

**Minutes of a Meeting of the Juan de Fuca Board of Variance  
Held Tuesday, October 8, 2024, at the Juan de Fuca Local Area Services Building,  
#3 – 7450 Butler Road, Otter Point, BC**

---

**PRESENT:** Paul Clarkston (Chair), Ali Alamolhoda  
**Staff:** Regina Robinson, Planning Assistant/Acting Secretary to the Board of Variance; Wendy Miller, Recorder  
**REGRETS:** Axel Joosting  
**PUBLIC:** 2 in-person

The meeting was called to order at 6:07 pm.

At this time, the Chair introduced new appointee Ali Alamolhoda.

**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 June 11, 2024**

**MOVED** by Ali Alamolhoda, **SECONDED** by Paul Clarkston that the minutes of June 11, 2024, be adopted.

**CARRIED**

**3. Planner's Report**

No report.

**4. Application**

**a) BV000500 – Section 85, Renfrew District (2880 Kirby Creek Road)**

Regina Robinson outlined the staff report and advised that the applicant has requested a variance to increase maximum combined total floor area allowance for accessory buildings and structures from 250 m<sup>2</sup> to 500 m<sup>2</sup> on a lot with an area of more than 5,000 m<sup>2</sup>, for the purpose of constructing four bed and breakfast units.

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

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

It was confirmed that the Building Division considers the loft as a storage area given the height of the space and as there is no stair or permanent ladder access. Building permit occupancy would stipulate that the loft is not for human habitation and that a kitchen is not permitted in the units.

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.

The Chair confirmed that the applicants were present.

The applicants spoke to the hardship statement.

The BOV noted the existing family dwelling and 249 m<sup>2</sup> garage/workshop and the overall size of subject property (64.7 ha).

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 1, Section 4.01 2(c) of Bylaw No. 2040 were complied with, that application BV000500 requesting permission from the Board of Variance in accordance with Section 540 of the *Local Government Act* to grant a minor variance by increasing the maximum combined total floor area allowance for accessory buildings and structures on a lot with an area of more than 5,000 m<sup>2</sup> from 250 m<sup>2</sup> to 500 m<sup>2</sup> on Section 85, Renfrew District, to construct four bed and breakfast units, 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 6:15 pm.

---

P. Clarkston, Chair