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**Minutes of a Meeting of the Juan de Fuca Board of Variance
Held Wednesday, January 20, 2021, at the Juan de Fuca Local Area Services Building,
#3 – 7450 Butler Road, Otter Point, BC**

PRESENT: Paul Clarkston (Chair), Axel Joosting (EP)
Staff: Iain Lawrence, Manager, Juan de Fuca Community Planning/Secretary to the Board of Variance (EP);
Regina Robinson, Planning Assistant; Wendy Miller, Recorder (EP)
ABSENT: Brad Fitchett
PUBLIC: 1 EP

The meeting was called to order at 6:05 pm.

1. Elections

Iain Lawrence called for nominations for the position of Chair of the Juan de Fuca Board of Variance (BOV) for 2021 and Paul Clarkston's name was put forward. Iain Lawrence called two additional times for further nominations and, as there was none, Paul Clarkston was acclaimed Chair.

In accordance with the BOV's bylaw, an Acting Chair will be determined at such time that the Chair is unable to attend a meeting.

2. Approval of the Agenda

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

CARRIED

3. Approval of the Supplementary Agenda

No supplementary items.

4. Adoption of the Minutes of July 27, 2020

MOVED by Axel Joosting, **SECONDED** by Paul Clarkson that the minutes of July 27, 2020, be adopted.

CARRIED

5. Planner's Report

No report.

6. Application

a) BV000472 - Lot 5, Section 6, Otter District, Plan VIP79288 (2929 Sarah Drive)

Regina Robinson outlined the staff report and advised that the applicant is requesting relief from the Board of Variance (BOV) by increasing the maximum permitted height for accessory buildings from 6 m to 6.58 m, for the purpose of constructing a second storey addition to a detached garage.

Regina Robinson confirmed that:

- the applicant has reported that the additional space will be used for a recreation/media room

- the development is not expected to adversely affect the natural environment since the footprint of the structure remains the same and is located outside any development permit areas
- the second storey will be accessed from a deck
- a letter of support was submitted by the property owner adjacent to the development site and is included in the staff report
- the applicant was in attendance

The applicant suggested that a height variance might not be required if the second storey was for the purpose of constructing a detached suite.

The applicant responded to a question from the BOV confirming that property to the south is not public park land, but vacant private property.

MOVED by Axel Joosting , **SECONDED** by Paul Clarkston that having considered the matters set out in Section 542(1)(c) of the *Local Government Act*, and having found that undue hardship would be caused to the applicant if Part 1, Section 4.01(2)(a) of Bylaw No. 2040 were complied with, that application BV000472 requesting permission from the Board of Variance in accordance with Section 540 of the *Local Government Act* to vary Bylaw No. 2040, Part 1, Section 4.01(2)(a) by increasing the maximum permitted height for accessory buildings from 6 m to 6.58 m on Lot 5, Section 6, Otter District, Plan VIP79288, for a proposed addition to a garage, be approved and that if construction is not substantially started within 2 years after the date of this order, the order shall terminate.

CARRIED

7. Adjournment

The meeting was adjourned at 6:12 pm.

P. Clarkston, Chair