

14 Mar 2024

Members: CVRD Board of Variance

Re: 9184 Meades Creek Rd Lake Cowichan

PID 007-411-341

Building Permit I-118-10

Thank you in advance for reviewing our unique situation.

The following is a brief summary of how we find ourselves in need of this application.

- 1- Property was purchased in Feb 2002. Our intention was to build a vacation home to share with family & friends. It was to be a long term project as time & finances allowed.
- 2- Building permit taken out Feb 2010. Plans were submitted for a 2 storey single family dwelling & detached garage based on site setbacks as per a sketch plan we received in 2002 when property was purchased stating side setback of 10% or 3m.  
Property is approx. 50' x 500'  
Main dwelling 28' x 32' Garage 20' x 28'  
As such we believed we were compliant to the 10%
- 3- Construction commenced & continued. Foundation, plumbing & electrical inspections were requested & passed up to & including 2015.
- 4- Progress stalled at that time due to several unforeseen circumstances.

such as family illnesses & deaths and other personal priorities.

5 Finally Apr 2023 we felt ready for a final inspection.

- A new building permit was issued as the original one had expired
- A site inspection was done. Several deficiencies were identified & rectified to bring everything up to current codes & regulations.
- A new land survey was done. It noted buildings were non compliant as per 3m requirement.

6 After many hours of reviewing our paperwork & documents and many phone calls/emails with CVRD staff we became aware of a 2005 bylaw change that eliminated the 10% and required 3m.

7 Our footings for both buildings were inspected & passed in May 2011. It appears the <sup>bylaw</sup> change was missed by the inspector as well as CVRD staff when the plans were submitted.

8 Since filing the original plans changes were made to separate the upstairs back bedroom into two bedrooms and use the main floor bedroom as a den. A 40" side porch was added to the south side of the house. We are hopeful that a variance be granted or perhaps there might be some "grandfather" provisions.

Our neighbors at 9182 Meades Creek



The Morgans are aware of our situation and have verbally indicated they would not have any objections to the variance.

If any further details or information is required, my contact information is: 250 2080735 cell 250 4770 735  
dionecourser@hotmail.com.

Thank you

Diane Courser.