

DISTRICT OF SOOKE
BOARD OF VARIANCE
Meeting held January 7, 2009 at 5:00 pm
2205 Otter Point Road

BOARD MEMBERS PRESENT:

Ellen Lewers, Chair
Marilyn Andreychuk

PUBLIC IN ATTENDANCE: Zero

Staff Present: Gerald Christie, Acting Director of Planning Department

1. The meeting began at 5:00 p.m.
2. Applications:

**BOV2008-0386 – Gerald & Sherri Davies and Russell Davies (applicant not in attendance),
6526 & 6528 Golledge Ave**

Gerald Christie gave an overview of the application. No concerns presented by the Board.

The Board considered the application to vary the allowable 0.6 meter setback into the side yard to 0.914 meters for the purpose of accommodating stairs and landings to provide access into the duplex at 6526 & 6528 Golledge Avenue.

MOVED and seconded that BOV2008-0386 be approved for relaxation of the side yard setback from 0.6 meters to 0.914 meters for the purpose of accommodating stairs and landings to provide access into the duplex at 6526 & 6528 Golledge Avenue, legally described as Lot 26, Block 17, Section 14, Sooke District, Plan 217 and further that the approval be subject to completion of all works prior to July 7, 2009.

CARRIED

3. Minutes – November 19, 2008

MOTION: **MOVED** that the minutes of November 19, 2008 be approved as circulated.

CARRIED

4. New Business – None
5. The meeting adjourned at 5:20 pm.

Certified Correct:

Ellen Lewers, Chair

Evan Parliament, CAO

DISTRICT OF SOOKE
BOARD OF VARIANCE
Meeting held June 18, 2009 at 5:00 pm
2205 Otter Point Road

BOARD MEMBERS PRESENT:

Ellen Lewers, Chair
Marilyn Andreychuk
Travis Butler

PUBLIC IN ATTENDANCE: 2

Phil Marlin
Veronique Fleury

Staff Present: Katherine Lesyshen, Planner

1. The meeting began at 5:00 p.m.

2. Application:

PLN00689 BOV – Phil Marlin & Veronique Fleury – 6528 Golledge Avenue

Staff gave an overview of the application. The Board asked general questions about the tent lot zone Bylaw Amendments currently before Council.

The Board asked about the use for the shed, and the applicant clarified that it was for extra storage as the garage space was too small.

The Board considered the application to vary the allowable 15 meter setback into the front yard to 0 meters and the side lot line setback from 1.2m to 0m, for the purpose of constructing a shed at 7186 Cedar Park Place.

MOVED by Travis Butler and seconded that PLN00689 BOV be approved for relaxation of the front lot line setback from 15 meters to 0 meters and the side lot line setback from 1.2m to 0m for the construction of a shed at 6528 Golledge Avenue, legally described as Strata Lot A, Section 14, Sooke District, Strata Plan VIS6742 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V (PID 027-781-836), and further that the approval be subject to completion of all works prior to December 18, 2009.

CARRIED

3. New Business – Staff advised committee members that there is BOV training available in September if they are interested. Staff will forward a copy of the training information to members.

4. Minutes – April 15, 2009

MOVED that the minutes of April 15, 2009 meeting be approved as amended. **CARRIED**

5. The meeting adjourned at 5:30 pm.

Certified Correct:

Ellen Lewers, Chair

Evan Parliament, CAO

DISTRICT OF SOOKE
BOARD OF VARIANCE
Meeting held July 16, 2009 at 5:00 pm
2205 Otter Point Road

BOARD MEMBERS PRESENT:

Ellen Lewers, Chair
Marilyn Andreychuk
Travis Butler

PUBLIC IN ATTENDANCE: 1

Ally Dewji

Staff Present: Tara Johnson, Planner

1. The meeting began at 5:05 p.m.

2. Applications:

PLN00697 – Ally Dewji representing Silvercreek Developments Eight LP, 6995 Nordin Road

Tara Johnson gave an overview of the application. Applicant outlined the reasons of hardship before the board and reviewed the content proposed on the construction sign.

The Board asked about the length of time that the construction sign would be needed at the development site. The applicant indicated that once the construction of the tennis courts and building number 4 is completed, which could be 2 years, the construction sign would be removed.

The Board considered the application to vary the Sooke Sign Bylaw No. 109 to allow for a second construction/project sign of 8 feet by 16 feet to be temporarily situated adjacent to Nordin Road, legally described as Lot A, Section 4, Sooke District, Plan VIP84767.

MOVED and seconded that PLN00697 be approved for relaxation of the Sooke Sign Bylaw No. 109 to allow for a second construction/project sign of 8 feet by 16 feet to be temporarily situated adjacent to Nordin Road, legally described as Lot A, Section 4, Sooke District, Plan VIP84767 and further that the approval be subject to the sign being removed once the construction of the tennis courts and building number 4 have been completed.

CARRIED

3. Minutes – June 18, 2009

MOTION: **MOVED** that the minutes of June 18, 2009 be approved. **CARRIED**

4. New Business – None

5. The meeting adjourned at 5:25 pm.

Certified Correct:

Ellen Lewers, Chair

Evan Parliament, CAO

DISTRICT OF SOOKE
BOARD OF VARIANCE
Meeting held August 20, 2009 at 5:00 pm
2205 Otter Point Road

BOARD MEMBERS PRESENT:

Ellen Lewers, Chair
Marilyn Andreychuk
Travis Butler
Staff Present: Katherine Lesyshen, Planner

PUBLIC IN ATTENDANCE:

Cathy VanAlstyne

1. The meeting began at 5:00 p.m.

2. Application:

PLN00718 – 2059 Kennedy Road

Katherine Lesyshen gave an overview of the application. The Applicant outlined the reasons of hardship before the board including reasons of changing zoning, and financial losses if required to remove the structure.

The Board considered the application to increase the allowable 3.0m rear yard setback to 1.72m to allow for the existing small suite at 2059 Kennedy Road, legally described as Strata Lot 2, Section 14, Sooke District, Strata Plan VIS6705 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V.

MOVED by Marilyn Andreychuk and seconded that PLN00718 be approved for relaxing rear yard setback to 1.72m to allow for the existing small suite at 2059 Kennedy Road, legally described as Strata Lot 2, Section 14, Sooke District, Strata Plan VIS6705 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V, and further that the approval be subject to removing the existing fence along the rear lot line and constructing a new fence that follows the property line.

CARRIED

3. Minutes – July 16, 2009

MOTION: **MOVED** that the minutes of July 16, 2009 be approved. **CARRIED**

4. New Business – None

5. The meeting adjourned at 5:45 pm.

Certified Correct:

Ellen Lewers, Chair

Evan Parliament, CAO

DISTRICT OF SOOKE
BOARD OF VARIANCE
Meeting held November 26, 2009 at 5:00 pm
2205 Otter Point Road

BOARD MEMBERS PRESENT:

Ellen Lewers, Chair
Marilyn Andreychuk
Travis Butler

PUBLIC IN ATTENDANCE:

Leonard Bell
Susan Todman
Joseph Olson
Panogiotis Ghinis
Richard Irwin

Staff Present: Katherine Lesyshen, Planner
Media Mills, Bylaw Enforcement Officer
Elisabeth Nelson, Approving Officer/Municipal Engineer

1. The meeting began at 5:00 p.m.

2. Application:

PLN00744 – 1960 Kaltasin Road

Katherine Lesyshen gave an overview of the application. The Applicant outlined the reasons of hardship before the board including privacy issues and difficult neighbours.

Public in attendance brought up the following concerns:

- The applicant constructed a gate within the fence that accesses her yard.
- That when sidewalks are built on Kaltasin road that the existing shop/lean-to is in the road right of way.

Bylaw enforcement advised that they have been involved since 2006/2007 regarding this fence.

The Board considered the application to increase the allowable fence height to allow for the existing fence ranging in height from 2.5m to 3.1m and also considered the setbacks for a 0.6m side lot line setback for the principle dwelling, 1.0m rear lot line setback for the shed, 0.9m side lot line setback for the wood shed, and 8.9m front lot line setback for the wood shed at 1960 Kaltasin Road, legally described as Lot 3, Section 7, Sooke District, Plan 13163.

MOVED by Travis Butler and seconded that PLN00744 be approved to increase the allowable 1.2m (3.9ft) and 2.0m (6.6ft) fence to allow for the existing fence of ranging in height from 2.5m to 3.1m (as per the attached survey plan, dated Sept 4, 2009) and recommend approval for a 0.6m side lot line setback for the principle dwelling, 1.0m rear lot line setback for the shed, 0.9m side lot line setback for the wood shed, and 8.9m front lot line setback for the wood shed at 1960 Kaltasin Road, legally described as Lot 3, Section 7, Sooke District, Plan 13163, on the conditions that the shop/lean encroaching into the road right of way be moved at the time of sewer expansion or road upgrades to a minimum of three feet from the front lot line, and that the gate providing access into the property of 1964 Kaltasin Road from the applicant's property be sealed so that access is not possible.

CARRIED

PLN00746 – 1919 Maple Avenue South

Katherine Lesyshen gave an overview of the application and clarified the development application site plan. The Applicant outlined the reasons of hardship before the board including the requirement for an electrical room at the front of the property for BC Hydro to gain access.

The Board considered the application to reduce the required amenity area from 8% of the lot area to 5.5% of the lot area, and reduce the minimum dimension of the amenity area from 6m to 4.6m at 1919 Maple Avenue South.

MOVED by Travis Butler and seconded that PLN00746 be approved to reduce the required amenity area from 8% of the lot area to 5.5% of the lot area, and reduce the minimum dimension of the amenity area to 4.6m at 1919 Maple Avenue South, legally described as Lot 1, Section 3, Sooke District, Plan 3596, Except Parcel A (DD 382676I)

CARRIED

3. Minutes – August 20, 2009

MOVED by Travis Butler, seconded that the minutes of August 20, 2009 Board of Variance meeting be approved. **CARRIED**

4. New Business – The Board of Variance members asked that they be provided with contact information of the applicants so as to call ahead prior to site visits.

5. The meeting adjourned at 6:15 pm.

Certified Correct:

Ellen Lewers, Chair

Evan Parliament, CAO