

Referral Response Summary

Application No. DVP24H01 (12272 Chandler Rd)

Organization: CVRD Community Planning Name/Title: Mike Tippett	Date of Response: March 19, 2024 Level of Support: (Not indicated)
Comments: <p>This request is unusual, but anticipates the sentiment behind Bill 44. While Bill 44 does not itself address separate suites, the advisory document produced by the Province asks that local governments tread lightly in establishing or persisting with regulations that make suites less attainable or useful.</p> <p>The difference between this request and another recent one in another EA is that the requested maximum of 90.2 m2 is more or less the same as the current maximum in EAD for larger properties, and is slightly less than the 95 m2 maximum in EAF. Areas A and C have an 85 m2 maximum.</p> <p>The best approach would be to systematically review all of these standards and establish identical size limits throughout. Meanwhile, permitting up to 90.2 m2 through a DVP here could possibly launch a regional review of this issue. This would be a good thing.</p>	
Organization: CVRD Building Inspections Name/Title: Sonny Bryski	Date of Response: March 13, 2024 Level of Support: (Supported)
Comments: <p>The building department is prepared to issue a building permit following the approval of a variance.</p> <p>Given that most existing bylaws permit suites (detached or attached) up to 90m2, and that the existing Area H bylaw restricts the size to less for no apparent reason, the building department does not object to the variance.</p>	
Organization: CVRD Utilities Name/Title: Louise Knodel-Joy & Vanessa Thomson	Date of Response: March 22, 2024 Level of Support: (Comments provided)
Comments: <p>This property is not within a CVRD water or sewer service area, therefore the Utility Division has no comments.</p>	
Organization: CVRD Environmental Services Name/Title: Keith Lawrence	Date of Response: April 24, 2024 Level of Support: (Comments Provided)
No significant concerns from an environmental standpoint	