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**Minutes of a Meeting of the
East Sooke Advisory Planning Commission held Monday, March 11, 2019 at
East Sooke Community Hall, 1397 Coppermine Road, East Sooke, BC**

PRESENT: Victor Wehmann (Chair), Zac Doeding, Tim Marks, Rhonda Underwood
ABSENT: Janice St. John
Staff: Emma Taylor, Planner, Juan de Fuca Community Planning;
Wendy Miller, Recorder
PUBLIC: 8

The meeting was called to order at 7 pm

1. Approval of the Agenda

MOVED by Zac Doeding, **SECONDED** by Rhonda Underwood that the agenda be approved. **CARRIED**

2. Approval of the Supplementary Agenda

No supplementary items.

3. Adoption of Minutes from Meeting of January 9, 2019

MOVED by Zac Doeding, **SECONDED** by Rhonda Underwood that the minutes of January 9, 2019, be adopted. **CARRIED**

4. Planner's Report

At its meeting of February 13, 2019, the CRD Board adopted Bylaw No. 4246, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 134, 2018". Bylaw No. 4246 amended the Juan de Fuca Land Use Bylaw, creating the new Rural Residential 6A (RR-6A) zone. Since this date, properties have been rezoned to RR-6A. Additional applications to rezone to RR-6A remain in progress.

MOVED by Zac Doeding, **SECONDED** by Rhonda Underwood that the APC accept the Planner's report. **CARRIED**

5. Rezoning Application

a) RZ000262 - Lot 3, Section 88, Sooke District, Plan 38149 (5728 Titan Place)

The Chair directed attention to the staff report outlining the request to rezone the subject property from the Rural Residential 3 (RR-3) zone to the Rural Residential 6A (RR-6A) zone to permit a subdivision.

Emma Taylor confirmed that the applicants were present.

The applicants stated that:

- they were initially pursuing a 4-lot subdivision but that the application has been revised to permit a 3-lot subdivision
- the 2 additional lots are for their children

The APC stated that:

- a third lot would have required park land dedication which can be costly
- the proposed density is supported by the East Sooke Official Community Plan (OCP), Bylaw No. 4000
- the OCP designates a portion of the property as being a Farmland Protection Development Permit Area (DPA)
- the Otter Point OCP no longer designates a Farmland Protection DPA
- the applicant may wish to request removal of this DPA from the subject property
- water servicing is a concern

Emma Taylor advised that:

- the Farmland Protection DPA applies to land within 15 m of land in the Agricultural Land Reserve (ALR)
- the DPA supports a buffer zone consisting of setbacks, vegetative screening, fencing or berms between lands in the ALR and non-farm uses
- the DPA also supports subdivision designs that avoid road endings or road frontage adjacent to land in the ALR
- the applicants would have to apply for an OCP amendment to request removal of the Farmland Protection DPA designation from the subject property

The applicants stated that:

- the property is serviced by a groundwater well
- they are aware that proof of potable water for the new lots is required as part of the subdivision process
- they will not be pursuing an OCP amendment as the area designated a Farmland Protection DPA is also designated a Steep Slope DPA

MOVED by Zac Doeding, **SECONDED** by Rhonda Underwood that the APC supports the proposal. **CARRIED**

6. Adjournment

MOVED by Rhonda Underwood, **SECONDED** by Zac Doeding that the meeting be adjourned.

The meeting adjourned at 7:12 pm

Chair