



The Village of  
**PORT CLEMENTS**  
"Gateway to the Wilderness"

36 Cedar Avenue West  
PO Box 198  
Port Clements, BC  
V0T1R0  
OFFICE: 250-557-4295  
Public Works: 250-557-4295  
FAX: 250-557-4568  
Email: office@portclements.ca  
Web: www.portclements.ca

**Minutes of the Special Meeting of Council, Monday, November 10<sup>th</sup>, 2025**

Present:

Mayor Scott Cabianga  
Councillor Brigid Cumming (via conferencing)  
Councillor Dennis Reindl

CAO Marjorie Dobson

Members of the public: Lorette and Donald Smillie

**Meeting Called to order at 3:32 PM**

*Mayor Cabianga: I call to order this Special Council Meeting of the Council of the Village of Port Clements being held on the traditional territory of the Haida People.*

**1. ADOPT THE AGENDA**

2025-11-236—Moved by Councillor Reindl, seconded by Councillor Cumming  
THAT Council adopts the November 5, 2025, Special Council Meeting Agenda.  
**CARRIED**

**2. GOVERNMENT**

G-1 Development Variance Application

2025-11-237—Moved by Councillor Cumming, seconded by Councillor Reindl

"That Council authorizes the issuance of Development Variance  
Permit No. 2025-11-10 for 103 Bayview Avenue, Village of Port Clements, subject to  
confirmation of registration of legal agreements, in accordance with:

1. Plans date stamped October 23, 2025.
2. Development meeting all Zoning Bylaw requirements, except for the following variances:
  - a. Minimum Floor Area: reduce the minimum floor area from 83.6 m<sup>2</sup> (900 sq ft) to 80.26 m<sup>2</sup> (864 sq ft).
  - b. Off Street Parking: allow for the 2 parking spaces to be provided in the front setback.
3. Property owners entering into a Section 219 Covenant with the Village to indemnify and release the Village from claims that may arise should the building later be damaged as a result of a flood, erosion, tsunami or other environmental causes."

**CARRIED**

**3. ADJOURNMENT**

2025-11-238—Moved by Councillor Cumming,  
THAT Council adjourns this meeting at 3:36 PM

**CARRIED**

Mayor Scott Cabianga

CAO Marjorie Dobson