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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 Monday, January 14, 2015, at the Juan de Fuca Local Area Services Building,
#3 – 7450 Butler Road, Sooke, BC**

PRESENT: Paul Clarkston (Vice Chair), Axel Joosting
Staff: June Klassen, Secretary to the Board; Wendy Miller, Recorder
ABSENT: Greg Whincup (Chair)
PUBLIC: 2

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

1. Approval of the Agenda

MOVED by Paul Clarkston, **SECONDED** by Axel Joosting that the agenda be approved.
CARRIED

2. Approval of the Supplementary Agenda

No supplementary agenda items were received.

3. Adoption of the Minutes of January 5, 2015

MOVED by Axel Joosting, **SECONDED** by Paul Clarkson that the minutes of January 5, 2015 be adopted.
CARRIED

4. Application

a) BOV-04-14 - Lot A, Section 55, Renfrew District, Plan 61088 (Shirley Community Association c/o CRD Real Estate - 2795 Sheringham Point Road Road)

June Klassen outlined the staff report and advised that the applicant is requesting relief from the Board of Variance (BOV) to construct a water tank for the Shirley Fire Department within the side yard requirement. It was advised that in order to avoid significant trees and the park area and to be located adjacent to the associated well, it is proposed to locate the tank pad within 0.46 m of the yard requirement adjacent to Sheringham Point Road.

June Klassen advised that the property is currently non-conforming for siting as the community hall and Fire Department building encroaches within the front and side yard requirements. However, the application before the Board of Variance relates to the proposed water tank location only. In accordance with the *Local Government Act*, any new construction, structural alteration or addition to a non-conforming use cannot be made unless permitted by a BOV.

June Klassen introduced Mike Seymour, project engineer, and Marty Gilbertson, Fire Chief.

Mike Seymour responded to a question from the BOV stating that the CRD has applied for the required setback permit with the Ministry of Transportation and Infrastructure.

June Klassen responded to a question from the BOV advising that the trees in question are very large. Mike Seymour provided pictures of the trees. Marty Gilbertson advised that the tank is sited in the same location as previous tanks and that this location allows no park trees to be felled. Marty Gilbertson further advised that the fire suppression tank will support 23,000 gallons.

MOVED by Paul Clarkston, **SECONDED** by Axel Joosting, that application BOV-04-14 to request permission from the Board of Variance in accordance with Section 911(5) of the *Local Government Act* in order to construct a water tank and pad within 0.46 m of the flanking side yard on Lot A, Section 55, Renfrew District, Plan 61088 be **approved** subject to the tank and pad being located as shown on the site plan and the applicant obtaining an encroachment permit from the Ministry of Transportation and Infrastructure, and that construction be substantially completed within two years of the approval of the variance or the variance will terminate.

CARRIED

5. Adjournment

The meeting was adjourned at 6:08 pm.

P. Clarkston, Vice Chair

W. Miller