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**Minutes of a Meeting of the Juan de Fuca Board of Variance for that Part of the Juan de Fuca Electoral Area known as East Sooke, Otter Point , Port Renfrew, Rural Resource Lands, and Shirley and Jordan River Area
Held Thursday, March 13, 2014, at the Juan de Fuca Local Area Services Building,
#3 – 7450 Butler Road, Sooke, BC**

PRESENT: Greg Whincup (Chair), Paul Clarkston (Vice Chair)
Staff: June Klassen, Secretary to the Board, Emma Taylor, Planner (Recorder)

ABSENT: Axel Joosting

PUBLIC: 1

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

1. Elections

June Klassen called for nominations for the position of Chair and Greg Whincup was nominated. As no other nominations were made, Greg Whincup was declared Chair.

June Klassen called for nominations for the position of Vice Chair and Paul Clarkston was nominated. As no other nominations were made, Paul Clarkston was declared Vice Chair.

2. Approval of the Agendas

MOVED by Paul Clarkston, **SECONDED** by Greg Whincup that agenda and supplementary agenda as amended be approved.

CARRIED

June Klassen read the supplementary agenda items. A letter from John and Fran Kennedy and a letter from Tom and Kay Mawson were submitted in support of the application.

3. Adoption of the Minutes of December 19, 2012

MOVED by Greg Whincup, **SECONDED** by Paul Clarkston that the minutes of December 19, 2012 be adopted.

CARRIED

4. Application

a) BOV-01-14 – Parcel No. 1, (DD92462I) of Parcel B (DD56610I) of Section 12, Township 11, Renfrew District (Mulligan – 7335 Pacheena Road)

Emma Taylor outlined the staff report and indicated that the applicant is requesting relief from the Board of Variance in accordance with Section 911(5) of the *Local Government Act* in order to construct an addition to a legal non-conforming house comprising a 21 m² addition to the main floor including covered porch at the front, exterior deck, extension of kitchen and bathroom to rear of dwelling, and an addition to second floor loft space requiring alterations to the roof plane.

Emma Taylor noted that the parcel is zoned Resource Land (RL) which establishes a 15 m side yard setback. As the dwelling is approximately 70 years old, it is non-conforming with respect to siting.

Emma Taylor confirmed the front and rear yards were in compliance, but the 15 m side yard is what is being varied. Emma Taylor confirmed that no alterations to the accessory buildings are being proposed at this time. Staff confirmed that the zoning was adopted in 2010 and only the Juan de Fuca Subdivision Bylaw No. 189 applied previously. The small lots comprising the area known as Elliotsville were included in the RL zone which results in the potential for existing buildings to not comply with the setbacks.

The agent for the applicant clarified the proposed changes to the structure.

MOVED by Paul Clarkston, **SECONDED** by Greg Whincup, that application BOV-01-14 to request permission from the Board of Variance in accordance with Section 911(5) of the *Local Government Act* in order to construct an addition to the dwelling, as shown on the building plans by Nerak Designs, on Parcel No. 1, (DD92462I) of Parcel B (DD56610I) of Section 12, Township 11, Renfrew District be **approved** subject to the work being constructed in accordance with the BC Building Code, and confirmed by legal survey as shown on the Island Land Surveying Ltd. site plan, and that construction be substantially completed within two years of the approval of the variance or the variance will terminate.

CARRIED

The Chair asked if there were any other comments of an official kind. June Klassen explained that overall development applications were down, but planning staff are working on Official Community Plan reviews and the Otter Point Official Community Plan is going to be reviewed by the CRD Board for consistency with the Regional Growth Strategy.

5. Adjournment

The meeting was adjourned at 6:18 pm.

G. Whincup, Chair

Emma Taylor