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## JUAN DE FUCA BOARD OF VARIANCE

Notice of Meeting on Wednesday, **March 15, 2017 at 6:00 p.m.**

Juan de Fuca Local Area Services Building, #3 – 7450 Butler Road, Otter Point, BC

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## AGENDA

1. Elections

2. Approval of Agenda

3. Approval of the Supplementary Agenda

4. Planner's Report

5. Adoption of Minutes of September 27, 2016

6. Applications
   a) BV000444 – Lot 1, District Lots 17, 899 & 929, Renfrew District, Plan VIP79865 (17310 Parkinson Road)
   b) BV000445 – Lot B, Section 151, Sooke District, Plan VIP46450 (5901 Leda Road)

7. Adjournment

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**Minutes of a Meeting of the Juan de Fuca Board of Variance**
**Held Tuesday, September 27, 2016, at the Juan de Fuca Local Area Services Building, #3 – 7450 Butler Road, Otter Point, BC**

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**PRESENT:** Greg Whincup (Chair), Axel Joosting
**Staff:** Emma Taylor, Secretary to the Board; Wendy Miller, Recorder
**ABSENT:** Paul Clarkston
**PUBLIC:** 2

The meeting was called to order at 6:00 p.m.

**1. Approval of the Agenda**

**MOVED** by Axel Joosting, **SECONDED** by Greg Whincup that the agenda be approved.
**CARRIED**

**2. Approval of the Supplementary Agenda**
No supplementary submissions received.

**3. Adoption of the Minutes of May 30, 2016**

**MOVED** by Axel Joosting, **SECONDED** by Greg Whincup that the minutes of May 30, 2016 be adopted.
**CARRIED**

**4. Application**

**a) BV000443 – Lot H, District Lot 87, Renfrew District, Plan EPP31225 (2860 Kirby Creek Road)**

Emma Taylor outlined the staff report and advised that the applicant is requesting relief from the Board of Variance (BOV) to reduce the side yard setback requirement of the Forestry (AF) zone from 15 m to 14.75 m on Lot H, District Lot 87, Renfrew District, Plan EPP31225, for the purpose of constructing a single-family dwelling.

Emma Taylor advised that:
- a 3 $m^2$ electrical room was added to the dwelling during construction
- a survey has confirmed the electrical room is located 14.8 m from the side property line, encroaching into the side yard requirement of the AF zone
- the owners are of the opinion that complying with the side yard setback requirement would now result in hardship

Emma Taylor spoke to Section 542 of the *Local Government Act* that outlines that minor variances may be permitted by the Board of Variance (BOV) where undue hardship results from complying with the bylaw. It was confirmed that no submissions have been received in response to notice of the application.

The Chair confirmed that the applicants were present.

The applicants stated that:
- the dwelling has been sited outside of the of the riparian area and floodplain setback

- the dwelling is small
- an additional electrical panel was needed for a generator
- to accommodate the additional panel and to meet BC Building Code standards, an electrical room was built which resulted in the siting error

The Chair read aloud a submission forwarded by the applicants from Christina Peacock and Caitlin and Joshua Jackson supporting the application.

The BOV considered the minor variance and found that undue hardship would result from compliance with the side yard requirement of the AF zone.

**MOVED** by Axel Joosting, **SECONDED** by Greg Whincup that application BV000443 to request permission from the Board of Variance in accordance with Section 540 of the *Local Government Act* to reduce the side yard setback requirements from 15 m to 14.75 m for the purpose of constructing a single-family dwelling on Lot H, District Lot 87, Renfrew District, Plan EPP31225 be approved subject to the work being constructed in accordance with the BC Building Code, and that construction be completed within two years of the approval of the variance or the variance will terminate. **CARRIED**

**5. Adjournment**

At the request of the Chair, Emma Taylor reported that the Regional Growth Strategy bylaw (Bylaw No. 4017) will be proceeding to a Public Hearing on October 19, 2016. Once Bylaw No. 4017 is adopted, it is anticipated that the pending Official Community Plans (OCPs) for East Sooke (Bylaw No. 4000) and Shirley – Jordan River (Bylaw No. 4001) will be considered for adoption.

The meeting was adjourned at 6:13 p.m.

_____

G. Whincup, Chair

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**BV000444**

**REPORT TO THE JUAN DE FUCA BOARD OF VARIANCE**
**MEETING OF WEDNESDAY, MARCH 15, 2017**

| | | |
|---|---|---|
| **File No:** | **BV000444** | |
| **Location:** | 17310 Parkinson Road (Attachment 1) | |
| **Legal:** | Lot 1, District Lots 17, 899 & 929, Renfrew District, Plan VIP79865<br>PID: 026-477-441 | |
| **Zoning:** | Tourism Commercial 1 (TC-1) | |
| **Land Use Designation:** | Tourism Commercial | |
| **Adjacent Uses:** | N – Port San Juan<br>W – Parkinson Road | S – Parkinson Road<br>E – Port San Juan |

## REQUESTED VARIANCE

The applicant is requesting relief from the Board of Variance in accordance with Section 540 of the *Local Government Act (LGA)* to vary the external side yard setback of the Tourism Commercial 1 (TC-1) zone in the Comprehensive Community Development Plan for Port Renfrew, 2003, Bylaw No. 3109, from 4.6 m to 0.2 m (Attachments 2, 3 and 4) for the purpose of allowing the enclosure of a porch and addressing the siting of an existing deck, located adjacent to a Ministry of Transportation and Infrastructure highway right-of-way.

## STAFF COMMENTS

The building that is the subject of this application is currently known as the Renfrew Pub, and has previously operated as the Port Renfrew Hotel. As noted in the applicant's letter (Attachment 5), the building location predates any land use bylaw for the Port Renfrew area.

The Parkinson Road right-of-way adjacent to the Renfrew Pub, which is owned and maintained by the Ministry of Transportation and Infrastructure, was dedicated by reference plan on November 7, 2005, after the adoption of the Comprehensive Community Plan for Port Renfrew. While the building's location prior to road dedication did not contravene the setbacks specified by the TC-1 zone, the act of dedication created an external side property line where one did not previously exist. The right-of-way is used by vehicles and pedestrians to access the government pier and dock.

At this time, the applicant intends to enclose the porch located along the west side of the building and expand the usable interior floor area at the northwest corner. The objective of these improvements is to increase the efficiency of the food service work flow. Enclosing the porch area does not involve further encroachment into the exterior side yard setback than currently exists; however, the furthest extent on an existing deck is now located 0.2 m from an external side property line, and the area to be enclosed is now located 0.75 m from the property line. Since the right-of-way was dedicated after adoption of the land use bylaw, the building location is not considered legal non-conforming.

The applicant is pursuing a variance at this time in order to bring the development into compliance with the Bylaw and to allow a building permit application for the addition to proceed.

Section 542 of the *LGA* outlines that a minor variance may be permitted if the Board of Variance:

(a) has heard the applicant and any person notified under section 541;
(b) finds that undue hardship would be caused to the applicant if the bylaw or section 531(1) is complied with; and

(c) is of the opinion that the variance or exemption does not do any of the following:
  (i) result in inappropriate development of the site;
  (ii) adversely affect the natural environment;
  (iii) substantially affect the use and enjoyment of adjacent land;
  (iv) vary permitted uses and densities under the applicable bylaw;
  (v) defeat the intent of the bylaw.

The proposed addition of interior space to improve the existing restaurant is in keeping with the permitted uses and density specified by the TC-1 zone, and should neither adversely affect the natural environment nor result in inappropriate development of the site.

Pursuant to the Juan de Fuca Board of Variance Bylaw, Bylaw No. 3839, notification letters have been sent to owner and occupants within 50 m of the subject property. Subject to any comments received by the public, the proposed renovation is not expected to substantially affect the use and enjoyment of adjacent land. Based on the above, staff concludes that granting the requested variance can be considered by Board of Variance.

## OUTLINE MOTION

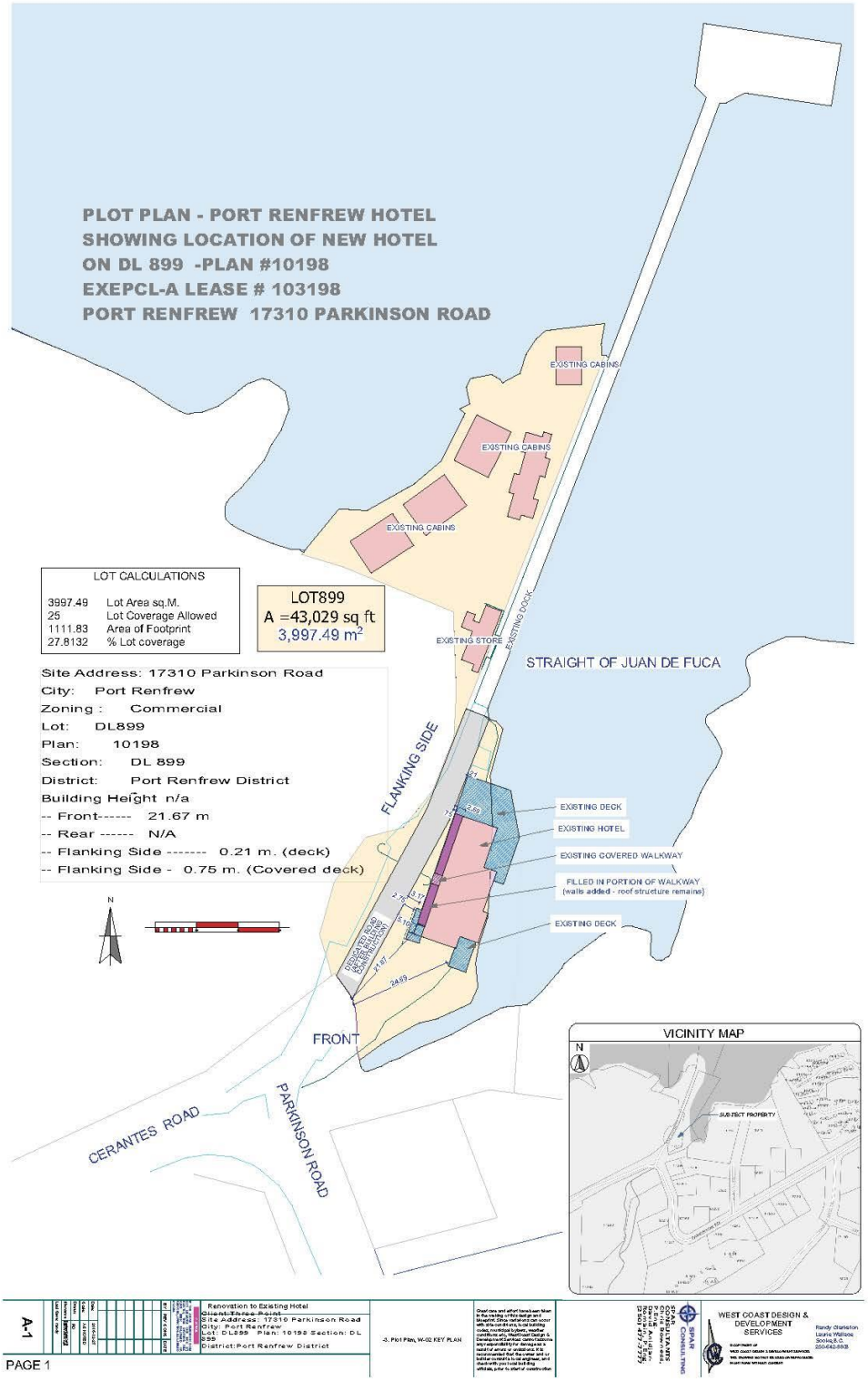
That application BV000444 to request permission from the Board of Variance in accordance with Section 540 of the *Local Government Act* to reduce the exterior side parcel setback for an existing deck from 4.6 m to 0. 2 m and to reduce the exterior side yard setback from 4.6 m to 0.75 m for the purpose of enclosing an existing porch in order to add to the current interior floor area on Lot 1, District Lots 17, 899 & 929, Renfrew District, Plan VIP79865, as shown on the West Coast Design and Development Services Plot Plan drawings A-1 and A-2 (the "Plot Plans"), dated December 27, 2016, be <**approved/denied**> subject to the work being constructed in accordance with the *BC Building Code*, and that construction be substantially <**started/completed**> within two years of the approval of the variance or the variance will terminate.

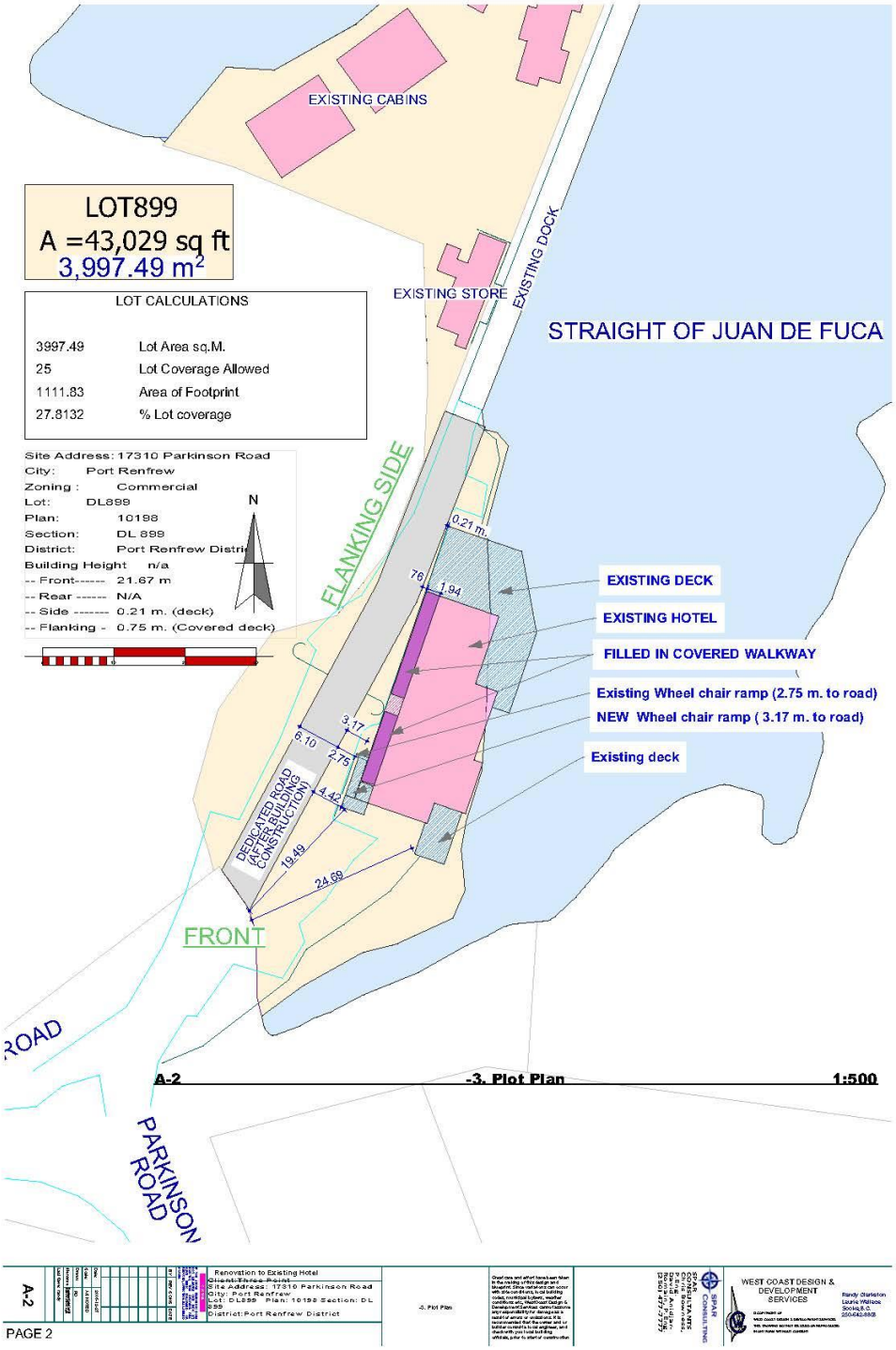
| | |
|---|---|
| Submitted by: | Iain Lawrence, MCIP, RPP, Secretary to the Board of Variance |

Attachments:
1. Subject Property Map
2. Plot Plans, West Coast Design & Development Services, December 27, 2016
3. Building Floor Plan, West Coast Design and Development Services, December 27, 2016
4. Building Elevation Drawings, West Coast Design and Development Services, December 27, 2016
5. Letter from Owner, January 15, 2016

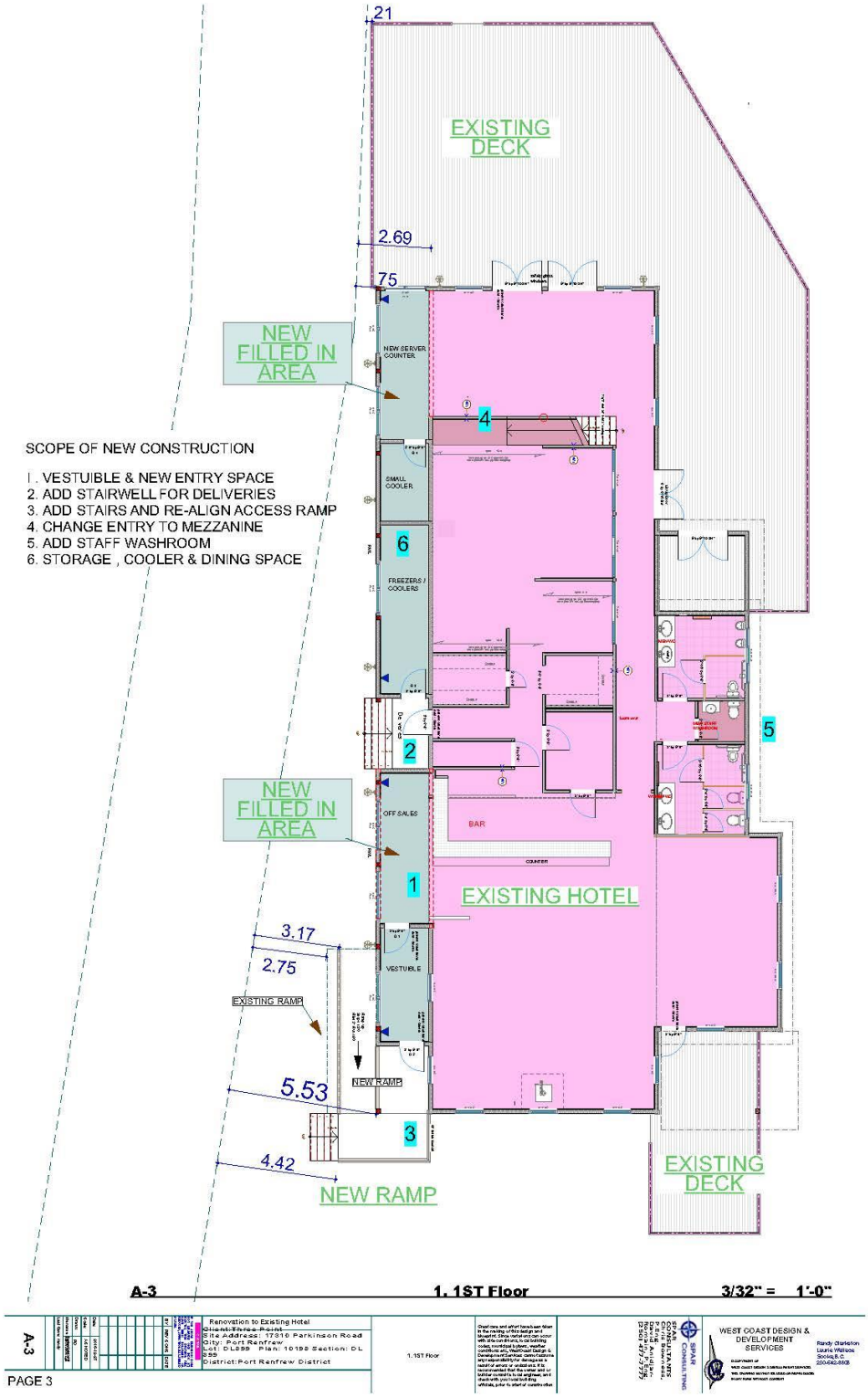
Attachment 1: Subject Property Map

Attachment 2: Plot Plan

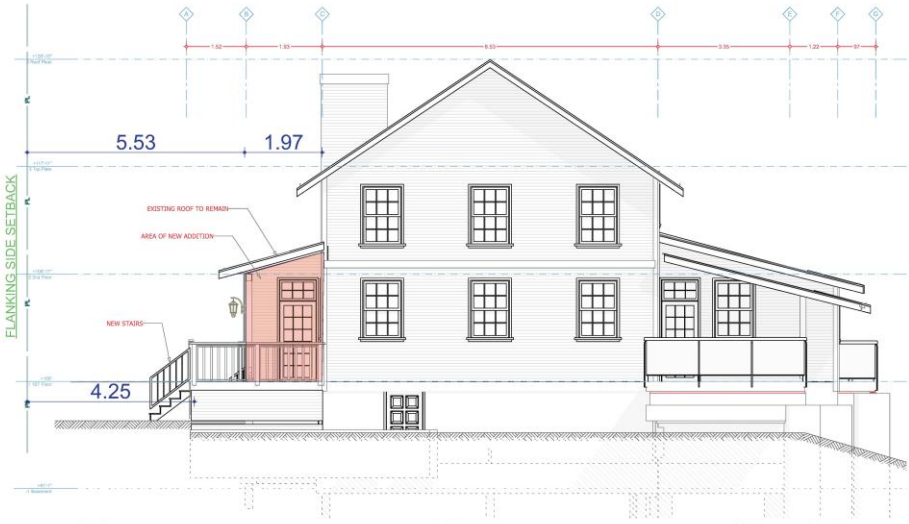



EXISTING CABINS
LOT899
A =43,029 sq ft
3,997.49 m²
LOT CALCULATIONS
3997.49 Lot Area sq.M.
25 Lot Coverage Allowed
1111.83 Area of Footprint
27.8132 % Lot coverage
Site Address: 17310 Parkinson Road
City: Port Renfrew
Zoning : Commercial
Lot: DL899
Plan: 10198
Section: DL 899
District: Port Renfrew Distri
Building Height n/a
-- Front------ 21.67 m
-- Rear ------ N/A
-- Side ------- 0.21 m. (deck)
-- Flanking - 0.75 m. (Covered deck)
N
EXISTING STORE
EXISTING DOCK
STRAIGHT OF JUAN DE FUCA
FLANKING SIDE
0.21 m.
76
1.94
EXISTING DECK
EXISTING HOTEL
FILLED IN COVERED WALKWAY
Existing Wheel chair ramp (2.75 m. to road)
NEW Wheel chair ramp ( 3.17 m. to road)
Existing deck
3.17
6.10
2.75
4.42
DEDICATED ROAD (AFTER BUILDING CONSTRUCTION)
19.49
24.69
FRONT
ROAD
A-2
-3. Plot Plan
1:500
PARKINSON ROAD
A-2
Renovation to Existing Hotel
Site Address: 17310 Parkinson Road
City: Port Renfrew
Lot: DL899 Plan: 10198 Section: DL 899
District: Port Renfrew District
-3. Plot Plan
WEST COAST DESIGN & DEVELOPMENT SERVICES
PAGE 2

Attachment 3: Building Floor Plan



Attachment 4: Building Elevation Drawings




**A-4** **SOUTH** **1/8" = 1'-0"**

EXISTING BUILDING

**A-4** **PROPOSED FILL IN WALKWAY** **1:181.37**

A-4

Renovation to Existing Hotel
Client:Three Point
Site Address: 17310 Parkinson Road
City: Port Renfrew
Lot: DL899 Plan: 10198 Section: DL 899
District:Port Renfrew District

SOUTH, PROPOSED FILL IN WALKWAY

Great care and effort have been taken in the making of this design and Materials. Drawings are not to be used with site conditions, local building codes, municipal bylaws, weather conditions etc., WestCoast Design & Development Services cannot assume any responsibility for damage or a result of errors or omissions. It is recommended that the owner and or builder consult a local engineer, and check with you local building officials, prior to start of construction

SPAR CONSULTING
SPAR CONSULTANTS
Chris Bowness, Eng.
David Anidjar-Romain, P.Eng.
(250) 477-7777

WEST COAST DESIGN & DEVELOPMENT SERVICES
Randy Clarkston
Laurie Wallace
Sooke,B.C.
250-642-8803

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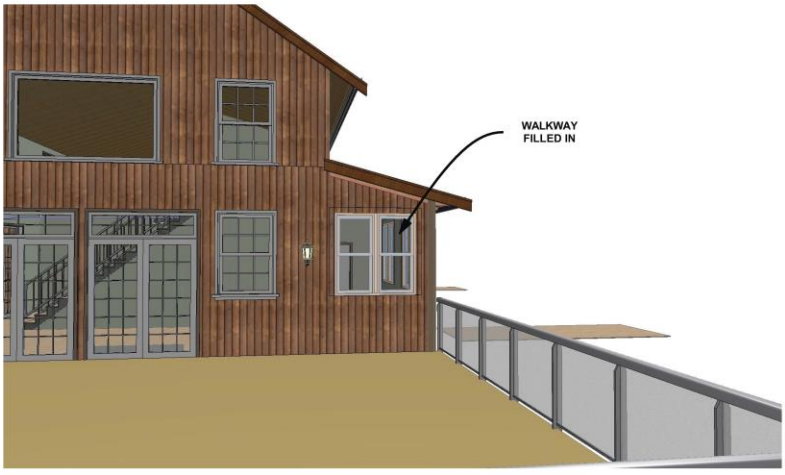
PAGE 4

**A-5** **NORTH** **1/8" = 1'-0"**

EXISTING BUILDING




**A-5** **Proposed Fill in walkway**

A-5

Renovation to Existing Hotel
Client:Three Point
Site Address: 17310 Parkinson Road
City: Port Renfrew
Lot: DL899 Plan: 10198 Section: DL 899
District:Port Renfrew District

NORTH, Proposed Fill in walkway

WEST COAST DESIGN & DEVELOPMENT SERVICES
Randy Clarkston
Laurie Wallace
Sooke,B.C.
250-642-6803

Attachment 5: Letter from Owner

Three Point
PROPERTIES
2546 Government Street Victoria, British Columbia V8T 4P7 Canada
Tel: 250 388 9911 Fax: 250 388 3911 www.threepointproperties.com

CRD Board of Variance
c/o Iain Lawrence
#3 - 7450 Butler Road
Sooke, BC V9Z 1N1

January 15th, 2016

To Whom it May Concern,
re: 17310 Parkinson Road - Exterior Side Yard Setback Variance Request

I am writing today to provide the rationale for my request to vary the Exterior Side Yard Setback for our property located at 17310 Parkinson Road in Port Renfrew.

My partners and I purchased the Renfrew Pub (formerly the Port Renfrew Hotel) and appurtenant lands in April of 2015. Over the past year and a half we have been very busy undertaking capital upgrades, attending to deferred building and systems maintenance, adding key management personnel, expanding the general staff (housing many of them in newly-renovated accommodations on a nearby property) and working on plans for the future of a business that is a key component of Port Renfrew's business and tourist services community.

The request before you today is our attempt to overcome an unfortunate - and unexpected - hurdle, in furtherance of our efforts to improve this business, the buildings, and the level of professional service that we can offer to Port Renfrew's residents and visitors.

History and Existing Non-Conforming Situation
As you are all well aware the current Renfrew Pub building is not the original 1927 building. That structure suffered a significant fire in early 2003, and was deconstructed completely in early 2005 to make way for the new Pub.

CRD Building Permits for the reconstruction were issued in February of 2005, and were closed in mid-2006. After consulting CRD records and discussing this matter with staff it appears as if there were no setback variances issued for this building during the Building Permit process, which we thought was very unusual given its proximity to the road.

After further review we have discovered that the section of MOTI road that bisects the property - essentially extending through the Pub's parking area and connecting Parkinson Road with the marina Boardwalk - began life as an easement, and was only dedicated as Public Road in **November, 2005**.

Three Point
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This would explain why at the time of building permit plan review and CRD issuance of authorization for the siting of this new building there was no setback encroachment concern. There was no issue because there was no setback into which one could encroach, and in turn that is because the dedicated public road actually did not exist at that time, it was simply an easement from which setbacks are not calculated.

The history beyond this point is not entirely clear, however we do know that later on in 2005 - well after BP issuance and with construction of the new Pub now underway - the Ministry of Transportation and Highways approved a plan that dedicated this short portion of road, and in doing so they essentially (and probably inadvertently) "created" an Exterior Side Yard Setback where none had previously existed. In a perfect world the system should likely have caught the fact that there was a building within the proposed setback, and either a variance ought to have been issued at the time or the subdivision request ought to have been rejected.

We can only speculate on the reasons behind the conversion of this access easement to Public road. We presume that it may have had something to do with the Province transferring control of the marina to the Port Renfrew Dock Society in the early 2000's, and we assume that there may have been a desire on MOTH's part to make sure that Public access to the Boardwalk was more permanently secured.

If this was the case, then this dedication seems to us to have been a good idea, and a worthwhile exercise overall - we fully support having Public Road access to the Boardwalk. The challenge for us is solely the fact that it seems as if a critical step - namely amending the setback along this property line to respect the building sitting next to it - was missed, and so the entire reason that we are submitting our application to you today stems from what appears to have been a simple oversight over a decade ago.

Proposal

As our plans show, the intent behind our Building Permit application is to enclose what is now an open Porch structure in order to create more space inside the building. This will in turn allow for a concurrent internal renovation and reconfiguration of the kitchen, service stations, mezzanine and other areas so that we can maximize food service throughput, increase efficiency, reduce physical workload for staff, and allow the business to more capably meet the needs of our local customers and our growing summertime tourist traffic.

The porch enclosure is both the single point of concern for CRD Planning (in terms of being the part of the building within the setback) *and* it is coincidentally the single most important aspect of the project - without the ability to enclose and make use of this area as usable interior space there is clearly insufficient room to complete the kind of reconfiguration that can generate the improvements described above.

Three Point
PROPERTIES
2546 Government Street Victoria, British Columbia V8T 4P7 Canada
Tel: 250 388 9911 Fax: 250 388 3911 www.threepointproperties.com

We note that our proposal does not involve moving or extending any part of the structure any further into this side yard setback, we are simply enclosing that which is already there. The actual distance from the property line to the nearest component of the building as it stands today (i.e. the porch) currently ranges from 0.21m at minimum, to over 5.5m at maximum.

Given that we are enclosing and not extending the existing structure, then the dimensions involved are not changing. We are not encroaching any farther in to this setback than the building currently sits.

Rationale

One of the key factors that informed our decision to proceed with an application for a relaxation of this setback was the observation that when we stepped back (literally, into the parking lot) and considered the impacts of our proposed changes to this building we can find no reasonable way in which they could be considered injurious to any other party, stakeholder, or neighbour. We felt as if this relatively benign change to the building would result in many significant improvements for the business and ultimately the community, with essentially no discernible impact to any other property in the area.

This Western building face is only viewed "up close" from our own Seaside Cottages, by our restaurant guests coming and going from the parking area, and by patrons of the marina and Boardwalk who are in transit to and fro through the parking lot. All of these various groups will continue to be able to come and go as they please, using exactly the same amount of roadway and maneuvering space as they had before (no change to physical location of any structure).

Rather than seeing an open porch as well as an exterior wall with windows, the final design outcome will simply offer a new exterior wall with refreshed finishings and updated windows which will be as - or more - attractive than the existing fascia.

Three Point
PROPERTIES
2546 Government Street Victoria, British Columbia V8T 4P7 Canada
Tel: 250 388 9911 Fax: 250 388 3911 www.threepointproperties.com

Summary
We recognize that on the surface of things our request to vary a 4.6m setback down to 0.21m seems significant, however we do wish to reiterate that this setback should really have been varied at the time of dedication of the driveway easement, and that the 0.21m dimension reflects the as-built condition of the property.

In other words, this "road" has for all intents and purposes operated just like any other regular parking lot's maneuvering aisle when it was just easement, and it has continued to function in exactly the same way for the past decade.

It is clear that all of the various elements here have worked perfectly well together despite this unusual setback situation, and it seems to us as if this is a problem on paper, as opposed to a problem with functionality on the property itself. We also respectfully suggest that our proposal will have no negative impact to the users of this portion of Road, or to any neighbours nearby, all the while allowing for a very significant and much-needed interior reconfiguration of the building.

I trust that this letter will adequately speak to the various points of consideration in this matter, however should further information be required I will make myself and/or my agent immediately available to your Staff or Board Members, at your request.

Sincerely,

Jack Julseth
President
Port Renfrew Developments Ltd.
17310 Parkinson Road Holdings Ltd.

Making a difference...together



**REPORT TO THE JUAN DE FUCA BOARD OF VARIANCE**
**MEETING OF WEDNESDAY, MARCH 15, 2017**

| | | |
|---|---|---|
| **File No:** | **BV000445** | |
| **Location:** | 5901 Leda Road | |
| **Legal:** | Lot B, Section 151, Sooke District, Plan VIP46450 | |
| **Zoning:** | Rural Residential 3 (RR-3) | |
| **Land Use Designation:** | Residential | |
| **Adjacent Uses:** | N – Leda Road<br>W – Rural Residential 3 | S – East Sooke Park<br>E – Rural Residential 3 |

## REQUESTED VARIANCE

The applicant is requesting relief from the Board of Variance in accordance with Section 540 of the *Local Government Act (LGA)* to vary the side yard setback of the Rural Residential 3 (RR-3) zone in the Juan de Fuca Land Use Bylaw, 1992, Bylaw No. 2040, from 6 m to 5.9 m for the purpose of allowing the siting of a side deck.

## STAFF COMMENTS

The 2.162 ha property is located at 5901 Leda Road in the East Sooke Official Community Plan area (Attachment 1). The property is zoned Rural Residential 3 (RR-3) under the Juan de Fuca Land Use Bylaw. The applicant applied for a building permit in December 2016, and was rejected due to the requirement for a side yard setback variance.

Construction associated with the side deck is underway; however, a stop-work order remains on the property due to the non-conforming siting. Provided that the other items are resolved, the owners will be unable to proceed until the project is either moved to conform with the Bylaw, or a variance is granted to allow the encroachment.

As mentioned in the letter from the owner (Attachment 2), the variance is being requested to accommodate a “do-it yourself” siting error. The owners are of the opinion that complying with the side yard setback requirement would now result in hardship. Therefore, the applicants are seeking a minor variance from the Board of Variance to reduce the side yard setback requirements from 6 m to 5.9 m for the single-family dwelling (Attachment 3).

No adverse effects to the environment are anticipated as a result of the proposed variance to reduce the side yard setback by 0.1 m. The building is located outside of any development permit areas and outside any flood plain setback. There are no covenants or easements registered on the title of the land.

Section 542 of the *LGA* outlines that a minor variance may be permitted if the Board of Variance:

(a) has heard the applicant any any person notified under section 541;

(b) finds that undue hardship would be caused to the applicant if the bylaw or section 531(1) is complied with; and

(c) is of the opinion that the variance or exemption does not do any of the following:

  (i) result in inappropriate development of the site;

  (ii) adversely affect the natural environment;

(iii) substantially affect the use and enjoyment of adjacent land;

(iv) vary permitted uses and densities under the applicable bylaw;

(v) defeat the intent of the bylaw.

Pursuant to the Juan de Fuca Board of Variance Bylaw, Bylaw No. 3839, notification letters have been sent to owner and occupants within 50 m of the subject property. Subject to any comments received by the public, the proposed renovation is not expected to substantially affect the use and enjoyment of adjacent land. Based on the above, staff concludes that granting the requested variance can be considered by Board of Variance.

**OUTLINE MOTION**

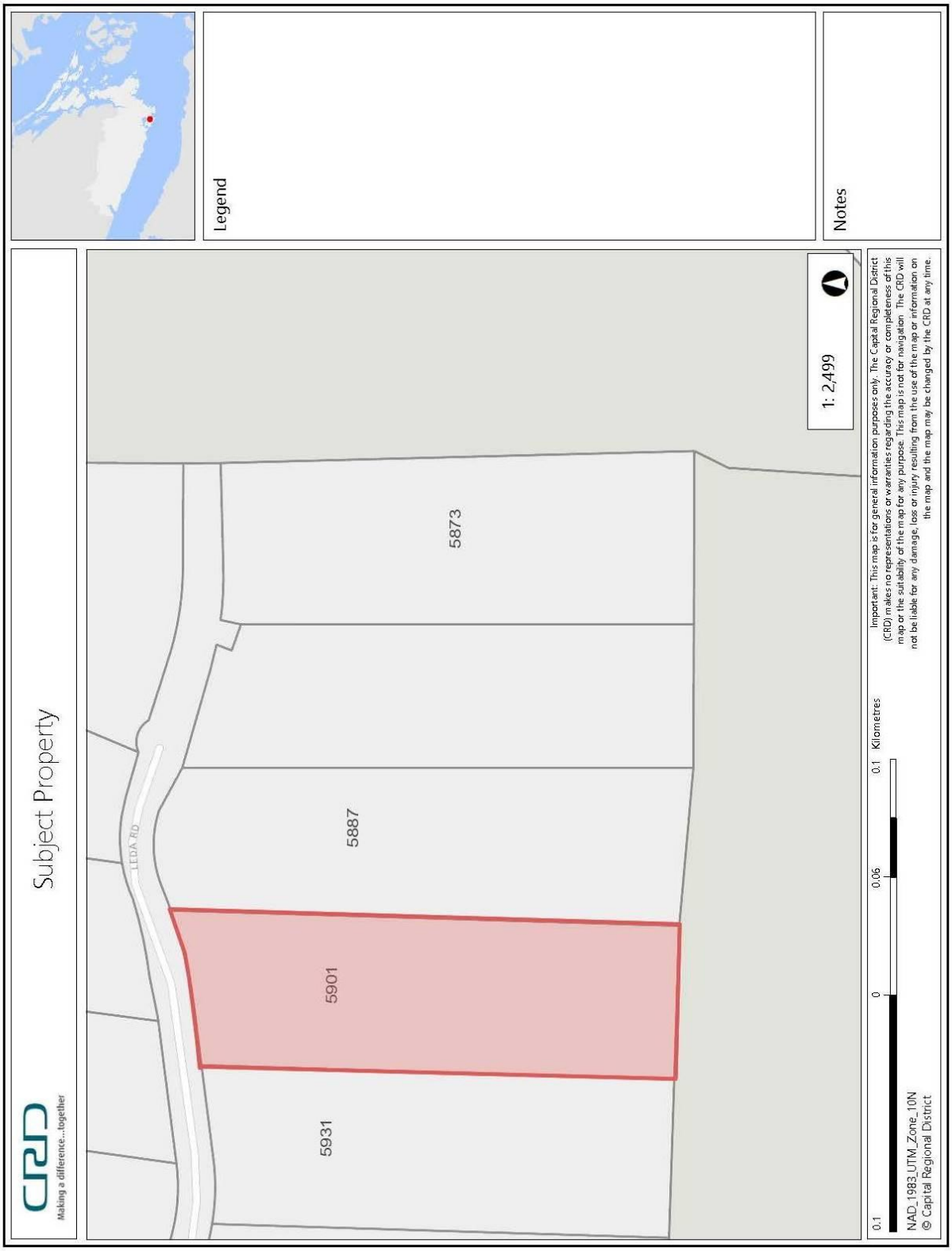
THAT application BV000445 to request permission from the Board of Variance in accordance with Section 540 of the *Local Government Act* to reduce the side yard setback requirements from 6 m to 5.9 m for the purpose of constructing a side deck on Lot B, Section 151, Sooke District, Plan VIP46450, as shown on the BC Land Surveyor's Building Location Certificate, sealed by D.R. Carrier, BCLS, dated November 21, 2016, (the "Building Location Certificate") be <**approved/denied**> subject to the work being constructed in accordance with the *BC Building Code*, and that construction be substantially <**started/completed**> within two years of the approval of the variance or the variance will terminate.

| | |
|---|---|
| Submitted by: | Jeff Weightman, MCIP, RPP, PMP, Planner |
| Concurrence: | Iain Lawrence, MCIP, RPP, Secretary to the Board of Variance |

JW:wm

Attachments:
1. Subject Property Map
2. Letter from Owner
3. Building Location Certificate, D. R. Carrier, BCLS, November 21, 2016

Attachment 1: Subject Property Map

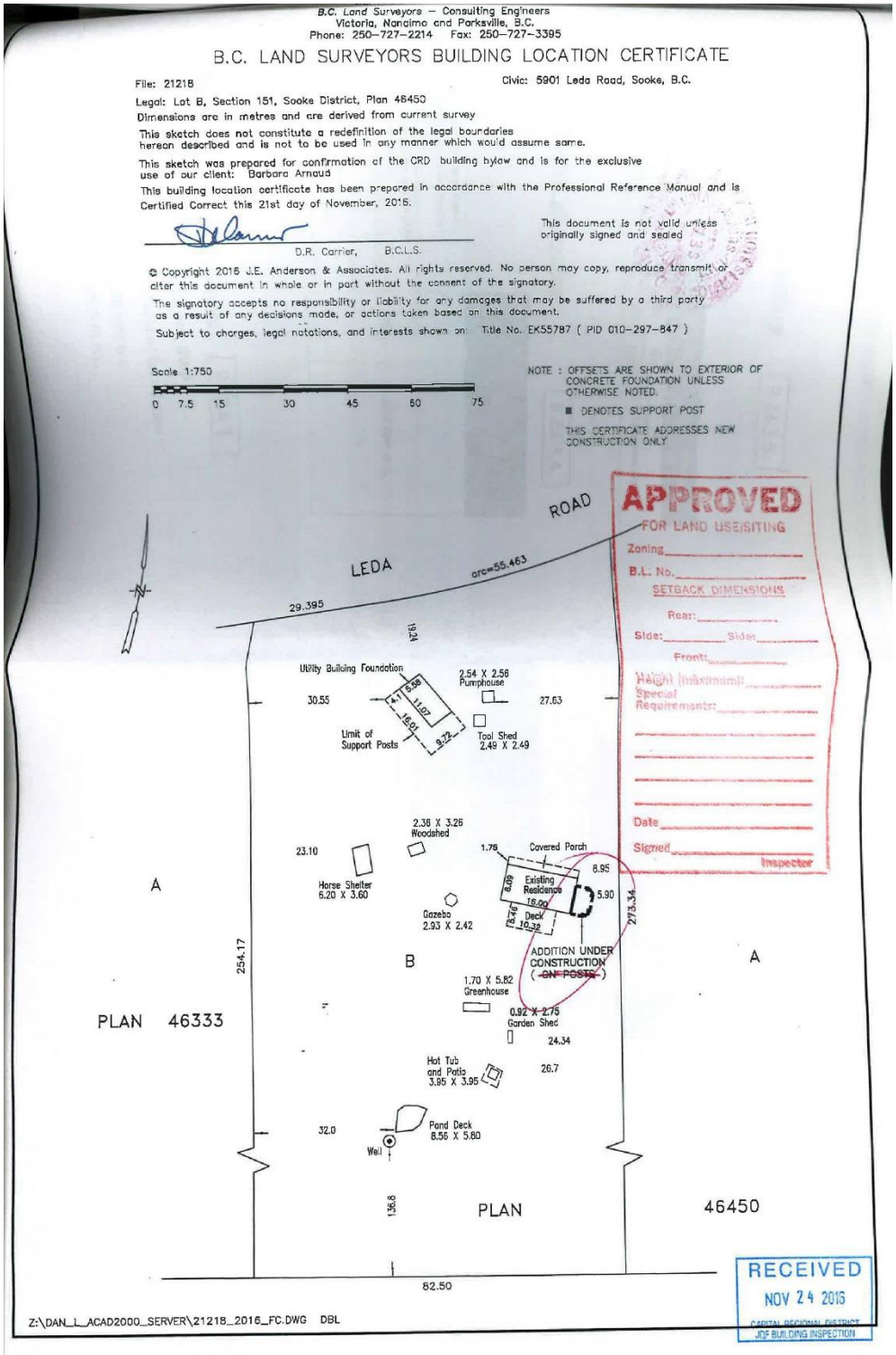


Attachment 2: Letter from Owner

The reason for our predicament in needing this variance is that...a small do it yourself (DIY) project had evolved into a larger one. This project had started in haste due to a planned family wedding at our residence. We began the foundation ourselves to replace the rotted side deck (unsafe) and then it was quickly decided that we needed a roof then walls resulting in the plans that were submitted. We are appealing to the Board to approve this minor variance that was caused on account of a (DIY) measurement error resulting in the north east point of the structure having a 5.9m setback rather than the allowed 6.0m.

Living at this location for over twenty years, we have finally created a high yielding vegetable garden which requires this mudroom.

Appendix 3: Building Location Certificate



B.C. Land Surveyors – Consulting Engineers
Victoria, Nanaimo and Parksville, B.C.
Phone: 250–727–2214 Fax: 250–727–3395

B.C. LAND SURVEYORS BUILDING LOCATION CERTIFICATE

File: 21218 Civic: 5901 Leda Road, Sooke, B.C.

Legal: Lot B, Section 151, Sooke District, Plan 46450

Dimensions are in metres and are derived from current survey

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any manner which would assume same.

This sketch was prepared for confirmation of the CRD building bylaw and is for the exclusive use of our client: Barbara Arnaud

This building location certificate has been prepared in accordance with the Professional Reference Manual and is Certified Correct this 21st day of November, 2016.

D.R. Carrier, B.C.L.S.

This document is not valid unless originally signed and sealed

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The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

Subject to charges, legal notations, and interests shown on: Title No. EK55787 ( PID 010–297–847 )

Scale 1:750

0 7.5 15 30 45 60 75

NOTE : OFFSETS ARE SHOWN TO EXTERIOR OF CONCRETE FOUNDATION UNLESS OTHERWISE NOTED.

■ DENOTES SUPPORT POST

THIS CERTIFICATE ADDRESSES NEW CONSTRUCTION ONLY

APPROVED
FOR LAND USE/SITING
Zoning
B.L. No.
SETBACK DIMENSIONS
Rear:
Side: Side:
Front:
Height (maximum):
Special Requirements:
Date
Signed
Inspector

LEDA ROAD
arc=55.463
29.395
19.24
Utility Building Foundation
2.54 X 2.56 Pumphouse
30.55
27.63
Limit of Support Posts
Tool Shed 2.49 X 2.49
2.38 X 3.26 Woodshed
23.10
Horse Shelter 6.20 X 3.60
Covered Porch
Existing Residence
Deck
Gazebo 2.93 X 2.42
ADDITION UNDER CONSTRUCTION ( ~~ON POSTS~~ )
1.70 X 5.82 Greenhouse
0.92 X 2.75 Garden Shed
24.34
Hot Tub and Patio 3.95 X 3.95
26.7
Pond Deck 8.56 X 5.80
Well
32.0
254.17
273.34
136.8
A
B
A
PLAN 46333
PLAN 46450
82.50

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CAPITAL REGIONAL DISTRICT
JDF BUILDING INSPECTION

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