

JUAN DE FUCA BOARD OF VARIANCE

Notice of Meeting on Tuesday, **June 1, 2021, at 6:00 pm**

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

SUPPLEMENTARY AGENDA

1. Correspondence received to be dealt with under the following agenda items:
 - a) Agenda Item 5 a) BV000476 - Lot A, District Lot 243, Section 97, Sooke District, Plan EPP75600 (71 Seagirt Road)
 - Rachel Goldsworthy, East Sooke
 - Trina Kuiack, East Sooke
 - Jeri Grant, East Sooke
 - b) Agenda Item 5 b) BV000477 - Lot 12, Section 78, Renfrew District, Plan VIP58128 (Cedar Coast Road/West Coast Road)
 - Brenda Mark and Gerard LeBlanc, Shirley

jdf info

From: Rachel Goldsworthy
Sent: Saturday, May 29, 2021 4:50 PM
To: jdf info
Subject: Board of Variance Application File BV000476

Thank you for the opportunity to provide a response to the Board of Variance Application File BV000476 to allow a two-storey garage and workshop at 71 Seagirt Road, East Sooke. I am an owner of the property at

The property at 71 Seagirt Road currently has five structures and three of them appear habitable. I'm not in favour of adding another large and possibly habitable structure to this lot. It would add significantly to the lot coverage and, if plumbed, to the load on a septic field or system on a waterfront lot in a rural neighbourhood.

Rachel Goldsworthy

Wendy Miller

From: Wendy Miller
Sent: Monday, May 31, 2021 12:57 PM
To: Wendy Miller
Subject: Application/File: BV000476

From: trina kuiack |
Sent: Friday, May 28, 2021 4:48 PM
To: Wendy Miller <wmiller@crd.bc.ca>
Subject: Re: Application/File: BV000476

Hi, I would like to amend my objection, the owners have four vehicles. I don't see how they can get all four and a boat inside of their fence with the construction of a single car garage.

Thank you

From: trina kuiack
Sent: Thursday, May 27, 2021 1:52 PM
To: jdf info <jdfinfo@crd.bc.ca>
Subject: Application/File: BV000476

Good afternoon,

As an owner of _____ which is located within 50 metres of 71 Seagirt Rd, I am submitting my concerns and objection to the proposed variance application.

The requested increase to the maximum combined total floor area from 60 m² to 88 m² is simply too big, almost 50%.

While the proposed 2-story structure does not impact my view, it will be obtrusive from the roadside. Seagirt Road properties have far too many outbuildings, some too close to the road. This particular property already has several outbuildings. I read the hardship letter and note that the owners identify a small wood shed and plastic garden shed that they want to remove. If the variance is granted, is there any guarantee that these outbuildings get removed?

The owner has three vehicles and a boat - one of the vehicles and the boat are always parked on the street (against a Seagirt Waterworks bylaw) as the yard is already too crowded. I don't see how building a **single car** garage will improve this situation? If the application is approved, will there be enough room to park all of

the vehicles and the boat in the yard? Or do we now have more vehicles parking on our narrow street on our compromised and frail waterline?

Thank you,

Trina Kuiack

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To: Juan de Fuca Board of Variance

May 31, 2021

Re: File No BV00476

71 Seagirt Road

Lot A, District Lot 243, Section 97, Sooke District, Plan EPP75600

To whom it may concern,

I am writing this letter in opposition to the variance application submitted by the owners of 71 Seagirt Road, East Sooke.

I happen to have lived on this property for few years 1994-1997 and I am aware that this is an already small property with additional a building currently sitting on it.

The applicants had applied and received a variance to construct an addition to the house in 2019. Now they are seeking yet another variance. I have two objections to this application:

1. The height of this two story structure close to road.
2. Concern for the Seagirt Water District Water line. This line is an asbestos/cement line that is more than 50 years old. The line runs very close to the front yard and fence. Construction of the building and cement pad would require a cement truck to park either very close or on the line. As a longtime resident of Seagirt Road, we have had many breaks to the line due to new owners choosing to do either renovations or new construction.

While I appreciate the owners are pleading hardship because the parcel is a small lot, they knew this when they purchased the lot.

Sincerely,
Jeri Grant

East Sooke, BC

Shirley BC

CRD JDF Board of Variance

June 1 2021 Meeting

Re: Lot 12 Sec. 78 Renfrew District Plan VIP58128 – Cedar Coast Dr/West Coast Rd

As adjacent owner/occupiers within 50 metres of the above Lot 12, we have no objections to and support the request for a variance to reduce the yard setback from 15 m to 3 m as indicated on the submitted site plan drawing for the purpose of constructing a dwelling.

Brenda Mark

Gerard LeBlanc