

**WRITTEN SUBMISSIONS PACKAGE**  
**for**  
**Development Variance Permit No. DVP00109**  
**9909 Willow Street**  
**(Updated March 4, 2026 at 1:00 p.m.)**

**Public Comments Received/Recorded**

1. Letter dated September 14, 2025 from David & Barbara Addison – In Support
  2. Letter dated February 23, 2026 from Bergen Valestrand – In Support
  3. Email dated February 25, 2026 from Elizabeth Fincham – In Support
  4. Letter dated February 25, 2026 from A. Davies – In Support
  5. Email dated February 26, 2026 from Ron Waller - Opposed
  6. Letter dated February 26, 2026 from Darcy & Deb Mattson – In Support
  7. Email and letter dated March 2, 2026 from Kevin & Roberta Kane – Opposed
  8. Letter received March 2, 2026 from Eun Young Gatward – Opposed
  9. Email dated March 2, 2026 from Louise Bourassa – In Support
  10. Email dated March 2, 2026 from Zerena & Brock Caplin – In Support
  11. Email dated March 4, 2026 from Celine Valestrand – In Support
- 

Hello,

*Sept. 14, 2025*

I am writing this letter of support as a nearby neighbour to the house at 9909 Willow Street. My wife and I live directly in line with this property, one block away at FIPPA s. 22(1)

I feel the recent improvements to the outbuilding at 9909 Willow only enhances and helps to preserve this sensitive streetscape, as does all the sensitive improvements made to the entire property.

It's difficult to see any significant difference between the old and the improved, other than the climbing rose that used to envelop it had been removed during the work phase. That being said, I noticed the rose is gradually growing back!

Sincerely, FIPPA s. 22(1)  
David Addison (and Barbara Addison)

FIPPA s. 22(1)

FIPPA s. 22(1) Chemainus, BC FIPPA s. 22(1)

February 23, 2026

Dear Sir/Madam:

I fully support my neighbour at 9909 Willow Street in Chemainus regarding the recent construction of an accessory building on his property. Mr. Biggar has taken exceptional care in maintaining his century-old character home and grounds, and this new addition complements the property beautifully—it appears as though it has always been part of the original setting.

It is encouraging to see historic character homes in Chemainus being thoughtfully preserved, maintaining the form and spirit of “Old Town” Chemainus.

Sincerely,

FIPPA s. 22(1)

Bergen Valestrand

FIPPA s. 22(1) Chemainus

**From:** [Elizabeth Fincham](#)  
**To:** [Public Meetings](#)  
**Subject:** Permit number DVP00108  
**Date:** Wednesday, February 25, 2026 9:05:27 PM

---

You don't often get email from [FIPPA s. 22\(1\)](#). [Learn why this is important](#)

To whom it may concern:

My name is Elizabeth Fincham and I live on [FIPPA s. 22\(1\)](#) Chemainus, BC [FIPPA s. 22\(1\)](#)

The subject property is directly behind me. I look right at it when I am sitting on my upstairs deck.

I have lived in Chemainus for 18 years now. One of the major draws that brought me to live in old town Chemainus was the beautiful character homes which I was blessed to have purchased one to be my forever home.

In the Eighteen years I have lived here some neighbours have chose to renovate their homes, and some haven't done a thing.

All in All it is a lovely friendly community.

The said property that I look at is one of the best examples of great workmanship in this community. It has not only kept its character and charm, but the owners have gone above and beyond to make it one of prettiest houses in old town.

Every loving thing from the actual structural renovations of the house, to the outbuildings, beautiful plants and fencing is something they should be very proud of.

We definitely need more people in the community to take this kind of pride in their properties. We need to keep the history of Chemainus a beautiful place for visitors and residents to enjoy. I see absolutely no problem with going ahead with this request. It is trivial. Compared to the ambiance they have created on Willow Street.

I hope I continue to look at this beautiful property for many years to come.

Sincerely

Elizabeth Fincham

February 25, 2026

To whom it may concern:

I am writing to offer my support for the work that my neighbours at 9909 Willow Street have completed on their property.

Mr. and Mrs. Biggar have a beautiful house and property and maintain these meticulously; the upgrade that has been done to the old garage is a huge improvement to and, in my opinion, an enhancement to the streetscape.

We, owners of the older houses in Old Town, appreciate neighbours like the Biggars who maintain the character of their homes; the upgrades are not only visually pleasing, but also protect the property values in the community.

Sincerely,

FIPPA s. 22(1)

A. Davies

FIPPA s. 22(1)

Chemainus

**From:** [Ron Waller](#)  
**To:** [Public Meetings](#)  
**Subject:** Fwd: var 2  
**Date:** Thursday, February 26, 2026 8:43:34 AM

---

You don't often get email from [FIPPA s. 22\(1\)](#). [Learn why this is important](#)

## **Re: DVP00108 Variance Request – 9909 Willow Street**

In the summer of 1980, the owner of 9909 Willow Street began demolishing a shed located on the northwest corner of the property with the intention of constructing a new one. At that time, the owner of 9903 Willow Street filed a complaint with North Cowichan Bylaw Services. Construction was halted, and the owner of 9909 Willow Street (Mr. Biggar) was required to apply for a variance in order to proceed.

In December 2020, that variance was approved, and Mr. Biggar subsequently constructed the new shed.

In July 2024, following an inspection, the Municipality of North Cowichan required a survey of the property. The building was determined to be non-conforming in several respects. Mr. Biggar is now before Council requesting an additional variance to legitimize this non-compliant structure.

Approving this new request would send the message that property owners may proceed with construction outside of bylaw requirements and seek forgiveness after the fact.

With anticipated growth and increased development in North Cowichan, it is important that clear expectations be upheld: construction must comply with established bylaws and approved variances. Consistent enforcement ensures fairness for all property owners and maintains public confidence in municipal governance.

Based on the above, I respectfully request, as the directly impacted neighbour at [FIPPA s. 22\(1\)](#), that Council deny this additional variance application.

Thank you for your consideration.

Sincerely,  
Ron Waller

[FIPPA s. 22\(1\)](#), Chemainus BC [FIPPA s. 22\(1\)](#)



**D. MATTSON**  
CONSTRUCTION SERVICES LTD.

9928 Maple Street,  
Chemainus, BC. V0R 1K1  
Tel: 250-714-2425  
Email: [dmc@telus.net](mailto:dmc@telus.net)

---

Municipality of North Cowichan  
7030 Trans-Canada Highway  
Duncan, BC. V9L 6A1  
Atten: Mayor and Council, Anthony Price - Development Planner

February 26, 2026

Re: Proposed DVP00108 - 9909 Willow Street, Chemainus

---

Dear Mayor and Council:

We reside a short distance from the noted applicant property and provide this letter in support of the development permit application DVP00108 for 9909 Willow Street.

Our home amongst many others in this neighbourhood of old Chemainus has setbacks that would require a building bylaw variance if they were to be constructed as is today. This is largely the reason our community has the well known form and character atmosphere it has, and that it needs to be maintained. It is one of the reasons families want to reside in our wonderful neighbourhood.

We have reviewed the noted property and accessory building that requires the setback regularly on our daily walks, and feel it would be a significant hardship on the owners if they are directed to relocate the accessory building if the relaxed setbacks are not accepted.

Again, please accept this letter as our support of DVP00108.

Kind regards,

FIPPA s. 22(1)

FIPPA s. 22(1)

Darcy and Deb Mattson  
9928 Maple St. Chemainus

**From:** FIPPA s. 22(1)  
**To:** [Public Meetings](#)  
**Subject:** Permit Number (DVP00108)  
**Date:** Monday, March 2, 2026 10:10:32 AM  
**Attachments:** [2026-03-02\\_PERMIT-DVP00108\\_VARIANCE\\_Kane.pdf](#)

---

You don't often get email from [FIPPA s. 22\(1\)](#) [Learn why this is important](#)

Regarding permit number (DVP00108), please, find attached one file: 2026-03-02\_PERMIT-DVP00108\_VARIANCE\_Kane.

With Thanks and Kindest Regards,

Kevin and Roberta Kane

Kevin and Roberta Kane

FIPPA s. 22(1)

Chemainus, BC

FIPPA s. 22(1)

March 2, 2026

Mayor and Council  
Municipality of North Cowichan  
7030 Trans-Canada Highway  
North Cowichan  
V9L 6A1

We oppose the issuance of a variance for permit number (DVP00108).

The accessory building is too close to the road.

Mayor and Council  
Municipality of North Cowichan  
7030 Trans Canada Highway  
North Cowichan BC V9L 6A1

Re DVP00108 9909 Willow Street

**Subject: Opposition to Variance Request – 9909 Willow Street**

**Dear Mayor and Council,**

I reside at **FIPPA s. 22(1)** immediately south of 9909 Willow Street.

In the summer of 2020, **FIPPA s. 22(1)** filed a complaint regarding the shed that was proposed to be built on the north side of 9909 Willow Street. Following that complaint, the owner applied for and was granted a variance to demolish the existing shed and construct a new one. At that time, it was clearly stated that the new structure would maintain the historical form and character of the original building.

In my opinion, the structure that was ultimately built does not resemble the historical form or character that was presented as part of the variance approval. It does not fit with the surrounding neighbourhood and is, unfortunately, an eyesore.

Given that the original variance approval appears not to have been followed as described, I respectfully ask Council to consider why a further variance would be granted under these circumstances. Approving another variance, despite non-compliance with the spirit and representation of the original approval, raises concerns about fairness and consistency in the application of municipal bylaws.

For these reasons, and others related to neighbourhood character and precedent, I respectfully request that Council decline the current variance application.

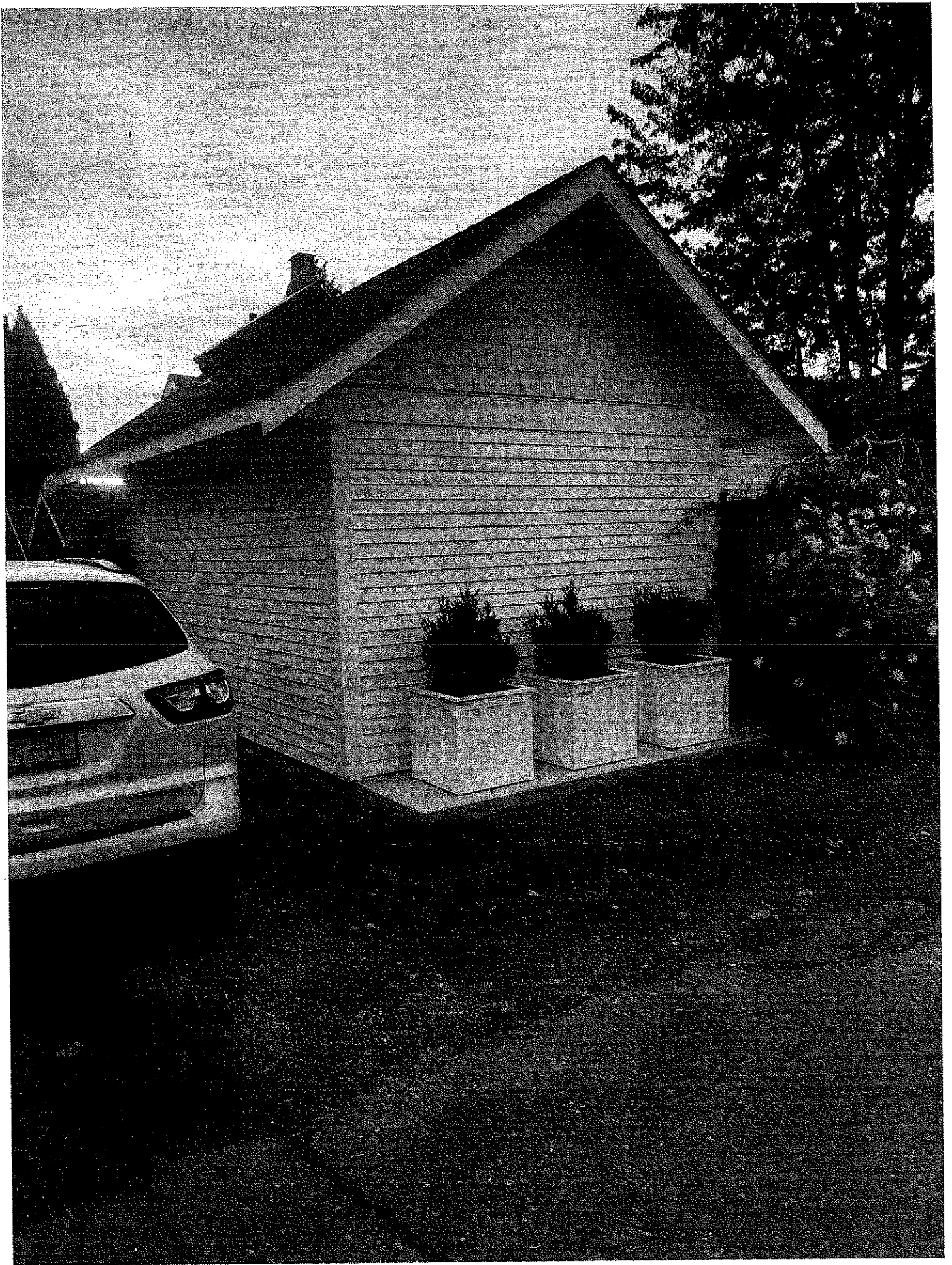
Thank you for your time and consideration.

Eun Young Gatward **FIPPA s. 22(1)**

**FIPPA s. 22(1)**

CHEMAINVS BC

**FIPPA s. 22(1)**

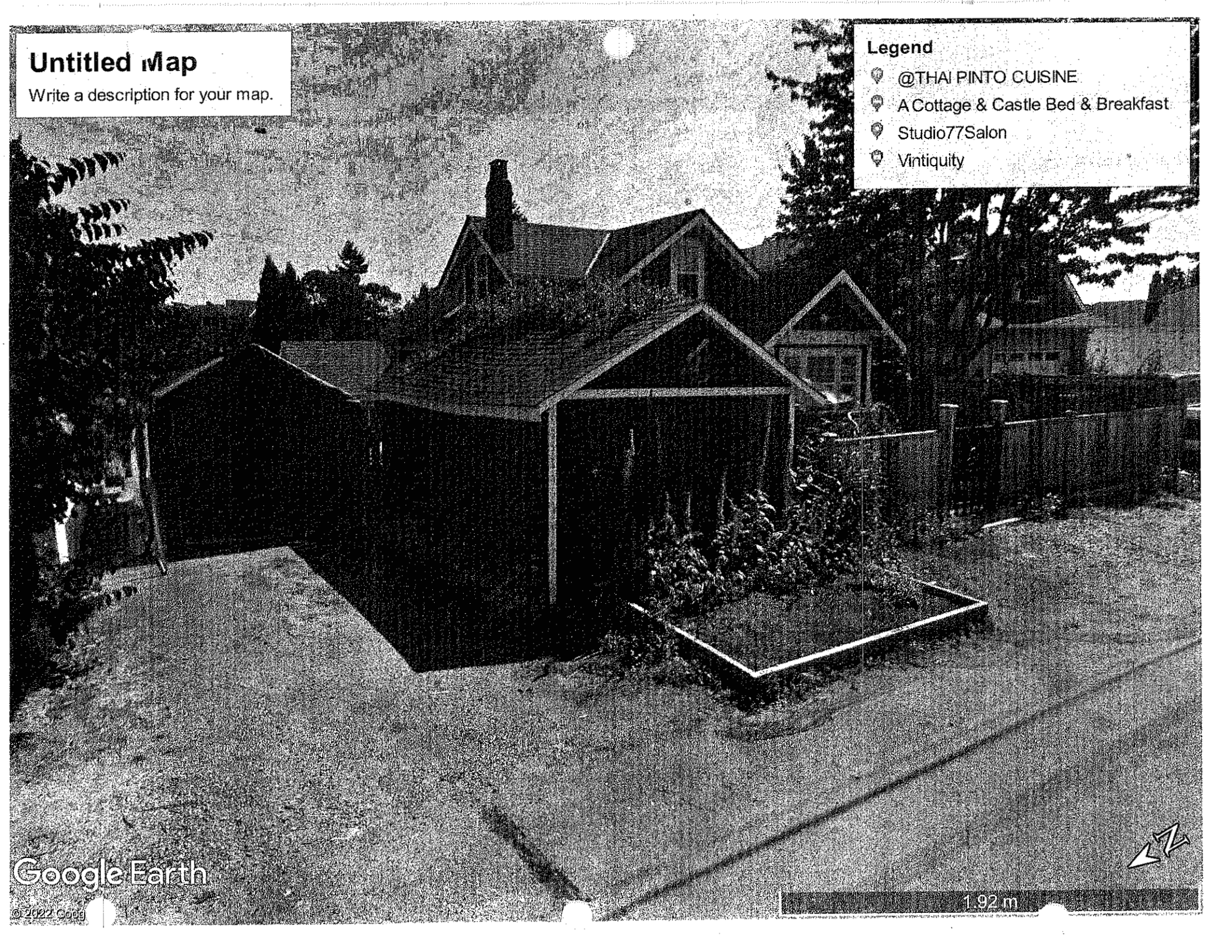


# Untitled Map

Write a description for your map.

## Legend

- 📍 @THAI PINTO CUISINE
- 📍 A Cottage & Castle Bed & Breakfast
- 📍 Studio77Salon
- 📍 Vintiquity



**From:** [louise bourassa](#)  
**To:** [Public Meetings](#)  
**Subject:** DVP00108  
**Date:** Monday, March 2, 2026 9:02:17 AM

---

You don't often get email from [FIPPA s. 22\(1\)](#). [Learn why this is important](#)

March 1, 2026

Reference: DVP00108

The original garage located along the front and side property lines at 9909 Willow Street in Chemainus had deteriorated significantly and was in a state of collapse. Mr. Biggar applied for and was granted a Development Variance Permit (DVP00069) by the Municipality to replace it.

The new accessory building is a substantial improvement over the previous structure. Unfortunately, an error occurred during construction, resulting in the new building being positioned slightly closer to the front and side property lines than permitted. To address this matter, Mr. Biggar has applied for an additional Development Variance Permit.

I fully support Mr. Biggar's application for Development Variance Permit (DVP00108). Over the past 20 years, he has taken great care in maintaining and enhancing his heritage home. The new accessory building complements the character of this unique area of Chemainus known as "Old Town."

Sincerely,  
Louise Bourassa  
9909 Willow St.,  
Chemainus, BC

**From:** [Zerena Caplin](#)  
**To:** [Public Meetings](#)  
**Subject:** DVP00108  
**Date:** Monday, March 2, 2026 11:58:56 AM

---

You don't often get email from [FIPPA s. 22\(1\)](#). [Learn why this is important](#)

To Whom it may Concern,

My husband and I are in agreement that we support the Proposed development Variance Permit for 9909 Willow Street.

We really like what they have done with the accessory building, it adds character to the heritage house on the property and to the street. The new building is well built, fully permitted and inspected and looks amazing. It is an asset to the property to our street and Old Town Chemainus. The old garage that once stood there was an eyesore that took away from the aesthetic of our street and was hazard.

Sincerely,

Zerena & Brock Caplin

[FIPPA s. 22\(1\)](#)

Chemainus, BC [FIPPA s. 22\(1\)](#)

**From:** [K & C Valestrand](#)  
**To:** [Public Meetings](#)  
**Subject:** Fwd: Permit number DVP00108  
**Date:** Wednesday, March 4, 2026 9:54:06 AM

---

You don't often get email from [FIPPA s. 22\(1\)](#). [Learn why this is important](#)

Sent from my iPad

Begin forwarded message:

**From:** K & C Valestrand  
**Date:** February 28, 2026 at 11:33:10 AM PST  
**To:** [publicmeeting@northcowichan.ca](mailto:publicmeeting@northcowichan.ca)  
**Subject:** Permit number DVP00108

I am writing in support of the Development Permit for 9909 Willow Street, Chemainus.

The owner has made a lovely addition to the street scape. It is in keeping with the vintage of the house and the aesthetics of old town Chemainus. I certainly appreciate the attention to detail, even keeping the old climbing rose.

Celine Valestrand  
Sent from my iPad