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**Minutes of a Meeting of the Board of Variance for that Portion of the Juan de Fuca Electoral Area known as East Sooke, Otter Point and Shirley Area  
Held Wednesday, May 2, 2012, at the Juan de Fuca Electoral Area Office, #2 – 6868 West Coast Road, Sooke, BC**

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**PRESENT:** Greg Whincup, Chair, Axel Joosting, Vice Chair, Paul Clarkston  
**Staff:** June Klassen, Secretary to the Board

**PUBLIC:** 5

The meeting was called to order at 6:31 p.m.

**1. Elections**

June Klassen called for nominations for the position of Chair and Greg Whincup was nominated. As no other nominations were made, Greg Whincup was declared Chair.

June Klassen called for nominations for the position of Vice Chair and Axel Joosting was nominated. As no other nominations were made, Axel Joosting was declared Vice Chair.

**2. Approval of the Agenda**

**MOVED** by Axel Joosting, **SECONDED** by Paul Clarkston that agenda and the supplementary agenda be approved. **CARRIED**

**3. Adoption of the Minutes of December 5, 2011**

**MOVED** by Axel Joosting, **SECONDED** by Paul Clarkston that the minutes of December 5, 2011 be adopted. **CARRIED**

**4. Application**

**a) BOV-01-12 - Lot 1, Section 7, Otter District, Plan 22721  
(Frang – 8664 West Coast Road)**

June Klassen noted that the address for the property was 8664 West Coast Road. She then outlined the staff report and indicated that the applicant is requesting relief from the Board of Variance in accordance with Section 911(5) of the *Local Government Act* to replace a roof on a dwelling.

June Klassen noted that the property is non-conforming for use and siting. The AG Zone in the Juan de Fuca Land Use Bylaw, 1992, Bylaw No. 2040 permits only one dwelling unit and several structures do not meet the rear yard requirements of the zone.

June Klassen noted that a structural assessment (Schedule B) has been completed which indicates that the structure substantially complies with the BC Building Code.

Staff considers the proposed replacement of the roof to be a minor change to the existing building and there will be no change to the existing use. Further, the owners of the other structures on the property support the roof replacement. Therefore, it appears that there will not be an increase to any adverse effects on the use and enjoyment of adjacent lands.

June Klassen stated that should the variance be approved that the construction of the roof complies with the building plans and Schedule B provided with the application.

The applicant advised that the roof was in very bad repair and needed to be replaced.

**MOVED** by Paul Clarkston, **SECONDED** by Axel Joosting that application BOV-01-12 to request permission from the Board of Variance in accordance with Section 911(5) of the *Local Government Act* in order to rebuild a roof on an existing dwelling identified as 8664 West Coast Road located on Lot 1, Section 7, Otter District, Plan 22721 be approved, subject to the roof being constructed in accordance with the engineering report submitted and that construction be substantially completed within two years of the approval of the variance or the variance will terminate.

**CARRIED**

## 5. Adjournment

The meeting was adjourned at 6:40 pm.

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G. Whincup, Chair

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J. Klassen, Secretary