

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