



Making a difference...together

**Minutes of a Meeting of the
East Sooke Advisory Planning Commission held Monday, December 15, 2014 at
East Sooke Fire Hall, 1397 Coppermine Road, East Sooke, BC**

PRESENT: Linda Nehra (Chair), Lindsay Trowell, Rhonda Underwood, Brian White
Staff: June Klassen, Local Area Planning Manager; Wendy Miller, Recorder
ABSENT: Nita West
PUBLIC: 4

The meeting was called to order at 7:05 p.m.

1. Approval of the Agenda

MOVED by Lindsay Trowell, **SECONDED** by Brian White that the agenda be approved.

CARRIED

2. Approval of the Supplementary Agenda

MOVED by Brian White, **SECONDED** by Lindsay Trowell that the supplementary agenda be approved.

CARRIED

3. Adoption of Minutes from Meeting of March 31, 2014

MOVED by Rhonda Underwood, **SECONDED** by Lindsay Trowell that the minutes of March 31, 2014 be adopted.

CARRIED

4. Planner's Report

Staff advised of the below:

Juan de Fuca Board of Variance
BOV-03-14 - 7837 Manatu Road
Monday, January 5, 2015 at 7pm
#3 – 7450 Butler Road, Otter Point, BC

Public Hearing
To consider adoption an amendment to Bylaw No. 2040
Bylaw No. 3964 (Z-02-14 – 4039 Otter Point Road)
Monday, January 19, 2015 at 7pm
#3 – 7450 Butler Road, Otter Point, BC

Juan de Fuca Land Use Committee
Tuesday, January 20, 2015 at 7pm
#3 – 7450 Butler Road, Otter Point, BC

June Klassen advised that CRD Legislative Services will be providing an orientation session in January for Juan de Fuca committee/commission members. A Planning overview will also be arranged for newly appointed members.

5. Proposed Bylaw

a) Bylaw No. 3973, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 122, 2014"

June Klassen spoke to the staff report and proposed amendments to the Juan de Fuca Land Use Bylaw, 1992, Bylaw No. 2040.

Section 3.10 (6)(b)

June Klassen advised that the owners of a RR-A parcel split by a highway would like to get separate title to both portions of the existing lot. The split in the parcel was created when a road was aligned to support access to the development at Butler Road. Section 3.10(6)(b) permits the creation of a lot smaller than the minimum parcel size of the zone if the parcel is split by a highway. As the RR-A zone is not identified under Section 3.10 (6)(b), the owners are now considering creating separate titles by registering a building strata for the principal dwelling and the detached accessory suite.

June Klassen stated that the proposal to register separate title for a principal dwelling and a detached accessory suite compromises the intent of regulations for suites.

Section 4.19 and 4.20

June Klassen stated that the intent of the amendments to Section 4.19 and 4.20 is to restrict the ability of separate title being registered on a dwelling unit accessory to a principal dwelling.

Floor Area

June Klassen clarified that staff has included detached garages/carports in the calculation of maximum combined total floor area for accessory structures as outlined in Section 4.01(2)(c). However, the existing definition eliminates the calculation of the floor area for all garages and carports. An amendment is requested to define Floor Area – Principal Residential Buildings and Floor Area – Accessory Building or Structures. It was advised that there will be opportunity to review regulations related to lot coverage and size of residential buildings when Bylaw No. 2040 proceeds to full review. In the interim, the variance application process allows for feedback from neighbours.

An APC member noted that the six supplementary submissions received support the amendments.

June Klassen responded to a question from the APC advising that the Butler Road property owner supports the amendment to permit subdivision.

Zac Doeding, East Sooke

- intent of regulations for suites was not to support creation of separate titles
- supports amendments to prohibit suites from being registered as a building strata
- supports a full build out model (lot coverage) similar to Sooke

Kara Middleton, East Sooke

- there are regular occurrences of uncovered decks with carports below
- there appears to an increase in smaller buildings with decks of various size

June Klassen stated that uncovered decks are not included in the calculation of floor area.

MOVED by Linda Nehra, **SECONDED** by Brian White that the East Sooke APC supports the amendments to Section 3.10(6)(b), Section 4.19 and Section 4.20 and amendment to the definition of Floor Area.

CARRIED

6. Adjournment

The meeting adjourned at 7:30 p.m.

Chair