

**Minutes of a Meeting of the Juan de Fuca Board of Variance  
Held Tuesday, August 22, 2023, at the Juan de Fuca Local Area Services Building,  
#3 – 7450 Butler Road, Otter Point, BC**

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**PRESENT:** Paul Clarkston (Chair), Axel Joosting (EP)  
**Staff:** Iain Lawrence, Senior Manager, JdF Local Area Services;  
Wendy Miller, Recorder  
**PUBLIC:** 1 EP

EP – Electronic Participation

The meeting was called to order at 6:03 pm.

**1. Approval of the Agenda**

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

**CARRIED**

**2. Approval of the Supplementary Agenda**

No supplementary items.

**3. Adoption of the Minutes of June 28, 2023**

**MOVED** by Axel Joosting, **SECONDED** by Paul Clarkston that the minutes of June 28, 2023, be adopted.

**CARRIED**

**4. Planner's Report**

No report.

**5. Application**

**a) BV000497 - Lot 38, Sections 2 and 4, Renfrew District, Plan VIP83894 (3680 Cormorant Way)**

Iain Lawrence outlined the staff report and advised that the applicant has requested a variance to reduce the required side yard setback from 6 m to 5 m for the purpose of authorizing the completion of a single-family dwelling that does not conform with the siting requirements of the Rural Residential 2A (RR-2A) zone.

The subject property, site plan, building plans and foundation survey were highlighted.

Attention was directed to the applicant's hardship statement as included in the staff report.

It was confirmed that no comments were received in response to the notice of intent mailed to adjacent property owners/occupiers within 50 m of the subject property.

The Chair confirmed that the applicant was present.

The BOV considered the requested variance and passed the following resolution:

**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 a having found that undue hardship would be caused to the applicant if Part 2, Section 6A.07 (b) of Bylaw No. 2040 were complied with, that application BV000497 requesting permission from the Board of Variance in accordance with Section 540 of the *Local Government Act* to grant a minor variance to Bylaw No. 2040 Part 2, Section 6A.07 (b) by reducing the required side yard setback from 6 m to 5 m on Lot 38, Sections 2 and 4, Renfrew District, Plan VIP83894, for a single-family dwelling, be approved and that if construction is not substantially started within 2 years after the date of this order, the order shall terminate.

**CARRIED**

## **6. Adjournment**

The meeting was adjourned at 6:09 pm.

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P. Clarkston, Chair