

Minutes of the meeting of the Board of Variance of the Cowichan Valley Regional District held in the Cowichan Valley Regional District Board Room, located at 175 Ingram Street, Duncan, BC, on Tuesday, October 31, 2023 at 2:30 p.m.

PRESENT: Brian Duncan
Frank McCorkell
Ed Cepka

CVRD STAFF: Ann Kjerulf, General Manager, Land Use Services Department
Michelle Pressman, Manager, Development Services Division
Chloe Boyle, Planner II, Development Services Division
Linda Powers, Recording Secretary, Land Use Services Department

APPROVAL OF AGENDA

It was moved and seconded that the agenda be approved.

MOTION CARRIED

ADOPTION OF MINUTES

It was moved and seconded that the minutes of June 27, 2023, be amended to read “Toby Seward, Hearing #2”, and that the minutes as amended be adopted.

MOTION CARRIED

ITEMS OF BUSINESS

R1 Hearing #1 - Board of Variance Application No. BOV23D01 for 4598 Sparwood Road

David Achurch Applicant Presented their application to the Board of Variance.

David Connor 4589 Lanes Road Spoke in support of the application.

Dan Caird 1305 Antoine View PI Spoke in opposition of the application.

Steven Miller 4850 Lanes Rd Spoke in opposition of the application.

Michael Martin 4588 Lanes Road Spoke in opposition of the application.

Kevin Maher 4588 Sparwood Rd Spoke in opposition to the application.

MOTION:

It was Moved and Seconded that minor variances to the CVRD Electoral Area D - Cowichan Bay Upland Zoning Bylaw No. 3705, 2013 (4598 Sparwood Road/PID: 029-043-107) be permitted, limited to the following:

- A. Section 5.5.4.(b) – The front parcel line setback is reduced from 7.5m to 4.5m for proposed Rem Lot 1 for the existing single detached dwelling;
- B. Section 5.5.4.(b) – The front parcel line setback is reduced from 7.5m to 4.5m for proposed Lot A for the existing accessory building (Garage);
- C. Section 2.1.8.(a) – The gross floor area of an accessory building (garage) on a parcel without a principal building is increased from 25m² to 67m² for proposed Lot A, for the existing accessory building (Garage);
- D. Section 5.5.4.(b) – The front parcel line setback is reduced from 7.5m to 4.5m for proposed Lot A for the future residential construction (i.e. single detached dwelling);
- E. Section 3.(a) – The setback from the natural boundary of a watercourse is reduced from 15m to 11.7m for a residential accessory building (pool shed).

MOTION CARRIED

Frank McCorkell opposed

R2

Hearing #2 – Board of Variance Application No. BOV23D02 for 5199 Francis Street

Caroline Dirom Applicant

Presented their application to the Board of Variance.

MOTION

It was moved and seconded that following variance to Section 7.8.4(b) of the CVRD Electoral Area D – Cowichan Bay Upland Zoning Bylaw No. 3705, 2013 (5199 Francis St/PID: 009-145-109) be permitted:

- 1. Section 7.8.4(b) – The minimum parcel line setback from the exterior side parcel line is reduced from 6m to 4.8m for the construction of an addition to an existing manufactured home.

MOTION CARRIED

Ed Cepka opposed

ADJOURNMENT

3:50 PM

It was moved and seconded that the meeting be adjourned.

MOTION CARRIED

The meeting adjourned at 3:50 PM

Chair

Recording Secretary

Dated: _____