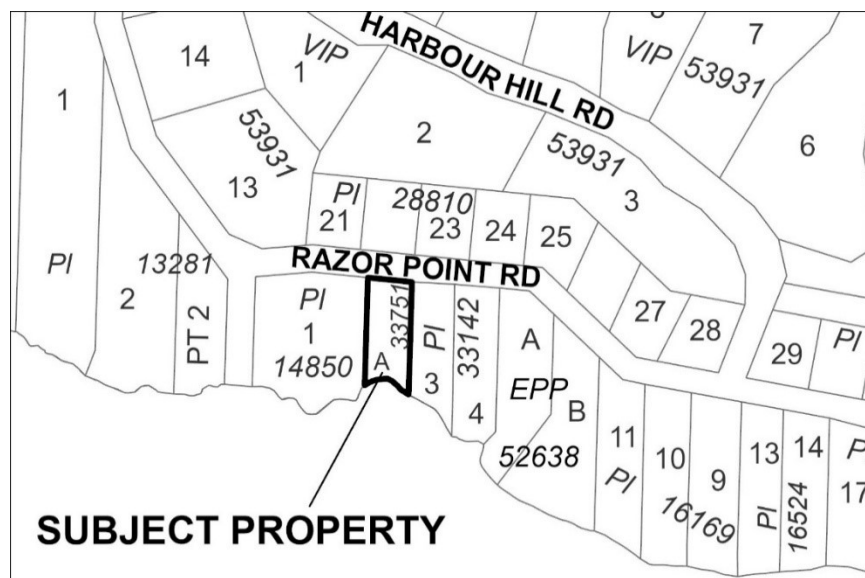
Legally described as: LOT A, SECTION 12, PENDER ISLAND, COWICHAN DISTRICT, PLAN 33751 (PID: 000-256-331)

The purpose of the appeal is to:

Allow for a variance to the North Pender Island Land Use Bylaw No. 224, 2022 (LUB) respecting the siting, size, or dimensions of a building or other structure. The proposed variances are to the “Siting and Setback Regulations” under the General Regulations, as shown on the attached Schedule ‘A’ and Schedule ‘B’ specifically as follows:

1. Subsection 3.3(1)(a) which states that “*no building or structures, other than those in Subsection 3.3(2), may be sited, nor fill placed to support a building or structure within 15 metres upland of the natural boundary of the sea or within 1.5 metres from the natural boundary of the sea as measured on the vertical plane*” is varied to permit the following:
 - a. The siting of a new a two-tiered 1.2 metre boulder wall within 0.0 metres of the natural boundary of the sea;
 - b. The siting of a new 0.6 metre rock wall within 0.0 metres of the natural boundary of the sea;
 - c. The siting of a reinforced concrete retaining wall within 0.0 metres of the natural boundary of the sea;
 - d. The siting of a new wood staircase for foreshore access within 0.0 metres of the natural boundary of the sea.

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) 405-5179, fax (250) 405-5155, or by email to southinfo@islandstrust.bc.ca, before **4:30 p.m. Tuesday, July 14, 2026**.
2. After **4:30 p.m., Tuesday, July 14, 2026** by attending the hearing on **July 16, 2026** and making a representation to the North Pender Island Board of Variance.

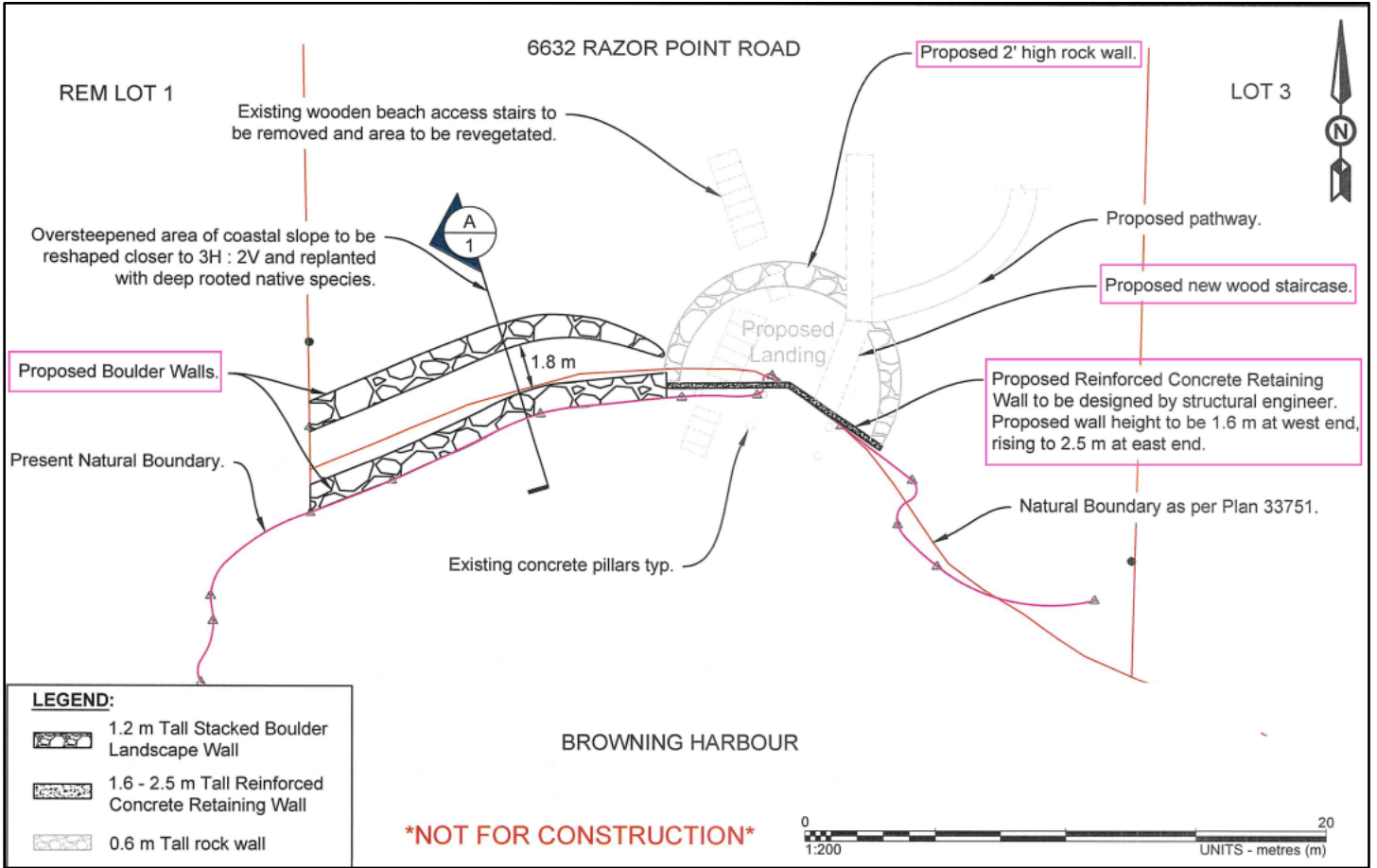
Enquiries or questions should be directed to: Bruce Belcher, Planner at (250) 405-5179 for Toll Free Access, request a transfer via Enquiry BC: In Vancouver 604-660-2421 and elsewhere in BC 1-800-663-7867; or by fax (250) 405-5155; or by email to: southinfo@islandstrust.bc.ca.

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-hearing-2/>

Bruce Belcher
Secretary to the North Pender Island Board of Variance

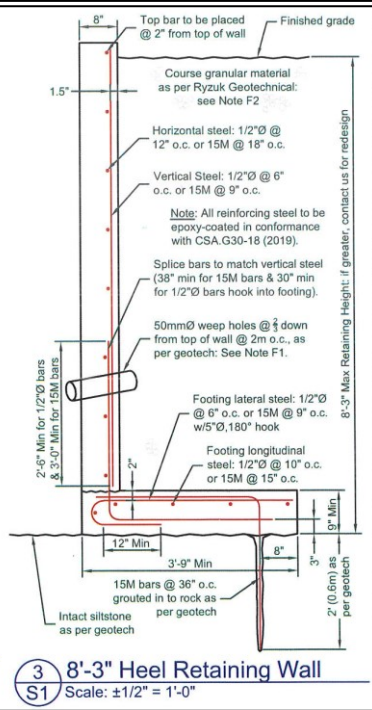
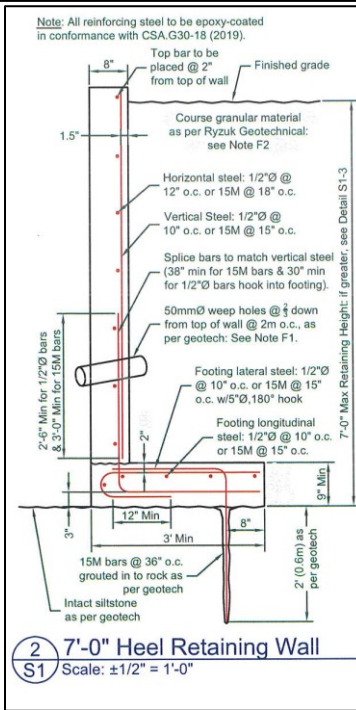
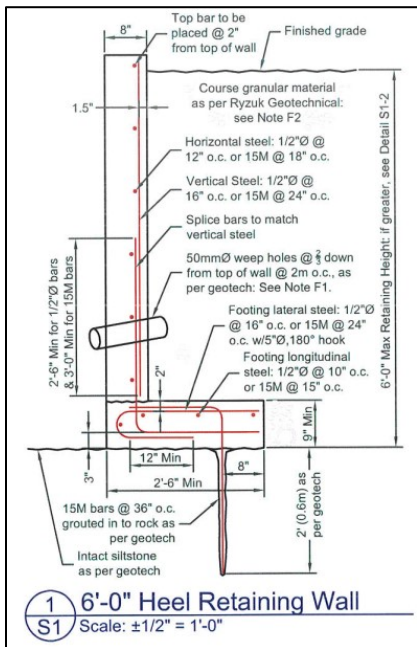
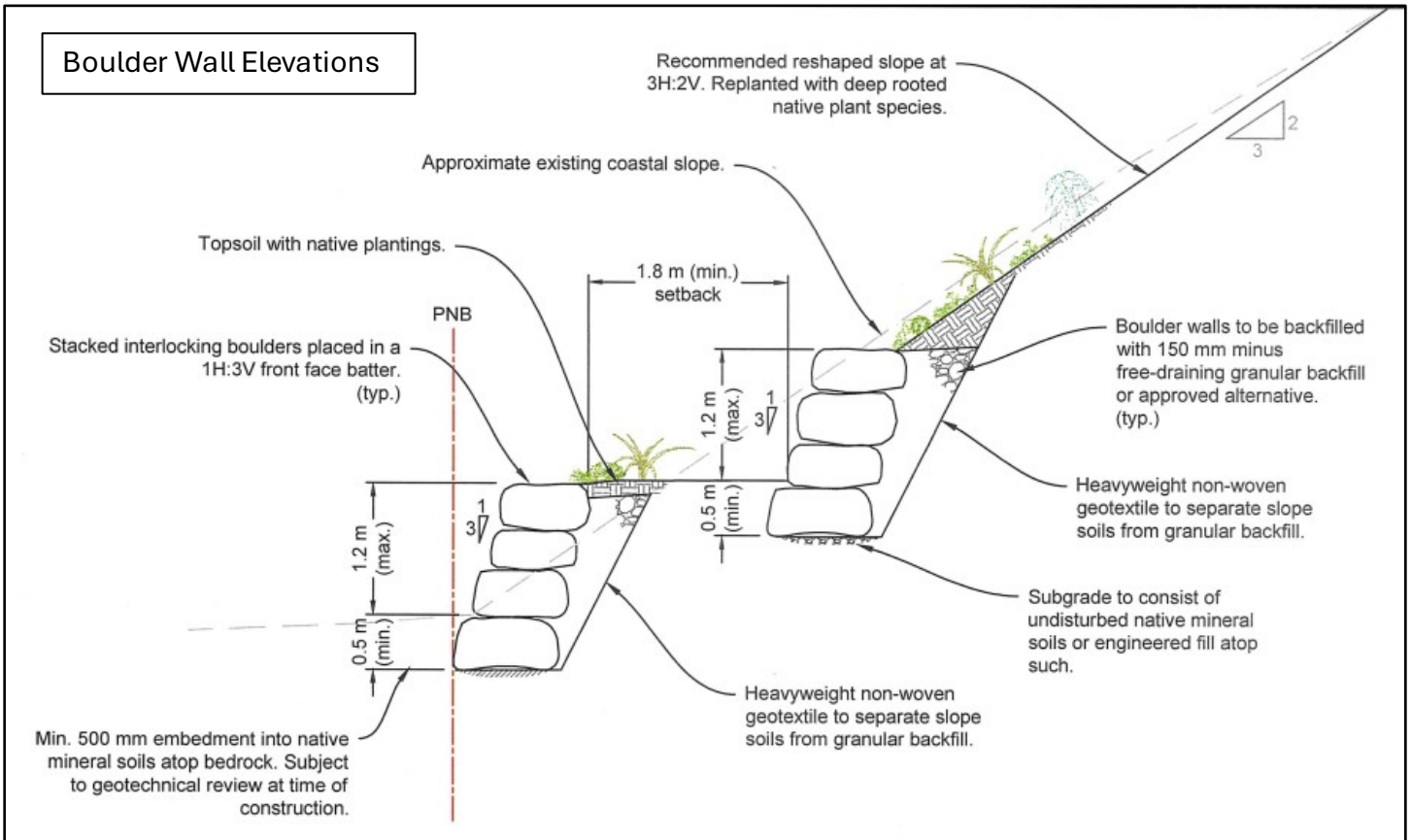
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Schedule 'A' – Site Plan



NORTH PENDER ISLAND BOARD OF VARIANCE

Schedule 'B' – Elevation Plans



Reinforced Concrete Retaining Wall Elevation