

SOUTH 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 South Pender Island Board of Variance held on **June 18, 2024 starting at 2:00 p.m.**

The Board will consider the following appeal: **SP-BOV-2024.1 (Green)**

Re: **9928 Gowlland Point Road**

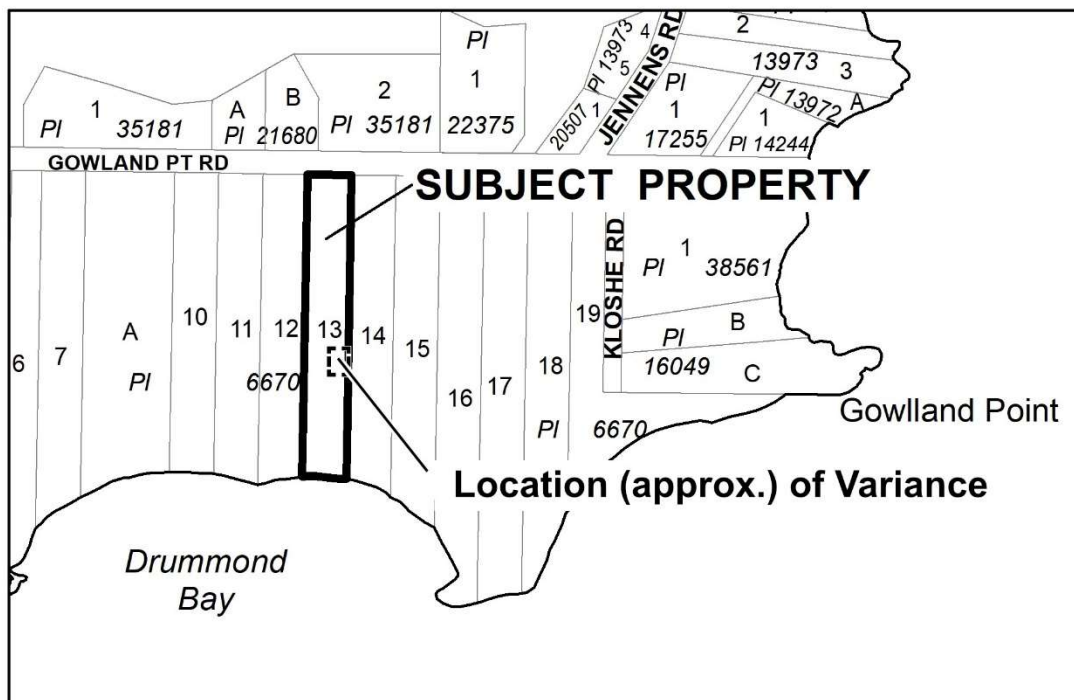
Legally described as: Lot 13, Section 1, Pender Island, Cowichan District, Plan 6670.
(PID: 000-116-149)

The purpose of the appeal is to:

Allow for a variance to South Pender Island Land Use Bylaw 114 (LUB) respecting the siting, size or dimensions of a building or other structure. The proposed variance is to the 'Siting and Size' provisions for the **Rural Residential 2 (RR2) Zone** of the LUB, as shown on the attached Schedules 'A' and 'B' specifically as follows:

1. Article 5.1 (8) (b) which states that the minimum setback for any building or structure, except a fence or pump/utility house, shall be sited at least 3.0 metres (10 ft.) from any interior side lot line is varied to permit an **addition** (landing and stairway) to an **accessory building** (garage/studio) within **1.5 metres** (5 ft.) from 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:

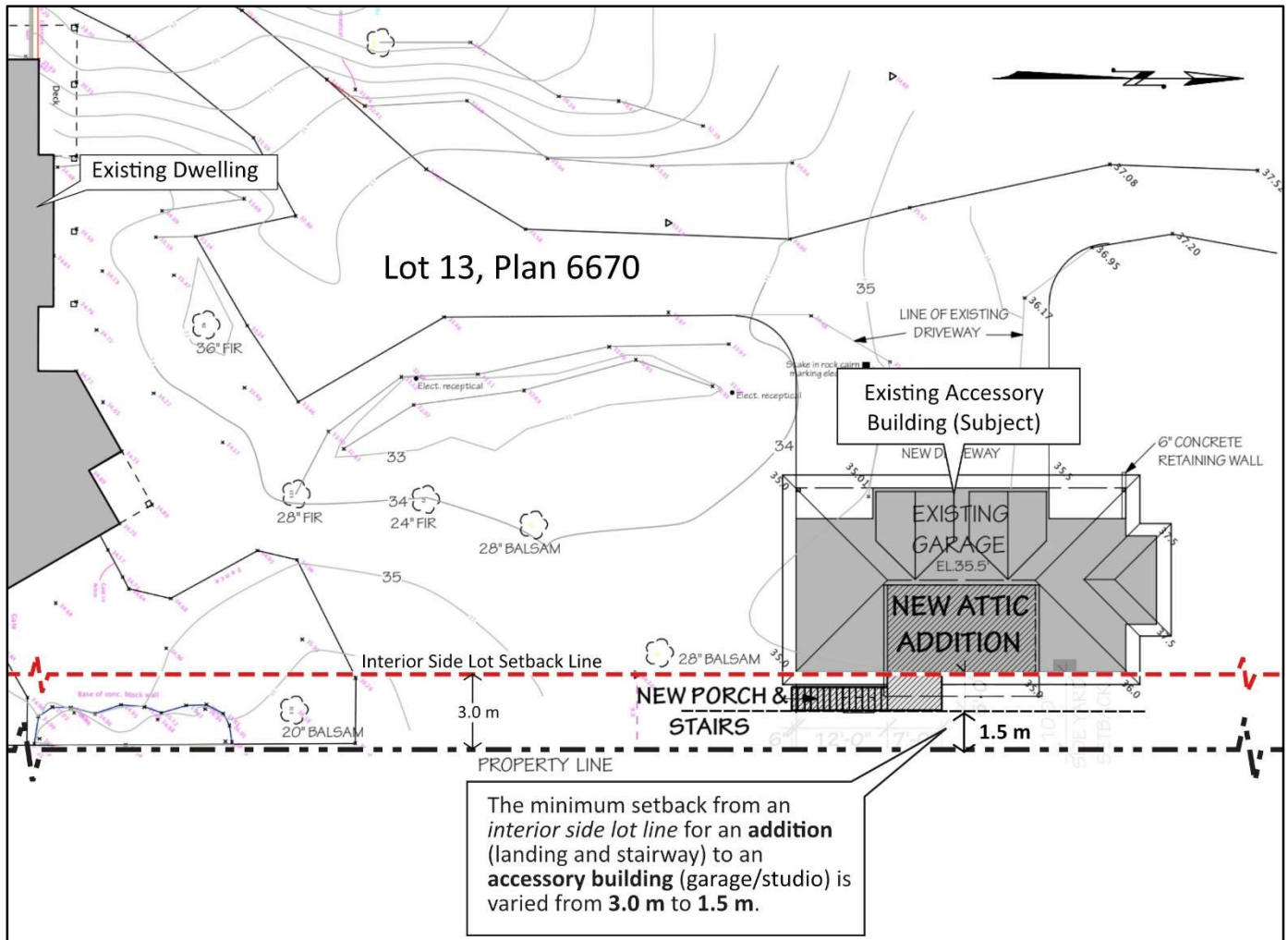
1. To the Secretary to the South Pender Island Board of Variance, at the office of Islands Trust #200 - 1627 Fort Street, Victoria, BC, V8R 1H8, telephone (250) 405-5170, fax (250) 405-5155, or by email to southinfo@islandstrust.bc.ca, prior to **4:30 p.m. Tuesday, June 11, 2024**.
2. After **4:30 p.m. Tuesday, June 11, 2024** to the Chair of the South 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/south-pender-board-of-variance-meeting/>

Phil Testemale
Secretary to the South Pender Island Board of Variance

SP-BOV-2024.1 (Green)
Schedule A
Site Plan of Proposed Variance



SP-BOV-2024.1 (Green)
Schedule B
South Elevation of Proposed Variance

