

June 1st, 2022

Mr. Rob Conway, Director of Planning Municipality of North  
Cowichan  
7030 Trans-Canada Highway Duncan, British  
Columbia V9L 6A1

**Re: Development Variance Permit for 8100 Bertha Street (PID 031-048-358)**

Dear Sir,

The owners of 8100 Bertha Street purchased this home in May of 2022. The Property has an outstanding Bylaw complaint (March 25, 2022) regarding the setbacks of two structures on the south property line (interior).

The North Cowichan Zoning Bylaw No. 2950, section 58 (6) states:

*Minimum Setbacks (6) The minimum permitted setbacks for the R3 zone are as follows:*

*(b) Accessory Buildings and Structures (Excluding Fences) Yard. Front, 5.0 m (16.40') Yard, Side, 1.0 m (3.28') Yard, Rear, 1.5 m (4.92')*

We wish to vary the setback for the front "Shed" from 1.0m to 0.73 to the exterior wall, and the "Storage Room" from 1.0m to 0.24m, in accordance with the attached survey plan.

The shed to the front of the property (storage shed) was constructed prior to the previous owner's possession. The structure to the rear (hot tub enclosure) was constructed by the previous owner.

Due to sales deadlines, an agreement was reached between the former and new owners to proceed with the variance permit. It is the preference of the new owners to obtain the variance permit rather than remove and rebuild the structures. The storage shed is much needed for their growing family and the hot tub structure provides privacy and a shaded play area for the kids. It is understood that retroactive building permits may be necessary to legalize these structures should the variances be granted.

We will canvas the neighbourhood for support prior to the permit application proceeding to Council for consideration.

Should you have any questions or require any additional information either email me at [rdsansom@gmail.com](mailto:rdsansom@gmail.com) or call/text 250-889-0047.

Thank you for your consideration, respectfully,



Rachael Sansom A.Sc.T.  
Agent for the owners of 8100 Bertha St.