



Making a difference...together

JUAN DE FUCA LAND USE COMMITTEE

Notice of Meeting on Tuesday, **July 16, 2013, 2013 at 7:00 p.m.**

Juan de Fuca Electoral Area Office, #2 – 6868 West Coast Road, Sooke, BC

SUPPLEMENTARY AGENDA

1. Correspondence received to be dealt with under the following agenda item:
 - a) Agenda Item 6 a) VAR-07-13 - Lot B, Section 135A, Sooke District, Plan VIP79979 (Fyfe - 1689 Cole Road)
 - Herby Kirste, East Sooke
 - Ed Kustan and Leyla Szabo-Kustan, East Sooke
 - Dan Spinner, East Sooke
 - Kristopher Gilbertson, East Sooke
 - Deena Burnett, East Sooke
 - Alexia Gilbertson-Burnett, East Sooke

VAR-07-13

----- Forwarded Message -----

From: herby kirste

To:

Sent: Sat, 22 Jun 2013 09:26:13 -0600 (MDT)

Subject: Cole Rd Development

hey Marty, This is Herby at _____ We talked about the encroaching footprint of the house you are building to the lot line on Cole Rd. As a member of the strata that shares the lot line I have no problem with the oversight and by all means hope you get the variance to keep building. Good luck-cheers

East Sooke, BC

July 13, 2013

Subject: Notice of Intent
Development Variance Permit Application
Lot B, Section 135A, Sooke District, Plan VIP79979 – 1689 Cole Road
VAR-07-13

Attention: June Klassen
Manager Local Area Planning

We have read the notice of intent and we wish to go on record as opposing the developer's application " *to reduce the minimum rear yard setback from 11 m to 8.74m*" on the basis of principle. We believe that the developer should have know the building requirements prior to initiating his/her construction activities and not apply to alteration after his/her construction started. We have noted this approach for another situation in the past.

We appreciate the opportunity of providing our opinion but we will not be available in person at the noted meeting on July 16, 2013 and would appreciate our objection being noted.

Yours truly,



Leyla Szabo-Kustan & Ed Kustan

Wendy Miller

From: Dan Spinner
Sent: Monday, July 15, 2013 8:57 AM
To: jdf info
Cc: Marty Fyfe
Subject: FW: Variance permit application 1689 Cole Rd.

Dear June Klassen - CRD Juan de Fuca Electoral Area Planning.

I am a homeowner at [redacted] and received your notice of potential variance for Lot B, Section 135A Sooke District, Plan VIP79979 – 1689 Cole Rd. This property abuts my seven acre property.

I have inspected this property and house location with the owner/developer and I have no objection to the proposed variance permit regarding minimum yard setback.

Dan Spinner
Owner

July 15, 2013

Juan de Fuca Electoral Area Planning
PO Box 283
2-6868 West Coast Road
Sooke BC V9Z 0S9

Re: File VAR -07-13 – Lot B, Section 135A, Sooke District, Plan VIP9979-1689 Cole Rd

To whom it may concern:

As an owner within 500 meters of the subject site, and a rear yard adjoining property () I oppose **to reduce the minimum rear yard setback in the Rural A zone from 11 m to 8.74 m for the purpose of legalizing the siting of a single family dwelling currently under construction.** This request would have a direct impact on my property for my possible future use of my land.

Trees were logged which appear not to be within the boundaries of the above property when preparing the land for construction. As per your letter dated July 02, 2013 it appears the single family dwelling currently under construction is not within the legal site, the cabin that sat on the land (which appears to have been burnt down for site preparation) was very close to our property line. The owned my property and the property behind who built the cabin. As both brothers owned both pieces of land the cabin was probably not within the 11 m requirement or that requirement was not in place when the cabin was constructed. bought the said land from , and then sub divided.

As a property owner who will have a direct impact if this variance is approved, will appeal the decision.

Sincerely,

Kristopher Gilbertson
Land title owner

July 15, 2013

Juan de Fuca Electoral Area Planning
PO Box 283
2-6868 West Coast Road
Sooke BC V9Z 0S9

Re: File VAR -07-13 – Lot B, Section 135A, Sooke District, Plan VIP9979-1689 Cole Rd

To whom it may concern:

As an owner within 500 meters of the subject site, and a rear yard adjoining property

I oppose **to reduce the minimum rear yard setback in the Rural A zone from 11 m to 8.74 m for the purpose of legalizing the siting of a single family dwelling currently under construction.** This request would have a direct impact on my property for my possible future use of my land.

Trees were logged which appear not to be within the boundaries of the above property when preparing the land for construction. As per your letter dated July 02, 2013 it appears the single family dwelling currently under construction is not within the legal site, the cabin that sat on the land (which appears to have been burnt down for site preparation) was very close to our property line. The owned my property and the property behind who built the cabin. As both brothers owned both pieces of land the cabin was probably not within the 11 m requirement or that requirement was not in place when the cabin was constructed. bought the said land from , and then sub divided.

As a property owner who will have a direct impact if this variance is approved, will appeal the decision.

Sincerely,

Deena Burnett
Land title owner

July 15, 2013

Juan de Fuca Electoral Area Planning
PO Box 283
2-6868 West Coast Road
Sooke BC V9Z 0S9

Re: File VAR -07-13 – Lot B, Section 135A, Sooke District, Plan VIP9979-1689 Cole Rd

To whom it may concern:

As an occupier within 500 meters of the subject site, and a rear yard adjoining property
) I oppose to **reduce the minimum rear yard setback in the Rural A zone from 11 m to 8.74 m for the purpose of legalizing the siting of a single family dwelling currently under construction.** This request would have a direct impact on the property for my parent's possible future use of the land.

Trees were logged which appear not to be within the boundaries of the above property when preparing the land for construction. As per your letter dated July 02, 2013 it appears the single family dwelling currently under construction is not within the legal site, the cabin that sat on the land (which appears to have been burnt down for site preparation) was very close to our property line. The owned my property and the property behind who built the cabin. As both brothers owned both pieces of land the cabin was probably not within the 11 m requirement or that requirement was not in place when the cabin was constructed. bought the said land from , and then sub divided.

Sincerely,

Alexia Gilbertson - Burnett
Occupier