

JUAN DE FUCA LAND USE COMMITTEE

Notice of Meeting on Tuesday, **June 20, 2023, at 7:00 pm**

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

SUPPLEMENTARY AGENDA

1. Additional information received for the following agenda item:
 - a) Agenda Item 7 a) DV000091 – Lot 30, Section 98, Sooke District, Plan 33263 (6067 Brecon Drive)
 - Karin and Kim Amorim, East Sooke
 - Alex Stringer, East Sooke
 - Coral Grant and Don Gosse, East Sooke
 - Nancy Jane Hewitt, East Sooke
 - Zig Reders, East Sooke
 - Mike and Donna Dunlop, East Sooke

From: [Karin and Kim Amorim](#)
To: [jdf info](#)
Subject: 6067 Brecon drive
Date: Saturday, June 10, 2023 4:09:04 PM

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Regarding 6067 Brecon:

As the owners of [REDACTED], Karin and Kim Amorim would like this project to be approved. It will benefit the neighborhood.

Best luck

Karin and Kim

Karin Amorim
[REDACTED]

From: [Alex Stringer](#)
To: [jdf info](#)
Subject: Development permit with Variance application DV000091 letter
Date: Tuesday, June 13, 2023 5:38:16 PM

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Hello,

I recently received a letter stating that there is a development permit with variance application for 6067 Brecon Drive in East Sooke. I have some concerns with this development application, however I will be at work the night of the land use committee meeting, so I am writing you instead.

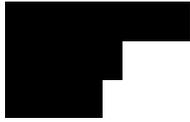
I live on Martock rd behind the property in question. I do not know the occupants of the home well, and do not mean them any negativity or harm in this concern. I notice on the drawings for the concept building that is labelled as a garage, while also having 3 garage style doors ranging from 6/7 to approx 13 feet. The property in question generally always has one, maybe two stock cars on their property. They seem to be consistently worked on and prepared for races there. The proposed building would increase the capacity for the property to store and work on these vehicles, which is a great concern to me. Since moving here in 2020, we have heard these stock cars, a lot. These motors are revved for long periods of time, at random times of the day. Sometimes we don't hear anything for weeks, and others it's every day for weeks. Regardless, the stock vehicles the property has are extremely loud. I recently spoke to the owners of the property regarding my concerns. While I was there, they were actively working on a vehicle which had no exhaust system in place. The vehicle was excessively loud and did not abide by any noise bylaw we have in place. The meeting I had with the property owners did nothing to make me think that noise was of any concern to them. Progressing with this variance would serve to increase the instances of these vehicles being worked on, tested, revved etc due to the additional dedicated space. All of it right behind my property, in a residential area.

I am very much against this variance application as it very clearly looks to be a large garage for the property owners to not only continue creating an unacceptable amount of noise in a residential neighborhood with their vehicles, but to expand their hobby with space for even more vehicles to be worked on right next to my property. The noise bylaw is quite clear in that "No person shall operate on a property any automobile, truck, motorcycle, trail bike, bus, motorized hand glider or other vehicle which by reason of disrepair, lack of sufficient muffler, or any other cause, creates noise or sound that disturbs the quiet, peace, rest, enjoyment or comfort of individuals or the public." and to me, the purpose of this variance is to create a larger environment where the noise bylaw can continue to be ignored by the property owners.

Alex Stringer


East Sooke

June 13, 2023



Re: Application DV000091

Dear Sir,

We recently received a notification of any opportunity to comment on a Development Permit with Variance on a nearby property (6067 Brecon Drive- Lot 30, Section 98, Sooke District, Plan 33263).

While we live within the notification area, but not close enough that this potential structure is in our sight line; we do have some very deep concerns about this structure going forward.

Listed below in order of concern:

1. This is variance will be **precedent setting in a residential neighbourhood**. When this property was purchased the covenants on the property were agreed upon by the purchaser. While I understand circumstances change, we are truly concerned that approval of this variance will change the residential nature of the neighbourhood and **encourage other local homeowners to consider such a move**.
2. This structure will further disrupt the sensitive ecology in the area. We should all be concerned.
3. While the property owner can argue that the structure will help tidy up the end of the street and decrease the number of vehicles parked on the roadway, there is no guarantee that is structure won't be used for commercial purposes, creating more vehicular traffic, street parking issues and continued angst by the adjoining neighbours.
4. The structure is huge in nature it will: damage the residential flavour of the neighbourhood, lower property values and restrict views of the neighbours and has the potential to become an unfinished monstrosity.

We truly hope the Land Use committee will give this serious evaluation and decline the Development Permit.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Coral Grant and Don Gosse', written over a light-colored rectangular background.

Coral Grant and Don Gosse

From: [NancyJane Hewitt](#)
To: [Al Wickheim - Director JDF](#)
Cc: [jdf info](#)
Subject: Requesting variance application be declined
Date: Monday, June 19, 2023 9:07:02 AM

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To Whom this may concern,

I am emailing to request the variance application for Brecon Road Garage be declined.

I live at [REDACTED], and Brecon Road is often part of my walk around this neighbourhood.

I request the variance on the set back be denied and the presently required setback be enforced.

I sense setbacks are fundamental to the rural aesthetics of our community.

Thank you for taking the voices of our community into consideration regarding this decision.

Nancyjane Hewitt

From: [zig reders](#) [REDACTED]
To: [Al Wickheim - Director JDF](#)
Cc: [jdf info](#)
Subject: variance request on Brecon Road, east sooke
Date: Monday, June 19, 2023 9:34:49 AM

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Good morning.

I wish to voice my concerns and opposition to the variance request(s) for the application on Brecon Road

In addition to the obvious contradictions to the East Sooke OCP, I have a concern that by creating, in effect, a light industrial site in a residential community, the potential fire hazard is increased and poses a greater risk to the community.

Please deny the proposed variance.

Thank you,

Zig Reders
[REDACTED]

From: [Donna Dunlop](#)
To: [jdf info](#)
Subject: Development Permit with Variance - 6067 Brecon Drive
Date: Monday, June 19, 2023 11:58:00 AM

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As owners within 500 metres of 6067 Brecon Drive we have concerns about the above-noted development request for a large, high outbuilding which will loom close to the road.

The owners at 6067 Brecon Drive are race car drivers. They store and work on their race cars at this location.

There are already complaints about the noise in the neighbourhood from revving engines. We understand there will be hoists in this building. The son of the family works as a mechanic in another location. It is possible that he will either open his own mechanic shop in this building, will work on the side for others, or that others in the racing community will also come to this location to work on their race cars. This will be in addition to the work that the family already does on their own vehicles and which is already causing complaints.

There is a small business being run out of the house at this location. Traffic increase and parking are a concern if another business or active place to work on race cars is encouraged by the building of this accessory building.

There are already concerns about the gas stored on the property which will act as an accelerant in a forest fire.

We are concerned that their immediate neighbour will be greatly affected by the height of this building and that light for her property will be blocked.

There is a creek between the two properties which rises considerably during rain events. We are concerned that contamination from this outbuilding used for mechanical purposes or to store petroleum products could occur during flooding.

Like most residents of East Sooke we choose to live in this rural area for the peace and quiet it offers. After having lived through the noise at [REDACTED] we have become very cognizant of the damage that noise in this neighbourhood can cause.

We do not support the Development Permit with Variance. Please do not consider authorizing construction of this accessory building.

Thank you,

Mike and Donna Dunlop
[REDACTED]