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Minutes of a Meeting of the Juan de Fuca Board of Variance
Held Wednesday, April 2, 2025, at the Juan de Fuca Local Area Services Building,
#3 – 7450 Butler Road, Otter Point, BC

PRESENT: Paul Clarkston (Chair), Ali Alamolhoda, Axel Joosting (EP)
Staff: Iain Lawrence, Secretary to the Board of Variance; Wendy Miller, Recorder
PUBLIC: 1 in-person; 2 EP

EP – Electronic Participation

The meeting was called to order at 6:05 pm.

1. Approval of the Agenda

MOVED by Ali Alamolhoda, **SECONDED** by Paul Clarkston that the agenda be approved.

CARRIED

2. Adoption of the Minutes of January 15, 2025

MOVED by Ali Alamolhoda, **SECONDED** by Paul Clarkston that the minutes of January 15, 2025, be adopted.

CARRIED

3. Planner's Report
No report.

4. Applications

a) BV000502 - Lot 51, Section 81, Renfrew District, Plan 26044 (2526 Seaside Drive)

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 3.65 m for the purpose of constructing a single-family dwelling.

The subject property, site plan, building elevations, and requested variance 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. It was further confirmed that property located closest to the requested variance is undeveloped.

The Chair confirmed that the applicant was present.

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

MOVED by Ali Alamolhoda, **SECONDED** by Paul Clarkston 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 6.07 (b) of Bylaw No. 2040 were complied with, that application BV000502 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 6.07 (b) by reducing the required side yard setback from 6 m to 3.65 m on Lot 51, Section 81, Renfrew District, Plan 26044, 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

b) BV000503 - Lot 2, Section 51, Otter District, Plan VIP81170 (8175 Tregear Road)

Iain Lawrence outlined the staff report and advised that the applicant has requested a variance to reduce the required rear yard setback from 1 m to 0.5 m clear to sky (CTS) for the purpose of authorizing an accessory building.

The subject property, site plan, building elevations, and requested variance were highlighted.

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

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

MOVED by Ali Alamolhoda, **SECONDED** by Axel Joosting 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 1, Section 4.01 (1)(h)(i) of Bylaw No. 2040 were complied with, that application BV000503 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 (1)(h)(i) by reducing the required rear yard setback requirement for accessory buildings and structures from 1 m to 0.5 m on Lot 2, Section 51, Otter District, Plan VIP81170, to authorize an accessory building, be approved and that if construction is not substantially started within 2 years after the date of this order, the order shall terminate.

CARRIED

5. Adjournment

The meeting was adjourned at 6:10 pm.

P. Clarkston, Chair