

**DISTRICT OF SOOKE**  
**BOARD OF VARIANCE**  
Meeting held April 15, 2009 at 5:00 pm  
2205 Otter Point Road

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**BOARD MEMBERS PRESENT:**

Ellen Lewers, Chair  
Marilyn Andreychuk  
Travis Butler

**PUBLIC IN ATTENDANCE: 5**

Dan McMath  
Sharlene Amerl  
Susan Thompson  
Suzanne Degross  
Shawna Davis

Staff Present: Katherine Lesyshen, Planner

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

**PLN00684 BOV – Dan McMath, 7186 Cedar Park Place**

Katherine Lesyshen gave an overview of the application. The Board had the applicant clarify the hardship in the application.

The Board considered the application to vary the allowable 15 meter setback into the front yard to 10.30 meters, for the purpose of constructing an accessory building at 7186 Cedar Park Place.

**MOVED** by Travis Butler and seconded that PLN00684 BOV be approved for relaxation of the front lot line setback from 15 meters to 10.30 meters for the construction of an accessory building at 7186 Cedar Park Place, legally described as Lot 19, Section 20, Sooke District, Plan 40334, and further that the approval be subject to completion of all works prior to October 15, 2009.

**CARRIED**

**PLN00675 BOV – Susan Thompson, 2306 Demamiel Place**

Katherine Lesyshen gave an overview of the application. The Board requested clarification of the applicant's claim for hardship for the application.

The Board considered the application to vary the allowable 1.5 meter setback from the side lot lines to 0.10 meters, to accommodate two existing deck structures.

The applicant further explained her claim for hardship, provided construction photos showing the difficult topography of the site, and explained that the erosion control works that were completed in conjunction with the deck construction.

Support for the BOV application was given from the adjacent property owners present at the meeting. Katherine Lesyshen read a written submission from Kevin John, an adjacent property owner, in support of the application.

The Board would like it recorded that all property owners present at the meeting relayed significant concerns about erosion control mechanisms installed by the developer on the private properties in this neighbourhood, and that building codes regarding hand rail heights are inadequate.

**MOVED** by Marilyn Andreychuck and seconded that PLN00675 BOV be approved for relaxation of the side lot lines from 1.5 metres to 0.10 metres respectively, for the purpose of accommodating two existing decks at 2306 Demamiel Place, legally described as Lot 10, Section 27, Sooke District, Plan VIP82832.

**CARRIED**

3. New Business – Ellen Lewers circulated copies of the Bylaw to Establish a Board of Variance (to replace the existing bylaw), which went to Council for 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> Reading on April 14, 2009.

4. Minutes – January 7, 2009

**MOVED** that the minutes of January 7 2009 meeting be approved as circulated.

**CARRIED**

5. The meeting adjourned at 6:00 pm.

Certified Correct:

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Ellen Lewers, Chair

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Evan Parliament, CAO