

JUAN DE FUCA BOARD OF VARIANCE

Notice of Meeting on Wednesday, **March 1, 2023, at 6:00 pm**

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

AGENDA

1. Election of Chair
2. Approval of Agenda
3. Approval of the Supplementary Agenda
4. Adoption of Minutes of November 14, 2022
5. Planner's Report
6. Applications
 - a) BV000491 - Lot B, Section 8, Otter District, Plan VIP25212 (8970 West Coast Road)
 - b) BV000492 - Lot 3, Section 46, Otter District, Plan 14160 (2960 Robinson Road)
7. Adjournment

PLEASE NOTE: The public may attend the meeting in-person or electronically through video or teleconference. To attend electronically, please contact us by email at jdfinfo@crd.bc.ca so that staff may forward meeting details.



Making a difference...together

**Minutes of a Meeting of the Juan de Fuca Board of Variance
Held Monday, November 14, 2022, at the Juan de Fuca Local Area Services Building,
#3 – 7450 Butler Road, Otter Point, BC**

PRESENT: Paul Clarkston (Chair), Brad Fitchett, Axel Joosting (EP)
Staff: Iain Lawrence, Senior Manager, JdF Local Area Services;
Darren Lucas, Planner; Wendy Miller, Recorder
PUBLIC: 2 in-person; 5 EP

EP – Electronic Participation

The meeting was called to order at 6:00 pm.

1. Approval of the Agenda

MOVED by Axel Joosting, **SECONDED** by Brad Fitchett that the agenda be approved.

CARRIED

2. Approval of the Supplementary Agenda

MOVED by Axel Joosting, **SECONDED** by Brad Fitchett that the supplementary agenda be approved.

CARRIED

3. Adoption of the Minutes of May 16, 2022

MOVED by Brad Fitchett, **SECONDED** by Axel Joosting that the minutes of May 16, 2022, be adopted.

CARRIED

4. Planner's Report

Iain Lawrence extended a thank you to the BOV for its work over the last year. Certificates of appreciation as issued by the CRD Board Chair were presented to the BOV.

Iain Lawrence introduced Darren Lucas, Planner.

5. Applications

a) BV000489 - Lot A, Section 7, Otter District, Plan VIP75055 (8709 West Coast Road)

Darren Lucas outlined the staff report and advised that the applicant has requested a variance to reduce the required front yard setback for a one-family dwelling from 4.5 m to 2.1 m.

Darren Lucas highlighted the subject property, subject dwelling and site survey. It was advised that a development permit with variance (DV000080) was issued on September 13, 2021, to reduce the front yard setback from 4.5 m to 2.3 m and that a subsequent survey showed that that the substantially constructed building is located 2.12 m from the front property line.

Darren Lucas directed attention to the applicant's hardship statement as included in the staff report and confirmed that no comments were received in response to the notice of intent mailed to adjacent property owners within 50 m of the subject property.

Staff confirmed that the applicants were present.

MOVED by Axel Joosting, **SECONDED** by Brad Fitchett that having considered the matters set out in Section 542(1) of the *Local Government Act*, and having found that undue hardship would be caused to the applicant if Bylaw No. 2040 were complied with, the Board of Variance hereby orders that a minor variance to Bylaw No. 2040, Part 2, Section 13A.13(a), by reducing the required front yard setback for a one-family dwelling from 4.5 m to 2.1 m on Lot A Section 7 Otter Point District Plan VIP75055, be permitted.

CARRIED

At this time, the Chair turned the meeting over Brad Fitchett, as Acting Chair, declaring conflict of interest with application BV000490.

b) BV000490 - Lot 6, Section 77, Renfrew District, Plan VIP58128 (Juan de Fuca Road/West Coast Road)

Iain Lawrence outlined the staff report and advised that the applicant has requested a variance to reduce the rear and side yard setback requirements from 15 m to 7.5 m for the purpose of constructing a dwelling and detached accessory suite.

Iain Lawrence highlighted the subject property, noting that the proposed dwelling and detached accessory suite are to be located adjacent to the rear yard private driveway located off of Juan de Fuca Drive.

Iain Lawrence directed attention to the applicant's hardship statement as included in the staff report and confirmed that two comments, as circulated in the supplementary agenda, were received in response to the notice of intent mailed to adjacent property owners within 50 m of the subject property.

Staff confirmed that the applicant's agent was present.

Celeste Gallen, Shirley, stated:

- is an adjacent property owner
- the property to the west of her property was permitted a variance to reduce the side yard setback
- the subject application, if supported, would reduce the side yard setback on the property located to the east of her property
- does not support both flanking properties being permitted reduced side yard setbacks

The application agent stated:

- there is a significant tree buffer between the subject property and the property located to the west
- the property located to the west of the subject property is vacant
- siting on the subject property is limited by steep slope and the large setbacks prescribed by the Forest (AF) zone

Members of the BOV commented that:

- a 7.5 m side yard setback would be consistent with rural residential lots in areas covered by the Juan de Fuca Land Use Bylaw
- that a 7.5 m setback is substantial for a parcel of this size and provides opportunity to retain vegetation and maintain privacy between dwelling units

MOVED by Axel Joosting, **SECONDED** by Brad Fitchett 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 2, Section 3.07 of Bylaw No. 2040 were complied with, that application BV000490 requesting permission from the Board of Variance in accordance with Section 540 of the *Local Government Act* to vary Bylaw No. 2040, Part 2, Section 3.07 by reducing the required rear and side yard setbacks from 15 m to 7.5 m on Lot 6, Section 77, Renfrew District, Plan VIP58128, for a proposed dwelling and detached accessory suite, 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 6:23 pm.

P. Clarkston, Chair



**REPORT TO THE JUAN DE FUCA BOARD OF VARIANCE
MEETING OF MARCH 1, 2023**

File No: BV000491
Location: 8970 West Coast Road
Legal: Lot B, Section 8, Otter District, Plan VIP25212
Zoning: Rural (A) – JdF Land Use Bylaw No. 2040
Land Use Designation: Settlement Area 1 (SA-1) – Bylaw No. 3819
Adjacent Uses: N – Forestry (AF) parcel
E – Rural (A) parcel
S – West Coast Road
W – Rural (A) parcels

REQUESTED VARIANCE

The applicant has requested that the Board of Variance approve a minor variance to relieve hardship, in accordance with Section 540(a) of the *Local Government Act (LGA)*, by increasing the maximum allowable height for accessory buildings and structures from 6 m to 6.4 m and increasing the combined total floor area allowance for accessory buildings and structures from 250 m² to 296 m² on a lot with an area of more than 5,000 m² for the purpose of constructing a two-story accessory building.

LEGISLATIVE IMPLICATIONS

Section 542(1) of the *LGA* outlines that the Board of Variance may order that a minor variance be permitted from the requirements of the applicable bylaw, if the Board of Variance:

- (a) has heard from the applicant and any person notified under Section 541;
- (b) finds that undue hardship would be caused to the applicant if the bylaw or Section 531(1) is complied with; and
- (c) is of the opinion that the variance or exemption does not do any of the following:
 - (i) result in inappropriate development of the site;
 - (ii) adversely affect the natural environment;
 - (iii) substantially affect the use and enjoyment of adjacent land;
 - (iv) vary permitted uses and densities under the applicable bylaw;
 - (v) defeat the intent of the bylaw;
 - (vi) vary the application of an applicable bylaw in relation to residential rental tenure.

Section 542(3) of the *LGA* outlines that in relation to an order under Section 542(1),

- (a) if the order sets a time within which the construction of the building, structure or manufactured home park must be completed and the construction is not completed within that time, or
 - (b) if that construction is not substantially started within 2 years after the order was made, or within a longer or shorter time period established by the order,
- the permission or exemption terminates and the bylaw or section 531(1), as the case may be, applies.

STAFF COMMENTS

The 1.93 ha property is located at 8970 West Coast Road and is zoned Rural (A) in the Juan de Fuca Land Use Bylaw No. 2040 (Appendix A). An unnamed watercourse that runs roughly from north to south bisects the eastern side of the parcel. As such, portions of the subject property are designated as a Watercourses and Wetlands Areas Development Permit Area (DPA) by the Otter Point Official Community Plan, Bylaw No. 3819, and are subject to the *Riparian Areas Protection Regulations (RAPR)*.

A driveway enters along the southwestern boundary of the lot and accesses a single-family dwelling (Building Permit #32852 for a mobile) and 13.9 m² accessory building (“wood shelter” - Building Permit #33553); both were completed in 1989. An addition to the mobile home was completed in 2002 (Building Permit #JD01-065). There are three additional accessory buildings completed without building permits that have a combined total floor area of 33.1 m² located in the vicinity of the dwelling (Appendix B), including two garden sheds and a 13.0 m² structure. All buildings shown on the site plan are in compliance with the Rural (A) zone and accessory buildings and structures regulations.

The owners are proposing to construct a detached garage with studio space on the second floor near the western side yard lot line. Building plans submitted show that the total floor area of the two-storey structure is 262 m² with 16.8 m² of deck space (Appendix C). A variance is required to authorize the proposed structure since the calculated height is 6.4 m and its construction would increase the total accessory building floor area on the parcel to greater than 250 m². Uncovered decks are excluded from the floor area of accessory buildings or structures as per Bylaw No. 2040. The owners have provided a statement of hardship indicating that the rationale for the requested variance is to provide additional storage and recreational space for their family (Appendix D).

When the variance request was referred for comment, JdF Building Inspection advised that the 13.0 m² “moveable building” shown on the site plan required a building permit; however, since the historical structure is in poor condition, the owners have applied for a Demolition Permit (#BP009025) to remove it. The structure would remain in use for temporary storage until the proposed accessory building is constructed. Completion of the demolition permit would be required prior to final occupancy of the proposed structure. Seasonal and pre-fabricated structures, or structures smaller than 10 m², may not require a building permit, but are counted towards the total accessory building floor area.

The proposed building conforms to the yard requirements of the general regulations for accessory buildings and structures, the combined footprint of all buildings located on the property is less than the 15% lot coverage allowance specified by the Rural (A) zone, and the proposed structure is located outside the designated Watercourses and Wetlands DPA.

Staff are of the opinion that the development is not expected to adversely affect the natural environment and that the proposal is considered appropriate for the site. The works are not anticipated to substantially alter the use and enjoyment of adjacent land since the proposed yard setbacks indicated on the site plan are substantial and the accessory building will be screened from neighboring parcels and the road by a vegetated buffer.

Pursuant to the Juan de Fuca Board of Variance Bylaw, Bylaw No. 4288, notification letters have been sent to the applicant, as well as to owners and occupants within 50 m of the subject property. Any responses received will be presented at the March 1, 2023, Board of Variance hearing.

If the Board of Variance finds that not granting the variance would result in undue hardship, considers the requested variance to be a minor and finds that it meets the considerations of section 542(1)(c), an order granting a minor variance may be permitted.

OUTLINE MOTION

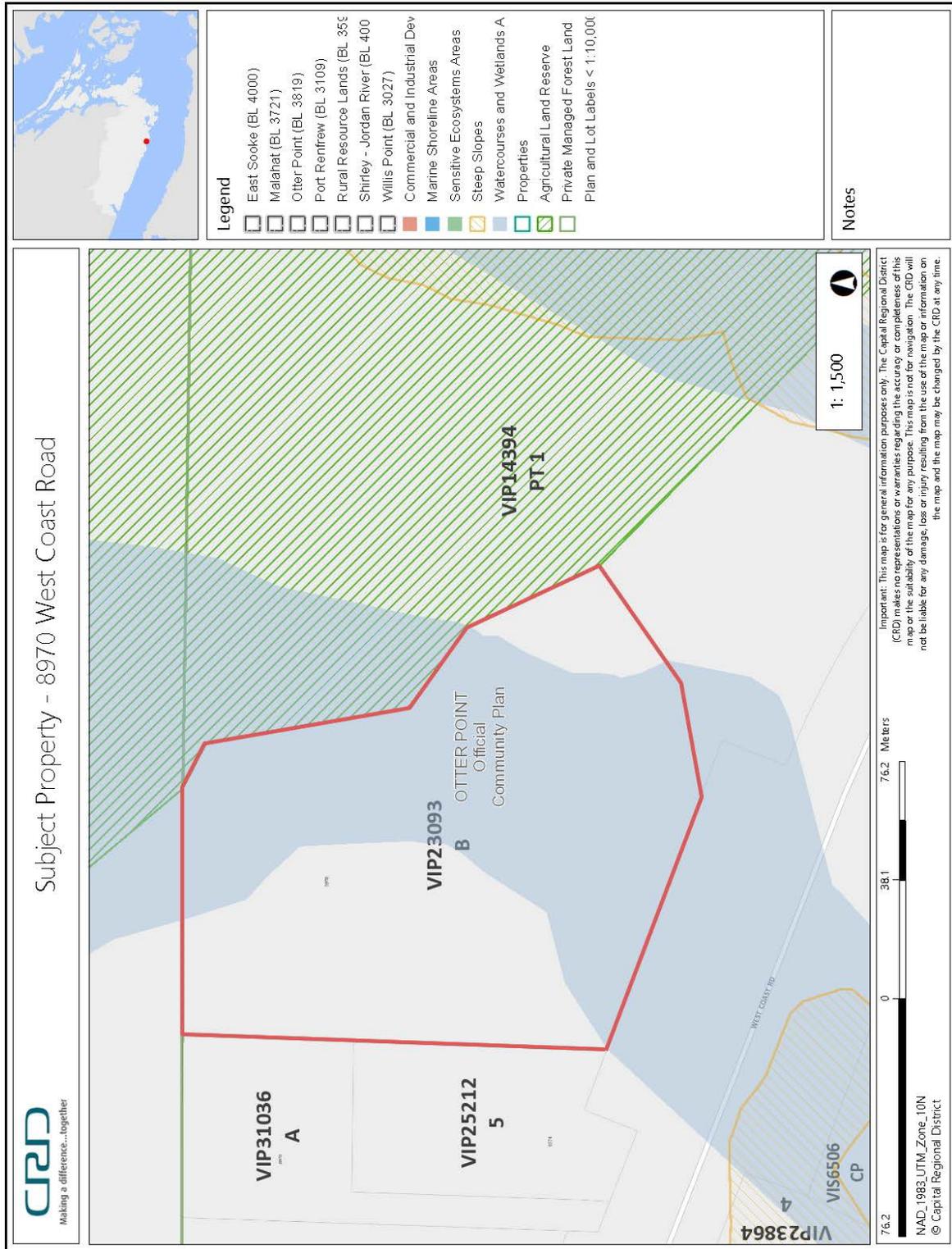
Having considered the matters set out in Section 542(1)(c) of the *Local Government Act*, and having found that undue hardship **<would/would not>** be caused to the applicant if Part 1, Section 4.01 of Bylaw No. 2040 were complied with, that application BV000491 requesting permission from the Board of Variance in accordance with Section 540 of the *Local Government Act* to grant a minor variance to Bylaw No. 2040, Part 1, Section 4.01 (2)(a) by increasing the maximum height permitted for accessory buildings and structures from 6 m to 6.4 m and Section 4.01 (2)(c) by increasing the maximum combined total floor area allowance for accessory buildings and structures on a lot with an area of more than 5,000 m² from 250 m² to 296 m² on Lot B, Section 8, Otter District, Plan VIP25212, to permit construction of a two-storey garage, be **<approved/denied>**, and that if construction is not substantially started within 2 years after the date of this order, the order shall terminate.

Submitted by:	Regina Robinson, Planning Assistant, JdF Community Planning
Concurrence:	Iain Lawrence, MCIP, RPP, Secretary to the Board of Variance

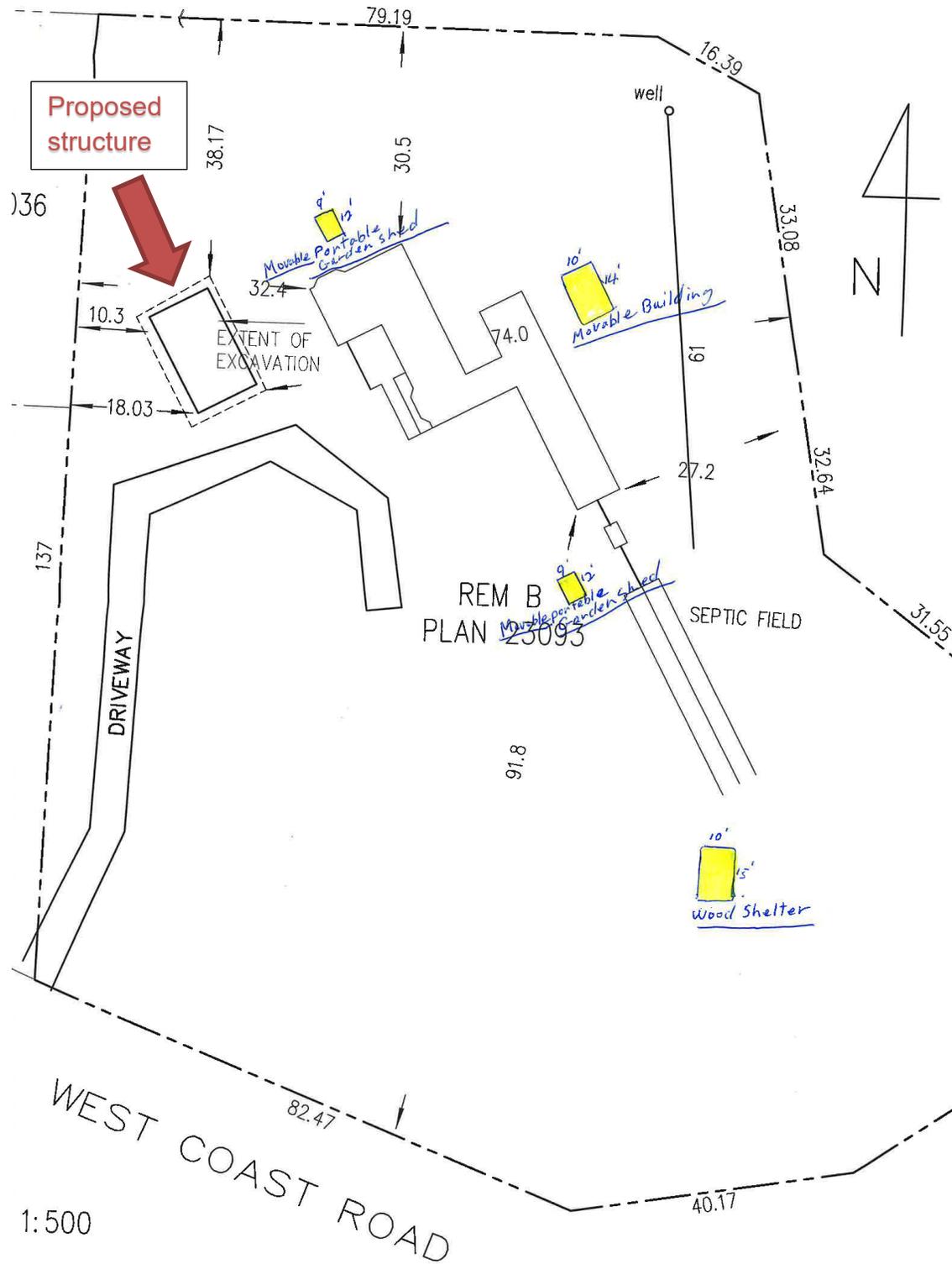
ATTACHMENTS

- Appendix A: Subject Property Map
- Appendix B: Site Plan
- Appendix C: Proposed Building Plans
- Appendix D: Hardship Letter from Owners

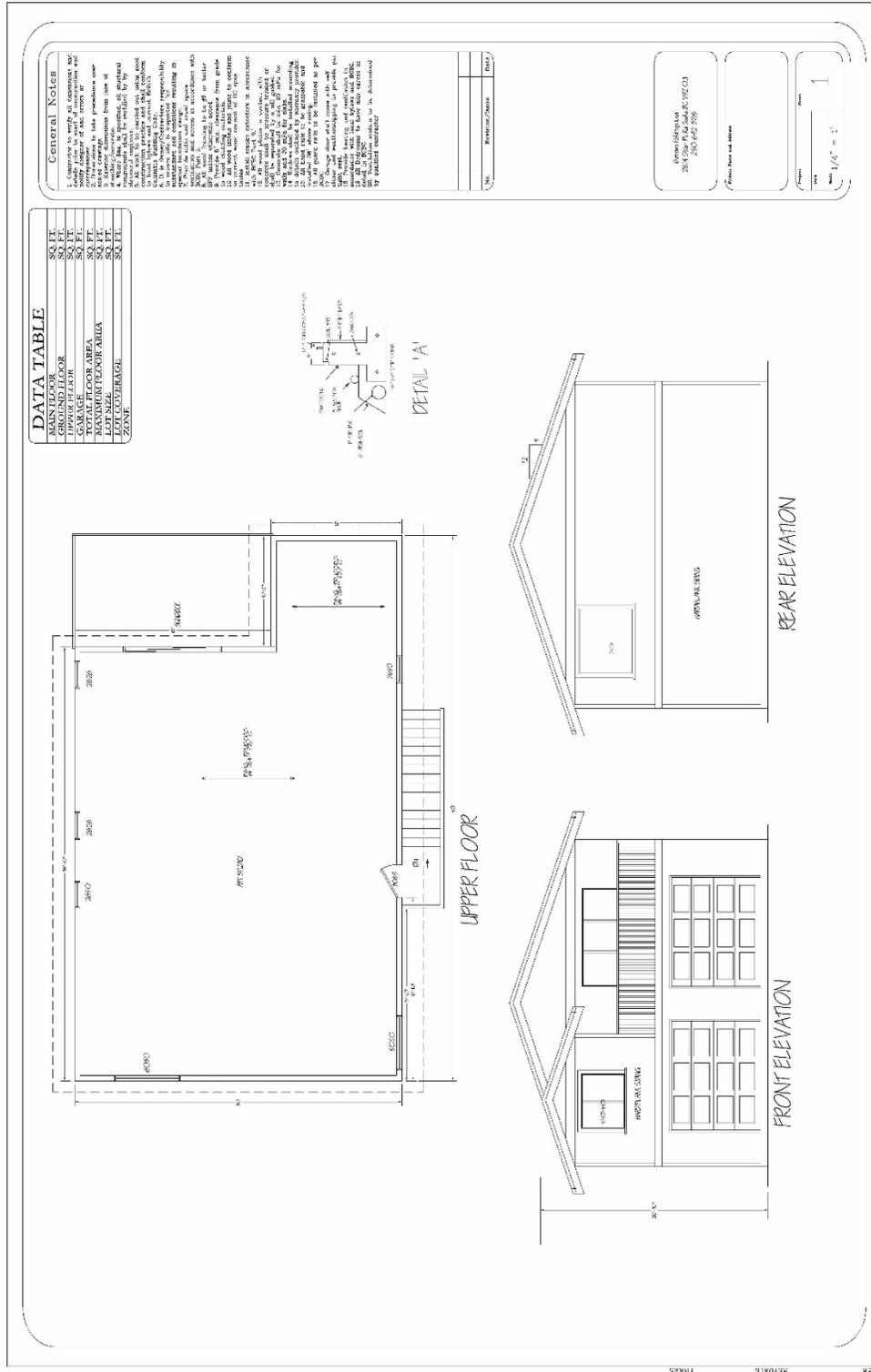
Appendix A: Subject Property Map



Appendix B: Site Plan



Appendix C: Proposed Building Plans



Appendix D: Hardship Letter from Owners

December 2, 2022

2261-02

Juan de Fuca Community Planning
3 7450 Butler Road
Sooke, BC V9Z 1N1

Attention: Regina Robinson
Planning Assistant

Re: 8970 West Coast Road

We are writing to request consideration of a variance to the Maximum Combined Total Floor Area of All Accessory Buildings and Structures for the proposed accessory building at the above address.

The Capital Regional District Juan de Fuca Land Use Bylaw states that the Maximum Combined Total Floor Area of All Accessory Buildings and Structures for lot sizes over 5,000 m² shall be 250 m².

The property has been in the family for over 35 years. We have good relations with our neighbors and have consulted with them over our proposed plan.

Our parents are in the process of retiring and moving into smaller housing. As a result, we are in the process of inheriting numerous heirloom family property (antiques, furniture, classic car etc.) that cannot be stored in our existing garden sheds.

We also want to create some inside, secure storage for our family recreation ATV vehicles as there has been thefts in the area over the years.

Based on the above, our plan is to construct an accessory building on our property. The total floor area of the proposed Accessory Building is 279 m².

As shown on the enclosed plans, the lower floor will be used to store and work on a classic car and will also house our ATVs, woodworking tools and garden equipment.

The upper floor will house our heirloom family furniture, antiques, and exercise equipment. The upper floor will generally be used for exercise activities, arts, crafts and painting.

The purpose of the accessory building is to provide for our growing family's access to hobbies for our children's mental health. It will also provide an opportunity for our children to spend quality time with their grandparents and learn life skills.

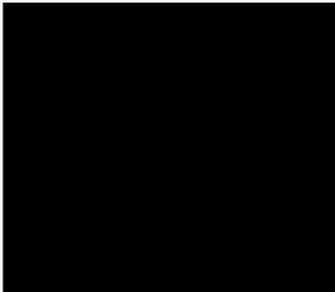
We hope you will look positively upon our request. It should be noted that the proposed building represents less than a 2% increase in site coverage on our 1.86 ha property.

Regina Robinson
Juan de Fuca Community Planning
December 7, 2022

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Thank you for your consideration. If you require any further information, please contact the undersigned.

Yours truly,





**REPORT TO THE JUAN DE FUCA BOARD OF VARIANCE
MEETING OF MARCH 1, 2023**

File No: BV000492
Location: 2960 Robinson Road
Legal: Lot 3, Section 46, Otter District, Plan 14160
Zoning: Rural Residential 2 (RR-2) – JdF Land Use Bylaw No. 2040
Land Use Designation: Settlement Area 1 (SA-1) – Bylaw No. 3819
Adjacent Uses: N – Rural Residential (RR-2) parcel
E – Robinson Road
S – Rural Residential (RR-2) parcel
W – Rural Residential (RR-2) parcel

REQUESTED VARIANCE

The applicant has requested that the Board of Variance approve a minor variance to relieve hardship, in accordance with Section 540(a) of the *Local Government Act (LGA)*, by increasing the maximum combined total floor area allowance for accessory buildings and structures from 250 m² to 350 m² on a lot with an area of more than 5,000 m², for the purpose of constructing a detached accessory suite.

LEGISLATIVE IMPLICATIONS

Section 542(1) of the *LGA* outlines that the Board of Variance may order that a minor variance be permitted from the requirements of the applicable bylaw, if the Board of Variance:

- (a) has heard from the applicant and any person notified under Section 541;
- (b) finds that undue hardship would be caused to the applicant if the bylaw or Section 531(1) is complied with; and
- (c) is of the opinion that the variance or exemption does not do any of the following:
 - (i) result in inappropriate development of the site;
 - (ii) adversely affect the natural environment;
 - (iii) substantially affect the use and enjoyment of adjacent land;
 - (iv) vary permitted uses and densities under the applicable bylaw;
 - (v) defeat the intent of the bylaw;
 - (vi) vary the application of an applicable bylaw in relation to residential rental tenure.

Section 542(3) of the *LGA* outlines that in relation to an order under Section 542(1),

- (a) if the order sets a time within which the construction of the building, structure or manufactured home park must be completed and the construction is not completed within that time, or
 - (b) if that construction is not substantially started within 2 years after the order was made, or within a longer or shorter time period established by the order,
- the permission or exemption terminates and the bylaw or section 531(1), as the case may be, applies

STAFF COMMENTS

The 2.02 ha property is located at 2960 Robinson Road and is zoned Rural Residential (RR-2) in the Juan de Fuca Land Use Bylaw No. 2040 (Appendix A). The property is not subject to any Development Permit Area requirements. In 2010, building permits were issued for a proposed single-family dwelling (#JD-10-101) and detached garage (#JD-10-130). The garage was completed under the initial permit; however, the dwelling was not completed until 2017 under a new permit (Building Permit #JD-13-122). Both structures were completed in compliance with the RR-2 zone regulations. The initial permits were issued prior to adoption of the bylaw that permitted detached accessory suites.

The owner now wishes to construct a detached accessory suite on the parcel. Plans for the proposed structure, prepared by West Coast Design and Development Services, show a one-storey building on crawl space with a total floor area of 88.9 m² and 4.8 m² of decks (Appendices B and C). The site plan indicates that the existing garage is 222.4 m². There are also two smaller structures with a combined total floor area of 28.6 m² that were not included on the site plan. When the variance request was referred for comment, JdF Building Inspection advised that the shed and greenhouse both required building permits since they are larger than 10 m²; the owners applied for two demolition permits (#BP009041 and #BP009042) to remove the structures instead of pursuing retroactive building permits. Completion of the demolition permits will be required prior to final occupancy for the proposed structure.

A variance is required to authorize the proposed structure since its construction would increase the total accessory building floor area on the parcel to greater than 250 m². The owner has provided statements of hardship indicating that the rationale for the requested variance to allow up to 350 m² of total accessory floor area on the parcel is that the structure would be allowable if the 2.02 ha lot was further subdivided, but the owner wishes to keep the parcel as one (Appendix D). The minimum lot size for subdivision purposes in the RR-2 zone is 1 ha.

The proposed building conforms to the height and yard requirements of the general regulations for detached accessory suites, and the combined footprint of all buildings located on the property is less than the 25% lot coverage allowance specified by the RR-2 zone. Due to existing site conditions, including a large vegetative buffer adjacent to the front and south side parcel boundaries, as well as the substantial yard setbacks indicated on the site plan, the impact of the proposal on the rural residential character of the neighbourhood is expected to be minimal.

The requested increase to the floor area for accessory buildings does not necessarily defeat the intent of the bylaw with respect to the prevention of overcrowding of land as additional dwelling units are permitted on the property in the form of either a duplex unit or a secondary suite. In this case, the detached accessory suite is not permitted as the accessory building floor area has been predominantly used by the garage. Staff are of the opinion that the proposal is considered appropriate for the site and otherwise complies with the use of the RR-2 zone, the accessory building regulations, and the detached accessory suite regulations. The development is not expected to adversely affect the natural environment and is outside of development permit areas. The variance is not anticipated to substantially alter the use and enjoyment of adjacent land.

Pursuant to the Juan de Fuca Board of Variance Bylaw, Bylaw No. 4288, notification letters have been sent to the applicant, as well as to owners and occupants within 50 m of the subject property. Any responses received will be presented at the March 1, 2023, Board of Variance hearing.

If the Board of Variance finds that not granting the variance would result in undue hardship, considers the requested variance to be a minor and finds that it meets the considerations of section 542(1)(c), an order granting a minor variance may be permitted.

OUTLINE MOTION

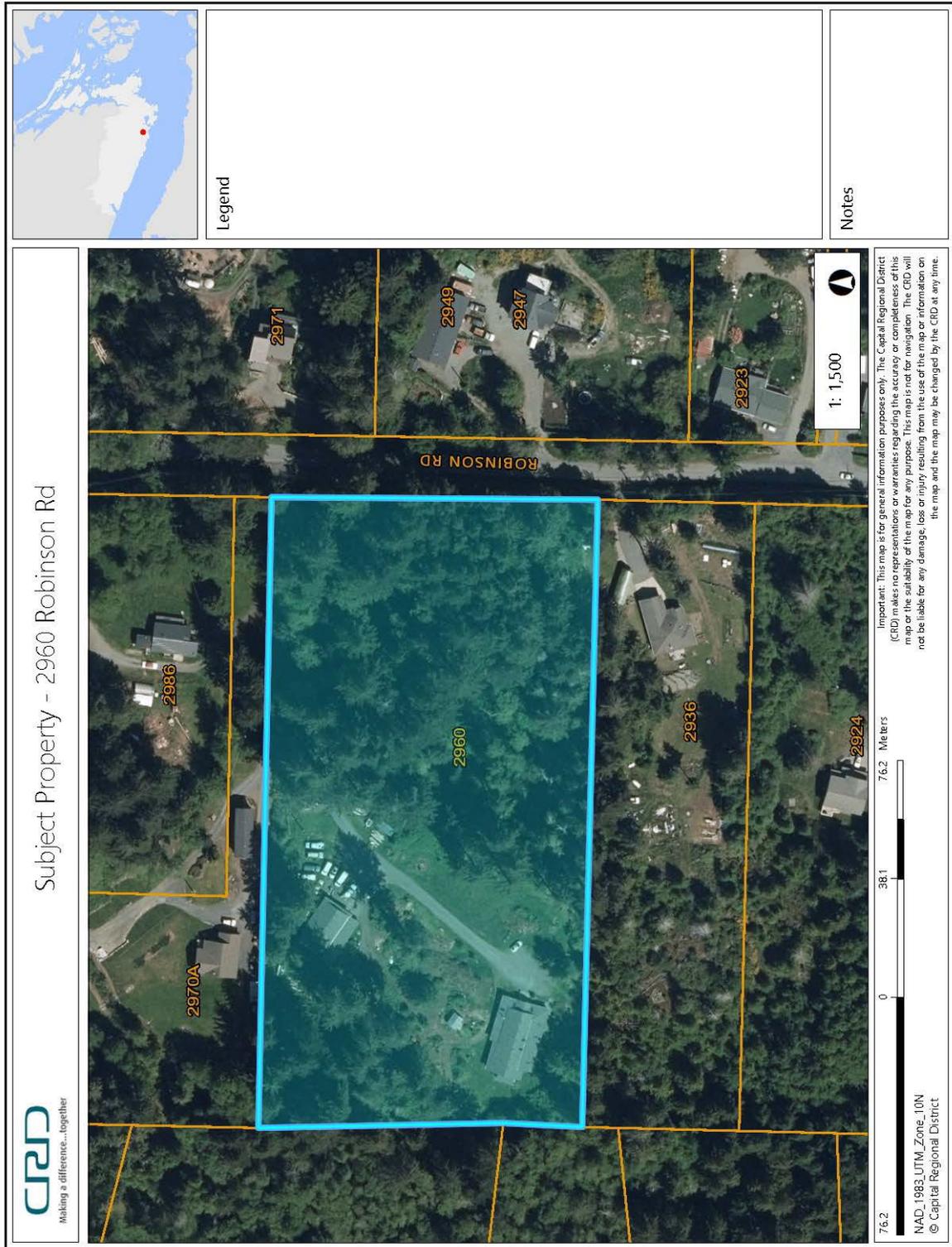
Having considered the matters set out in Section 542(1)(c) of the *Local Government Act*, and having found that undue hardship **<would/would not>** be caused to the applicant if Part 1, Section 4.01 of Bylaw No. 2040 were complied with, that application BV000492 requesting permission from the Board of Variance in accordance with Section 540 of the *Local Government Act* to grant a minor variance to Bylaw No. 2040, Part 1, Section 4.01 2(c) by increasing the maximum combined total floor area allowance for accessory buildings and structures on a lot with an area of more than 5,000 m² from 250 m² to 350 m² on Lot 3, Section 46, Otter District, Plan 14160, for a proposed detached accessory suite, be **<approved/denied>** and that if construction is not substantially started within 2 years after the date of this order, the order shall terminate.

Submitted by:	Regina Robinson, Planning Assistant, JdF Community Planning
Concurrence:	Iain Lawrence, MCIP, RPP, Secretary to the Board of Variance

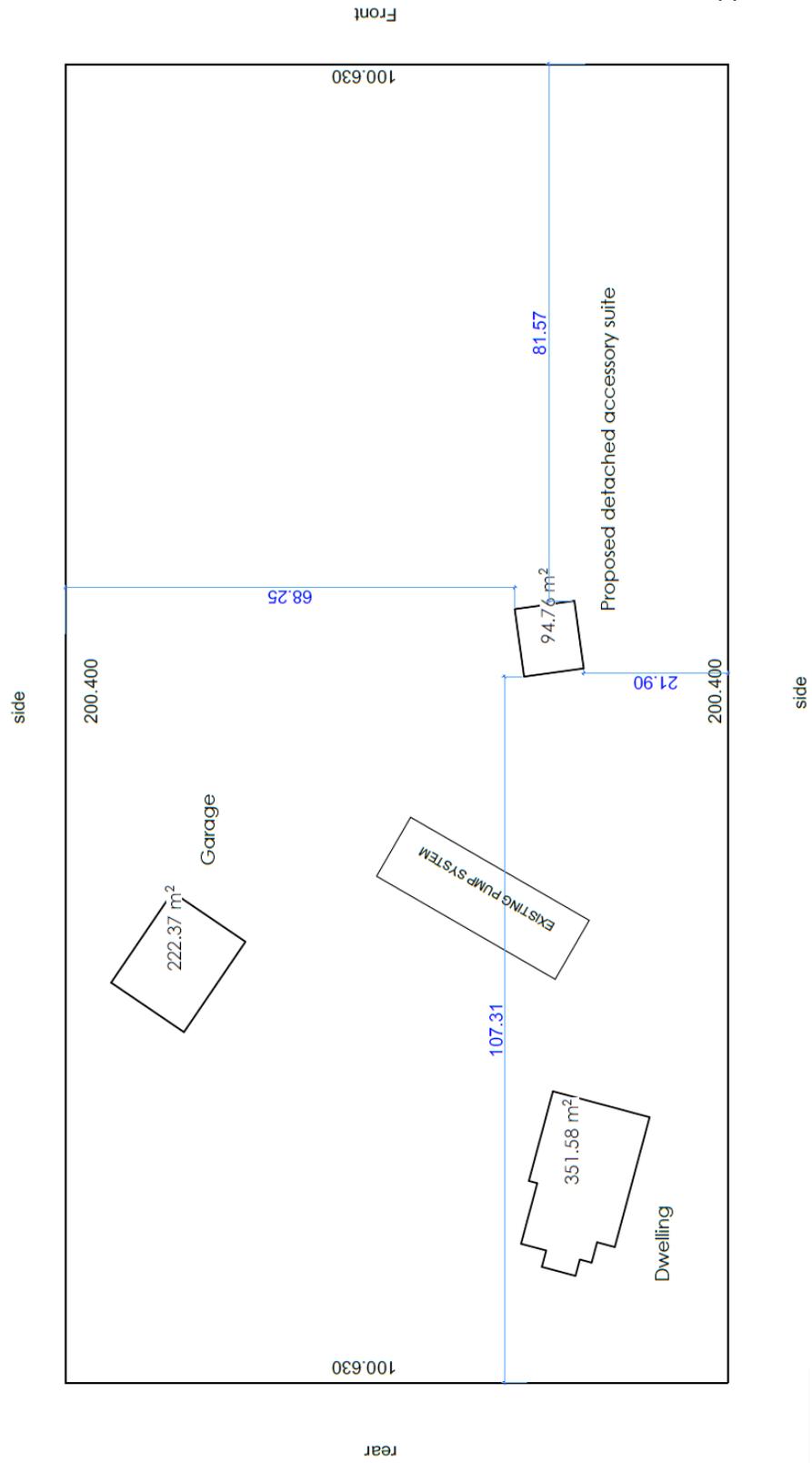
ATTACHMENTS

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- Appendix B: Site Plan
- Appendix C: Proposed Building Plans
- Appendix D: Hardship Letters from Applicant

Appendix A: Subject Property Map



Appendix B: Site Plan



Appendix C: Proposed Building Plans

GENERAL NOTES

GENERAL NOTES
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2021 IBC AND THE 2021 IRC.
 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
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PROJECT DATA
 Address: 2960 Robinson RD
 Owner: Herbert Dueck
 City: Anoka
 Zoning: RRS
 Lot: 3
 Plan: 14160
 Section: 46
 District: otter
 Ridge Height: 22'6"
 Setback Rear: 197.31
 Setback Side: 68.25
 Setback Side: 21.99

FLOOR AREA LIVING SPACE

FLOOR	AREA	NET	GROSS	FINISHED
1ST FLOOR	80.55	80.55	123.12	123.12
2ND FLOOR	80.55	80.55	123.12	123.12
TOTAL	161.10	161.10	246.24	246.24

APPLICABLE CODES
 ALL CODES REFERENCED HEREIN SHALL BE AS ADOPTED BY THE PROVINCE OF BRITISH COLUMBIA AND LOCAL AMENDMENT - 2012

PROJECT DATA
 R/LI DMS: RSP - Single Family Dwelling
 CONSTRUCTION TYPE: 2-4
 GUSING CODE: S-R 1-1-1482-2-1.3
 CLIMATE ZONE: 4
 COMPILING OFFICER: Pasquello

ALL MEASUREMENTS IN METRIC

DOOR

ID	#	LENGTH
D01	1	1.83
D02	1	1.83
D03	1	1.83
D04	1	1.83
D05	1	1.83
D06	1	1.83
D07	1	1.83
D08	1	1.83
D09	1	1.83
D10	1	1.83
D11	1	1.83
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D95	1	1.83
D96	1	1.83
D97	1	1.83
D98	1	1.83
D99	1	1.83
D100	1	1.83

WEST COAST OPTION 4 DEVELOPMENT SERVICES

Project Engineer: [Name]
 Lead Designer: [Name]
 Designer: [Name]
 Checker: [Name]
 Date: [Date]

WALL ASSEMBLIES

ID	Part	Building Material (R/C)	20' Pine Trusses	FRS	STC	Fire-res	Clear Type	R _{si} U _{si} and
A-02	12	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-03	13	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-04	14	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-05	15	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-06	16	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-07	17	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-08	18	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-09	19	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-10	20	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-11	21	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-12	22	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-13	23	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-14	24	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-15	25	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-16	26	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-17	27	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-18	28	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-19	29	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-20	30	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-21	31	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-22	32	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-23	33	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-24	34	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-25	35	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-26	36	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-27	37	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-28	38	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-29	39	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-30	40	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-31	41	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-32	42	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-33	43	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-34	44	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-35	45	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-36	46	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-37	47	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-38	48	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-39	49	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-40	50	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-41	51	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-42	52	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-43	53	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-44	54	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-45	55	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-46	56	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-47	57	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-48	58	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-49	59	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-50	60	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-51	61	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-52	62	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-53	63	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-54	64	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-55	65	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-56	66	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-57	67	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-58	68	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-59	69	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-60	70	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-61	71	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-62	72	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-63	73	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-64	74	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-65	75	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-66	76	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-67	77	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-68	78	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-69	79	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-70	80	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-71	81	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-72	82	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-73	83	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-74	84	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-75	85	Common Brn 702 - 1/2" GYPSUM BOARD	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
A-76								

Appendix D: Hardship Letters from Applicant

Nov 18 2022

Board of Variance

Juan de Fuca community planning
3-7450 Butler Rd Sooke BC V9Z-1N1

Subject Property

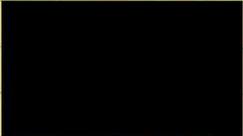
2960 Robinson rd Sooke BC V9Z-0J9
Zoning RR2

Request a Variance of Section 4.01 2(c)
in the JDF Land Use Bylaw # 2040

Request relief from the board of variance
with section 4.01 2(c) Bylaw # 2040 to
relieve hardship resulting from the
requirement that accessory buildings
for a property 5,000 m² or greater
should not have a combined Floor ^{AREA} space
of exceeding 250 m² To include the
construction of a 90 m² detached suite
and increase the maximum combined
Total Floor Area to 350 m²

Board of Variance
addition to hardship letter. WHY:

This 5 acre Property, under current allowable by-laws & uses, could be subdivided into two lots. The request for variance is being submitted to keep the current status OF the subject property under one title.

 Nov. 22 2022