

## **JUAN DE FUCA BOARD OF VARIANCE**

Notice of Meeting on Monday, **June 25, 2018, at 6:00 p.m.**

Juan de Fuca Local Area Planning Services Building, #3 – 7450 Butler Road, Otter Point, BC

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### **SUPPLEMENTARY AGENDA**

1. Correspondence received to be dealt with under the following agenda item:
  - a) Agenda Item 6 a) BV000454 – Strata Lot 27, Section 31, Otter District, Strata Plan 1239 (27-7871 West Coast Road)
    - Dorothy Brown, Otter Point (x2)
    - Michelle Morrison, Otter Point
    - Olympic View Park – Strata 1239, Otter Point

**jdf info**

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**From:** isabel brown  
**Sent:** Friday, June 22, 2018 9:43 AM  
**To:** jdf info  
**Subject:** Re Application BV000454

- > Re the above Application, 27-7871 West Coast Road is a single wide lot.
- >
- > To install a trailer of the large size listed in the above application would, bring it too close to its neighboring buildings and would, in my opinion present a fire hazard to adjoining trailers.
- >
- > Yours truly
- > D. Brown.
- >
- > Sent from my iPhone

## Wendy Miller

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**From:** isabel brown  
**Sent:** Monday, June 25, 2018 11:03 AM  
**To:** Wendy Miller  
**Subject:** Re: Application BV000454

Dear Wendy

Further to my submission re the above, please add a note to my submission to the effect that the new map of lot 27 that will be reviewed in paperwork used by the panel in its decision making tonight does not indicate the drainage works area on the west of lot 27 that previously identified it as being for single wide mobile home use only.

Thank you  
D.Brown

Sent from my iPhone

Juan de Fuca Board of Variance

Capital Regional District

3-7450 Butler Road, Otter Point, BC

June 24, 2018

**RE: Application BV000454**

Thank you for the opportunity to address the above application before the board. You will likely find there is significant interest in this issue from residents of Olympic View Park. I am the owner of the lot directly adjacent to the subject property. I regret that I am not able to attend in person, but I am forwarding this to you in advance of the meeting and I also support my partner, James Wagner, in speaking on our behalf as needed.

I want first to say that I wish no ill towards the owner(s) of lot 27, but rather that all requirements and consequences be carefully considered, as well as the intent of the bylaw for which relief is requested.

Your notification, received June 19, was the first I learned of the size of the proposed unit that Strata 1239 council has approved. My understanding, albeit from second hand information, was that it was to be a 'single wide with a small addition'. I was concerned with the request to alter the building-to-building distance requirement from 20 feet down to 5 feet. I disagree that this decrease of 75% is a 'minor variance' as stated in the planners report. In addition, I feel there was an inaccuracy in the documents presented to strata council when they made their decision in February, 2018 to accept the plan. The diagram shows that my home is 15 feet from the property line which, when added to the 5 feet new home setback meets the 20 feet requirement, when it is actually 11 feet from the property line. Based on this diagram, council concluded that their criteria had been met.

I request attention to the intent of the bylaw. When structures are sited closer than would normally be allowed my concerns would be (1) fire safety, and (2) privacy. I expect that the intent of the bylaw is fire safety? If so, is there an opinion from fire protection services about the safety of buildings less than 20 feet apart? I request that this opinion be considered in making your decision.

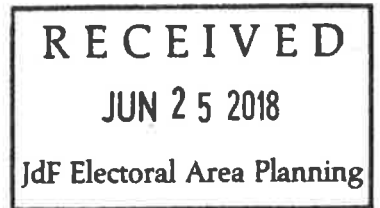
As you likely know, insurance policies can be more difficult for mobile homes. My policy states that I am required to report any material change to risk, and that the outcome could be cancellation of my policy or an increased premium. This concerns me and so I request that this risk be considered in your decision.

Others in the park are concerned about the precedent this variance might set, and I believe will speak to their concerns.

With regards,

Michelle Morrison,

OLYMPIC VIEW PARK  
STRATA 1239  
6 - 7871 West Coast Road  
Sooke, B.C. V9Z 0R6



25 June 2018

Board of Variance  
Planning Office  
3 - 7450 Butler Rd.  
SOOKE, B.C.  
V9Z 1N1

Attention: Ian Lawrence

Dear Ian:

RE: **TRAILER PLACEMENT - Lot #27, 7871 West Coast Rd. Sooke, B.C.**

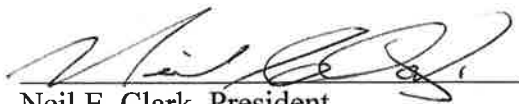
We, the Council of 1239 - 7871 West Coast Rd., Sooke, B.C. received an application from the owners of the above mentioned unit number requesting to install a trailer on the vacant property.

There were some concerns regarding intrusion of the unit onto easement property that contains a strata storm drainage line. This posed little difficulty for us and Council approved the application knowing we had CRD's expertise behind us to peruse the application before a final decision was rendered.

A new application that was forwarded to the CRD by the owner did not contain identical data specifications compared to the original request which was approved by Council.

Why the discrepancy of information between the two applications came about is not for us to assess.

Council WILL NOT approve the new application and can only express our displeasure of being the recipient of such deception.



Neil E. Clark, President  
Strata Corp. VIS 1239