Development Variance Permit Narrative

8317 Crazy Canuck

There is a lengthy and confusing history to this Development Variance Permit (DVP) application. The following description provides information related to the background to the request, together with an overview of the proposed development, the municipal bylaw infraction, a building permit application, neighbour correspondence and the DVP application request and criteria.

A. Background – *What Happened?*

In both 2017 and 2019 the applicant contacted Resort Municipality of Whistler (RMOW) professional planning staff to determine the applicable bylaw requirements for the installation of a fence and an auxiliary building (less than 10 m^2) on their duplex lot. Although the applicant did not have written record of these inquiries, it is their sincere recollection that the auxiliary building would have a zero-lot line setback as stated in ***Schedule M*** of the CD-1 Zone, and that a building permit would not be required. This appeared to be consistent with other auxiliary buildings existing within the Rainbow neighbourhood and elsewhere in Whistler.

As per most zoning inquiries, staff referred the applicant to the RMOW's GIS mapping application, subject to their own interpretation. The GIS map is a good resource for the community, yet in most cases professional staff will be needed to further explain how a zoning bylaw works, notably that there is site specific zoning but also *Interpretation* and *General Regulations* need to be followed. It is understood that planning staff referred the owner to GIS webpage, which in turn the owner confirmed that their lot was zoned CD-1 (Comprehensive Development One), where auxiliary buildings were permitted uses and that setbacks were as follows:

> (15) The minimum permitted setbacks for each lot which the land in the CD-1 Zone may be subdivided or strata titled are as set out in ***Schedule M,*** except that duplex dwellings shall have an internal side setback of 0.0 metres.

Schedule L first designates the duplex lot as Parcel Lot 12 and then ***Schedule M*** indicates the setbacks as follows (2.5 m side yard):

S.L. 78	One half resident duplex dwelling	0.45	161	2.5m/2.5m/6m	8.2m

The applicant has indicated that this regulation was interpreted that they had a duplex and therefore the side yard setback was zero per Paragraph 15. Unfortunately that is not how staff now interprets the bylaw, whereby this exemption only applies to the duplex dwelling, not ancillary buildings.

There is an inconsistency in staff's more recent interpretation as Schedule M also only refers to the duplex dwelling, yet this setback does seem to apply. Nowhere in the CD1 Zone is there a reference to ancillary buildings. Therefore, the owners of these duplex lots could extend their

dwelling unit along the zero-lot line with greater impacts, but an ancillary building cannot be permitted within the zero setbacks.

It appears that the owner was not referred to the *General Regulations* in the Zoning Bylaw for the required setbacks for auxiliary buildings. For the most part this is not an issue as the side yard setback in the General Regulations is 3.0 for most single-family homes, but the duplex can be a bit different as it already has a zero-lot line setback for the actual dwelling.

The fence and auxiliary building project did not commence until May 2020. Again, the property owner made inquiries with the RMOW understanding the importance of meeting municipal requirements before commencing construction. Again there was nothing documented in writing, but it was there understanding that the fence could be constructed on the property line (no setbacks), and the ancillary building could follow the zero-lot line setback and that no building permit would be required.

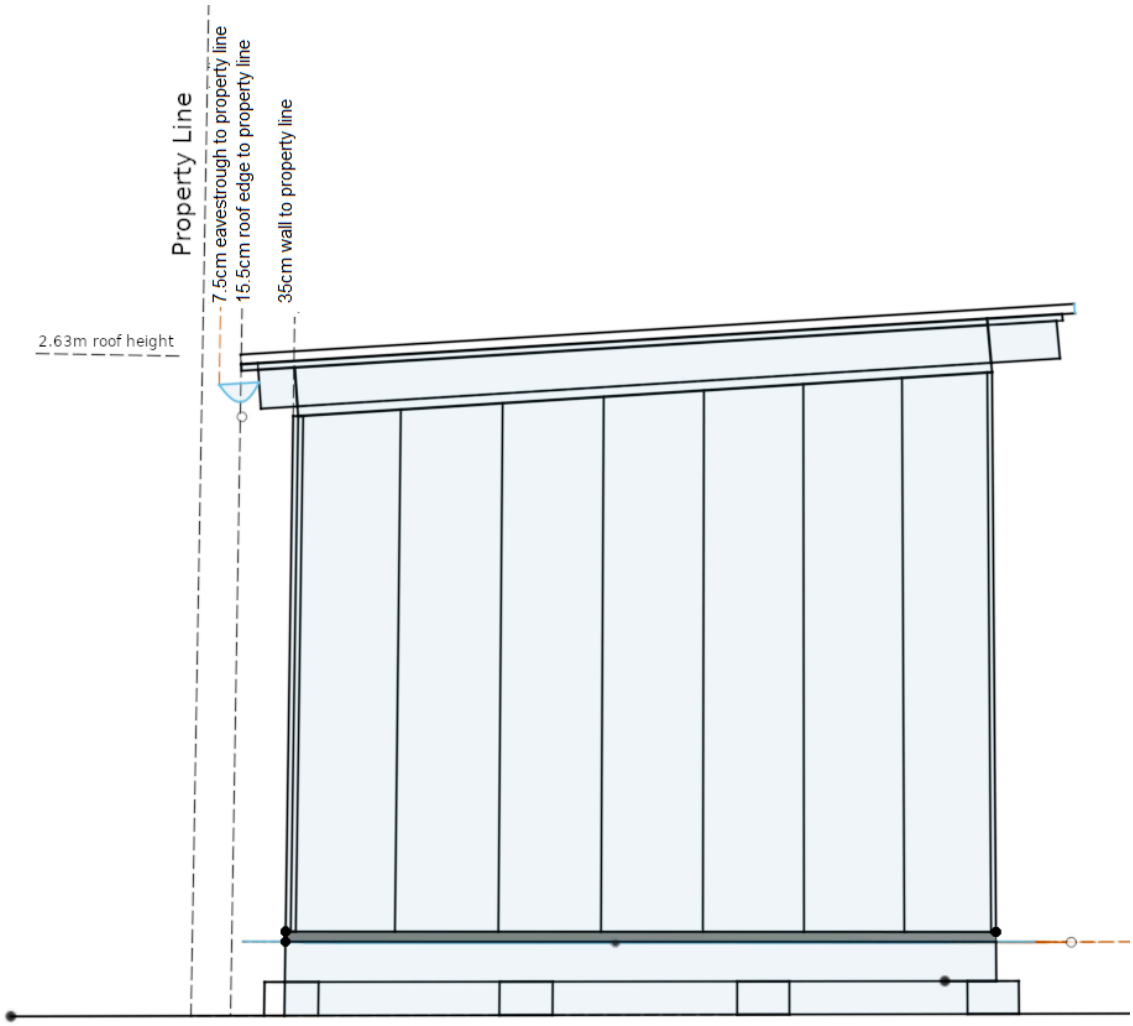
Construction of the ancillary building commenced in November 2020 (delayed due to Covid challenges). Shortly thereafter, the owner of 8321 Crazy Canuck Drive (that shares zero lot line dwelling) filed a complaint with the RMOW (there have been numerous complaints from this neighbour – see **Attachment E**).

A site visit by a RMOW Building/Plumbing Inspector followed, that entirely contradicted previous advice provided earlier by planning staff. Email correspondence between the owner and the RMOW provides conflicting interpretations of the Zoning Bylaw between the Building and Planning Department. It is understood that the RMOW has rarely enforced side yard setback requirements for ancillary buildings (bylaw infractions are complaint based) and not requiring a Building Permit (the GIS aerial mapping can confirm such as there are many auxiliary buildings in residential zones throughout the community that do not have the required 3-meter setbacks).

The RMOW site visit also expanded the enforcement issue to not only question the zero-lot line setback but also whether a Building Permit would be required. Please note that the BC Building Code does not require a permit if the building is less than $10m^2$.

B. Proposed Development – *What is the Fuss About?*

The development in question is the construction of a 6.32 m^2 ancillary building within the northwest side yard setback. The small building is intended to be an **electrical** sauna in the winter (several exist in Whistler, most without Building Permits) and a bicycle storage shed in the summer. A site survey identifies the location of the building, whereby is it setback 0.35 metres from the side property line (refer to **Attachment B).** Photos of the auxiliary building are attached as **Attachment C.** Note construction commenced as previous advice from the RMOW indicated that a zero-lot line would be permitted and that a Building Permit would <u>not</u> be required.



C. Zoning Bylaw Infraction – *Why does the building not comply?*

On December 5, 2020, the RMOW issued an infraction notice stating that 8317 Crazy Canuck Drive was in breach of *Zoning and Parking Bylaw No. 303, 2015.* Below is a comparison of the infraction reference compared to the actual Zoning Bylaw requirements (all infractions are attached as **Attachment D)**:

> *"Setback" means the horizontal distance building and a parcel of land*
>
> *An auxiliary building (shed) may be sited at 2.5 metres from the side-setbacks as per Zoning Bylaw No 303, Schedule M*
>
> *An auxiliary building (shed) may be sited 3 metres from a rear setback as per Zoning Bylaw 303 Part 5 Section 3.(5)*

There again appears to be some confusion and inaccuracies upon reviewing the referenced sections of the Zoning Bylaw, specifically:

> A typo in the definition of *"setback" as it is not "on a parcel of land"* but rather *"on the parcel line"* – this is somewhat confusing, but likely does not change the interpretation
>
> The reference to auxiliary buildings in *Schedule M* in the Zoning Bylaw could not be found within the bylaw provided on www.whistler.ca. As noted Schedule M does not consider ancillary buildings.
>
> Part 5, Section 3.(5) however **does** indicate:
> *Auxiliary Buildings*
> *(5) Subject to section 4 an auxiliary building is permitted to be sited not less than 3 metres from a side or rear parcel line.*
> *(Note section 4 considers floodproofing requirements, so not applicable to the Crazy Canuck zoning)*

Commencing in early 2022, the applicant and their consultant pursued via email and letters clarification of the side yard setback regulation that applies to auxiliary buildings on their property. Despite a meeting that was held with planning and building staff on April 5th, followed by back-and-forth correspondence with the Building Department Manager, no such clarification was provided by the RMOW.

This Development Permit Variance application, then prompted staff to clarify the reference to the side setbacks for auxiliary buildings in Schedule M of the Zoning Bylaw indicating whether the variance is a 2.5 meter or 3.0 setback. Staff continues to refer to *Schedule M* for the east side yard setback, but the *General Regulations* for the rear setback. There is no setback regulation in *Schedule M* for an auxiliary building.

The confusion about the setback for auxiliary buildings on zero-lot line duplexes is because the amendment that zoned Crazy Canuck Drive the CD-1 zone seemed not to have considered *General Regulations* for auxiliary buildings and structures. For example, Part 5 (3) identifies special floor area requirements for auxiliary buildings most other zones (RS, RT, RTA and TB RS3, RI1 or RSE1, Multiple Residential, Tourist Accommodation, Tourist Pension and Rural Resource zones). Particularly of note, there does not seem to be maximum floor area for an auxiliary building in this CD-1 Zone (which perhaps may worry some of the homeowners within the CD-1 Zone). Staff has indicated that the CD is residential but actually it is a mixed use.

In addition, a similar omission exists for fence height, whereby the maximum height for Residential, Leisure, Tourist Accommodation, Tourist Pension, Tourist Bed & Breakfast, Commercial and Industrial zones are recognized. Comprehensive Development Zones are not included, and should have had recognized zone specific regulations like TP or TB.

D. Building Permit Consideration – *Why can the sauna not be built into the duplex?*

Immediately following the 2020 inspectors visit, the owner consulted a qualified building inspector (Building Officials' Association of BC.) who suggested that the auxiliary use of the

sauna could be constructed to connect as part of the existing duplex. Although a standalone auxiliary building needed a 3-meter side setback (or 2.5-meter setback as noted in the infraction), **such a setback would not apply if the building was attached as an extension of the existing duplex** (the zero-lot line setback would apply). In B.C., there are many instances where a separate building is connected to the main structure with a roofed breezeway (typically auxiliary residential units or garages).

Based on professional advice and at considerable expense, the property owner hired a surveyor, geotechnical engineer, and building specialist to prepare the necessary Building Permit submission to make the auxiliary building part of the duplex dwelling. It was a challenge getting the work done in a timely manner with Covid restrictions and oversubscribed professionals during this time.

The Building Department and Bylaw Departments were aware of this approach, and is recognized in the June 18, 2021, Bylaw Infraction (**Attachment D**) states: "*I appreciate you are pursuing the option of adding the sauna as an addition to our building…"***.**

In July 2021, the Building Permit was submitted (drawings provided as **Attachment F**) in accordance with the RMOW's timing requests but on July 20, 2021, the applicant received the following response (**Attachment G):**

> *Thank you for your Building permit application for a sauna at this address. The permit application is complete, and we have opened a Building Permit and have placed it in the que for review (currently 12 weeks), however the proposed is not permissible as proposed:*
>
> *The proposed requires a side yard setback of 2.5m (0.15m proposed). The proposed is still considered an auxiliary building,* ***the wall/roof attaching it to the main building does not mean that this is an 'addition' to the duplex****.*
>
> *Design revision and resubmittal (2 sets) required, and enforcement issue persists.*

Needless to say, the applicant was shocked. A meeting was later held with the Building Department to better understand their position paraphrased below: (**Attachment H**):

> *"We've been advised that if our breezeway between the main house and the sauna is enclosed, it qualifies as being attached to the house, and therefore the setbacks of the house would include the breezeway and sauna addition. Our architect has done this on other renovations previously (perhaps not in Whistler though?) and have sought and received approval from I think it was the Architectural Institute of BC. Would referencing this prior approval help at all?*
>
> *As for considering the breezeway an attached part of the house, what is required of its construction? My research indicates being enclosed, being 'properly engineered', and having direct access to/from the house should suffice. Is there anything else that I'm missing? I just want to ensure that if we re-do our drawings that we will bring our building in line with what's needed. Is this a question for the planning department to*

interpret? It sounds like some jurisdictions have varying ways of viewing it in which the planning departments get involved."

The Building Department responded (**Attachment M**), which provided a bit more detail on what would be required for a Building Permit to be given consideration.

At this point, the owner had retained several consultants for the project and had sincerely thought that the addition to the main dwelling would be accepted (given the professionals hired to assist). The owner was concerned about even more costs if they pursued alternative professional input. The Building Department identified two options in the latest bylaw infraction:

1. *move the bldg. to min 2.5m from the property line, this would end the Bylaw enforcement issue and with this option, you will not need to get a Building Permit.*
2. *an addition to your building, this would qualify for the zero setback (and you would need to have the available Gross Floor Area), and a Building Permit would be required.*

A third option was not identified by the Building Department. The earlier **Plumbing/Building Inspector had indicated that the variance would not be approved due to the neighbour's objectio**n. The applicant opted to apply for a Development Variance Permit to allow the side yard setback to be consistent with the duplex dwelling. The variance option had the fewest impacts (see following criteria).

E. Objections/Support Letters – *What do the neighbours say?*

There are three objection letters, one each from the couple within the attached duplex and a neighbour a few doors down, which provide the following concerns:

1. The sauna was not constructed in accordance with municipal and provincial codes (note the building did get electrical inspection and certification)	The applicant did ask for clarification on the setback and building code requirements before commencing construction, unfortunately this was not documented in writing. The applicant was very sensitive to their adjacent neighbours entitlements and wanted to be sure. The RMOW website reference for ancillary buildings indicated that no building permit was required as they planned their building. Apparently, this changed over Covid, as there were many ancillary buildings popping up. The Building Department has still not defined the term "hazard" although it appears no other municipalities in BC could be found with a similar requirement for electric saunas. Many woodstove saunas are currently existing in Whistler, and most do not have Building Permits.
2. Absence of certified survey	The applicant included the required survey in the submission, but due to the stop work order and the prospect of having to move the building – they had not installed the eavestrough and extent of the roof. An on-site visit with the municipal planner measured the distances and submitted a marked-up plan. The planner can confirm that the existing building, overhang roof and eavestrough do not encroach on the

neighbours' property. A subsequent profile sketch has been provided to the RMOW.

The rear of the auxiliary building is currently unfinished, awaiting final confirmation of being allowed to remain in its current location. At which point the fireproof siding (hardieback cement board and corrugated steel) will be installed, along with the hardie soffits and the eavestroughs and downspouts.

The downspout will be located at the rear of the building and directed downslope into our rear property 6.5m from the rear setback and 1.5m from the side setback.. If the building is required to be relocated, the siding may be changed to wood to match the rest of the exterior, and the downspout will also be directed differently. If the building needs to be lifted by crane, it would damage the eaves, so installation won't happen until there is a decision made.

The system purchased was recommended by the local building supply advisor to ensure durability and proper drainage performance for the foreseeable future. Leaf guards have also been purchased to ensure the system has minimal chance of clogging and overflowing. Heavy duty brackets will also be used to ensure any snow load on the eaves will not cause damage to the system.

Alternatively, the neighbour had installed downspouts from their deck to drain on the applicants' property. After the neighbour ignored frequent requests to remove the drainage pipes, the applicant had to remove them. Municipal approval is needed to change an approved lot drainage, which the neighbours had not obtained.

3. Precedence

Each decision is based on the particular circumstances, an evaluation of relevant official community plan policies, guidelines and the impact on the neighbourhood and community. The decisions of Council do not set precedent: a decision on one variance will not determine the decision reached on another application.

4. Erect and then ask for forgiveness*

It appears that bylaw enforcement and the neighbours have inferred that the applicants did not check on the setbacks and have chosen to simply ignore the requirements.

Although there is no written proof of the applicant's pre-construction inquiries, it seems odd for them to proceed without some confirmation of the zero setback, particularly given how their neighbours have made many bylaw complaints about their use of their property since they moved into the property. It is also apparent that leading up to the enforcement both planning and building staff had different interpretations of the bylaw requirements. As well, it seems that most

residents in Whistler do not know there are setback and/or building permit requirements for ancillary buildings, given the dozens and dozens of such buildings that are encroaching in the Rainbow neighbourhood, as well as throughout the community.

*In reviewing the Zoning Bylaw in detail, what became apparent is that the adjacent neighbour has extended their foundations and slab for their patio into the same internal setback that they are objecting. As well they have constructed planters within the same setback that exceed the 1.0m height. Again it appears that the zoning bylaw is not clear to simple interpretation.

One particular and most relevant (from the neighbour directly to the south- east of the subject lot). In this letter they support the variance for the following reasons:

- A new tastefully built shed and see no issues with building.
- The structure was constructed and erected based on the information that Chris and Robin received from the municipal hall prior to erecting the building, and it fits perfectly with the layout of our lots.
- As with many of the employee housing new neighbourhoods, our yards and garages are small and as a result many of our neighbours have built extra storage sheds on their properties. We are a tight neighbourhood of long-time locals and in the spirit of supporting each other and acting like kind human beings, no one else is running to the municipality to waste your time and resources to complain about their neighbour's additional storage buildings.
- Chris and Robin followed what they were led to believe were the correct steps.

The letters of objection, however, **did not identify any tangible impacts from the installation of the sauna** in the current location. Nor have staff indicated how the proposed ancillary building on the applicant's property compromises their enjoyment of their property. The applicants had installed a fence, to better enjoy the privacy of their backyard, and had even proposed to extend the duplex to occupy the same area (which is permitted, but proved to be cost prohibitive given municipal requirements).

It would be helpful to understand whether there are any real impacts to the complaining neighbours as they have not been shared in their objection letters? At this time the applicant has not finished the exterior of the sauna as they are awaiting approval of the DVP, in its current location before final finishing. No trespassing would be required. Once the variance is approved, the applicants will fully complete the sauna with eavestrough and siding. Any variance could add these works as conditions.

F. Why do the Bylaw Requirements exist if they are not applied?

Do to limited staff resources, the RMOW only enforces bylaw infractions by complaint. At this time, the Rainbow subdivision has dozens of ancillary buildings that are within the side yard setbacks, however, it seems that only the applicants have neighbours that would complain.

In a document prepared by municipal lawyers Young and Anderson (see attached) it states that:

- Local government bylaws and resolutions must be adopted for the purpose of remedying or addressing a local government purpose with the permitted scope of power. *The question is, if no once complies with the side yard setbacks, and neighbours cannot identify any impacts and the municipality does not enforce, then why have the setbacks? What is their purpose?*
- All laws must be sufficiently clear and specific, so that a reasonable person may determine whether his or her conduct is lawful. *Clearly most of the Whistler community is confused as to what the side yard setbacks and building permit requirements for ancillary buildings. Why has the RMOW not clarified the bylaw, given the lack of compliance?*

G. Building Permit Requirement – Why are electric saunas only considered a hazard in Whistler?

During the planning and construction of the auxiliary building, the Building Code requirements have increased. The correspondence to the RMOW through early 2022 and the April 5th meeting requested Building Permit Requirements clarification as whether.
the auxiliary (electric sauna) building requires a Building Permit even though it is less than 10 m^2. Initial inquiries in 2017-2020 indicated that a Building Permit was not required if the sauna was a detached auxiliary building. It is understood there are several standalone auxiliary saunas throughout Whistler that do not have Building Permits.

A June 21, 2021, Letter from a municipal Plan Checker states:

"If you move the bldg. to min 2.5m from the property line, ***this would end the Bylaw enforcement issue and with this option, you will not need to get a Building Permit****. If you pursue the option of adding the sauna as an addition to your building, this would qualify for the zero setback (and you would need to have the available Gross Floor Area), and a Building Permit would be required."*

We continue to ask for further clarification on what the RMOW considers as creating "a hazard" as defined as per your Building Bylaw and/or the BC Building Code. Further if a building deemed a "hazard" meaning it presents a "life safety issue" then should not all sauna's have a building permit in Whistler, not only those that received a complaint. We have requested clarification by staff on this issue, but have not yet received a response.

H. Development Variance Permit Criteria

Development Variance Permits are typically considered where specific site characteristics or other unique circumstances do not permit strict compliance with an existing regulation. A requested variance must be reasonable, must maintain the intent of the regulation, and should minimize any potential negative impacts on neighbours or the streetscape. As noted in the description, the application qualifies given:

- **Site Characteristics –** A duplex dwelling (that already has a zero setback), an undulating lot and a servicing easement along the rear property line which makes the rear yard quite small.

- **Unique Circumstances** – The ongoing confusion on the applicable Zoning Bylaw requirements as they apply to the duplex lots in the CD-1 Zone and the hardship, stress, and expense this uncertainty has caused the owner.

It is the hope of the property owner, that by requesting the variance, Council will see the reasonableness of this request, given that the duplex dwelling is at a zero-lot line setback as well as the due diligence they had attempted to pursue before commencing construction.
In addition to the variance criteria below, there are a few other factors that should be considered by the RMOW in reviewing this request:

- **Intent to Comply –** The owner had frequently sought direction from the RMOW professional staff, as they had always wanted to ensure that they met the bylaw requirements. As noted, the owner had frequently checked in with RMOW staff to ensure they were undertaking the work in accordance with applicable bylaws. The owner had no misconceptions about building outside of bylaw regulations, given the watchful eye of their neighbour. This is why the fence and yard improvements have taken so long to be implemented, to ensure compliance.

- **Conflicting Advice** – It appears that even with the Bylaw Infraction Notice, the RMOW staff indicate that the east side yard setback applies to auxiliary buildings, yet the west zero side yard setback does not. Section 5 of the Zoning Bylaw does specify setbacks for auxiliary buildings, but it is silent on duplex dwellings that are created by freehold subdivision (rather than strata). As indicated previously in the description, the CD-1 Zone (when adopted) did not consider special considerations for zero lot line, freehold lots as they consider auxiliary buildings and fences. Several emails and letters to the RMOW as well as requests made at a April 5, 2022 meeting with planning and building departments have not been answered.

- **Alternative Location** – The duplex lots in general have small usable yards. As noted in the site survey, a 3-meter servicing easement runs along the rear property line which cannot be developed on (the minimum rear yard setback is also 3 meters). In addition, due to the steepness of the slope, the yard has been stepped down and therefore installing a building in the middle of the yard, would be difficult and require additional site works. The sauna will remain in the yard, whether the variance is provided or not (but it will need to comply with the established setbacks) as it is a legally permitted use. **Attachment I** provides a sketch of where the sauna could be located. It is the owner's opinion (see criteria below) that the sauna up next to the fence has fewer impacts.

- **Auxiliary Building Requirements** – As noted previously, there is not maximum floor area for auxiliary buildings in a CD-1 Zone. The owner does not want to trigger a Building Permit, so the maximum area of a building is 10 m^2. Although it appears a second auxiliary building such as a garden shed could be permitted too.

  The owner has sincerely wanted to be sensitive to the complainant and has dug in the building to reduce the average height to 2.76 meters. The Zoning Bylaw allows auxiliary buildings to be up to 5 metres.

- **Auxiliary Building Requirements Other Jurisdictions** – It does appear that perhaps the setback requirements for auxiliary buildings may not have been considered recently by the RMOW. The setbacks seem somewhat excessive (and perhaps why many property owners in Whistler have not followed them), which then makes enforcement challenging. **Attachment K** is a review of other auxiliary building setback requirements for other similar or close BC municipalities.

Development Variance Permit Application Criteria (as per RMOW)

Complements a particular streetscape or neighbourhood	• Not within the front yard setback (streetscape) many auxiliary buildings in the backyards throughout Whistler that are within the side yard setbacks
Works with the topography on a site, reducing the need for major site preparation or earthwork flat site	• The site for the sauna is flat, the auxiliary building in in line with and creates an extended fence (built by the applicant) • The applicant dug in the building as to further reduce its height,
Maintains or enhances desirable site feature, such as natural vegetation, trees, and rock outcrops	No change
Results in superior siting with respect to light access resulting in decreased building energy requirements	Not applicable
Results in superior siting with respect to privacy	• The property owner had thought that the auxiliary building had a zero-lot line setback (May 2017, 2019, and 2020 inquiries at RMOW). As noted, the auxiliary building follows the fence line and faces 8317 Crazy Canuck. • The legally permitted fence could be extended and would have the same impact. • There appears to be no maximum height for fences in the CD-1 Zone • Moving the auxiliary building within the existing setbacks would result in a much more visible building as it would move beyond the fence.
Enhances views from neighbouring buildings and sites. Potential negative impacts on neighbours or the streetscape include a variance request that: Is inconsistent with neighbourhood character.	The neighbour's complaint is understood but the corresponding hardship of the owners, who tried to do the right thing should also be considered.

· Increases the appearance of building bulk from the street or surrounding neighbourhood;	The current location is the lowest visual impact o the three siting options to both the neighbours to the south east and the residents of the Solana building.
· Requires extensive site preparation	No
· Substantially affects the use and enjoyment of adjacent lands (e.g., reduces light access, privacy, views)	The auxiliary building follows the existing fence line faces 8317 Crazy Canuck. The legally permitted fence had already changed the view of the neighbour's backyard and could have been extended. Moving the auxiliary building within the existing setbacks would result could more visible building
Requires a frontage variance to permit greater gross floor area, with the exception of a parcel fronting a cul de sac	The zoning bylaw allows the auxiliary building to be higher and in middle of their backyard, which may be more visible by the neighbour.
Requires a height variance to facilitate gross floor area exclusion	Not applicable
Results in unacceptable impacts on services (e.g., roads, utilities, snow clearing operations).	Not applicable

Summary

Effectively this application comes down to "they said, they said". The applicants indicated they checked on the setbacks and followed the municipal staff advice at the time. As a result, it begs the question as whether the current bylaw requirements are straightforward as it considers both the setback requirements for ancillary buildings and the building permit requirements for hazardous buildings. As well, it appears that the objecting neighbours are more concerned about bylaws not being followed, rather than the actual impacts of the small sauna in their neighbours back yard which is because there are no tangible impacts.

A simple inventory of photographing and droning the Rainbow neighbourhood, the following spreadsheet has been prepared.

total number of properties 162
number of aux buildings 50
number that are located within setbacks 45
number that are large or /more than shed like' 16
number that appears on Whistler GIS map - i.e. permitted 3

The applicant's have spent over $40,000 on trying to resolve this issue, and unlike most property owners throughout Canada, they cannot simply move away from their overly attentive neighbours.

The resident affordable housing inventory has huge waitlist; therefore, they are stuck with these neighbours for the foreseeable future. This is clearly a hardship unique to Whistler. Perhaps Jan Budge expressed the situation best: *As with many of the employee housing new neighbourhoods, our yards and garages are small and as a result many of our neighbours have built extra storage sheds on their properties. We are a tight neighbourhood of long-time locals and in the spirit of supporting each other and acting like kind human beings, no one else is running to the municipality to waste your time and resources to complain about their neighbour's additional storage buildings.*

Also, the repeated request for a Building Permit is unfounded, as it hinges on the interpretation of the BC Building Code Section 1.1.1.2.e exemption clause "creates a hazard", for which no definition exists in this context. Repeated requests for a definition have gone unanswered, both from the Building Dept and from BC, Canada, International Building Code Departments, the BC Ombudsman, Builders' Associations, etc."