



Making a difference...together

**Minutes of a Meeting of the Juan de Fuca Land Use Committee
Held Tuesday, November 20, 2012 at the Juan de Fuca Electoral Area Office, #2-6868 West
Coast Road, Sooke, BC**

PRESENT: Director Mike Hicks (Chair), Roy McIntyre, Kara Middleton, Heather Phillips, Harold Shipton, Ted Dixon, Art Wynans
Staff: June Klassen, Local Area Planning Manager; Wendy Miller, Recording Secretary
PUBLIC: Approximately 29

The meeting was called to order at 7:00 p.m.

1. Approval of the Agenda

MOVED by Harold Shipton, **SECONDED** by Art Wynans that the agenda be approved as amended to consider application ALR-01-12 first. **CARRIED**

2. Approval of the Supplementary Agenda

MOVED by Harold Shipton, **SECONDED** by Kara Middleton that the supplementary agenda be approved as amended to receive additional submissions. **CARRIED**

3. Adoption of Minutes from the Meeting of October 16, 2012

MOVED by Kara Middleton, **SECONDED** by Art Wynans that the minutes from the meeting of October 16, 2012 be adopted as presented. **CARRIED**

4. Chair's Report

5. Planner's Report

June Klassen advised that a public hearing will be held at the Port Renfrew Recreation Centre on Monday, November 26 to consider the rezoning application for the centre (Z-02-11/Bylaw No. 3109). Deer management and the results of the inter-jurisdictional partners meeting will be on the November 28 Planning, Transportation and Protective Services Committee agenda.

6. Agricultural Land Reserve Application for Non-Farm Use

a) ALR-01-12 – Lot B, Section 110, Sooke District, Plan 32912 (Canadian Coast Guard Auxiliary-Pacific – 6040 East Sooke Road)

June Klassen directed attention to the supplementary agenda submissions. The Agricultural Advisory Planning Commission (AAPC) recommendation from the meeting of November 19 supporting the application was read aloud.

June Klassen spoke to the staff report and request to consider the application for a non-farm use of buildings and a 1.94 ha portion of lands to house the Royal Canadian Marine Search and Rescue Head Office and Training Centre. June Klassen spoke to the *Agricultural Land Commission Act* and the requirement that the CRD Board provide a resolution supporting or not supporting the non-farm use.

The Chair confirmed that the application is not a request to rezone the property. The final decision to approve or not approve the request for non-farm use rests with the provincial Agricultural Land Commission (ALC).

June Klassen clarified that the application is not requesting exclusion of any lands from the Agricultural Land Reserve.

Stan Warlow, application representative, introduced Randy Strand, past president for Royal Canadian Marine Search and Rescue. Stan Warlow and Randy Strand responded to questions directed through the Chair advising that:

- the proposed training centre will be housed in an existing structure
- trainee numbers will be limited as the centre will be used by advanced crew members
- there are no plans for a helicopter pad
- training will be primarily indoors, limiting the need for outdoor lighting
- should the ALC not approve the application, options will have to be explored

Linda Nehra, East Sooke Advisory Planning Commission Chair, advised that she has received comments supporting the proposal, noting the area's strong commitment to community health and safety.

David Broadbent, East Sooke, stated support for the proposal and the potential for the lands to be brought into organic farm production.

Janet Broadbent, East Sooke, forwarded support for the application. It was stated that the proposal provides an economically feasibility solution to bring the lands back into farm production.

John Corsiglia, East Sooke, spoke to the area's water sources.

Stan Warlow responded to a question directed through the Chair regarding water sources on the property. It was advised that reports received regarding the well used for potable water indicate that the well has never gone dry and that the water quality is good. Well water quantity is unknown. There is a permit for a spring on the property and there is potential to access a second spring on an adjacent property. There is also a reservoir on the subject property.

Rosemary Jorna, Otter Point, complimented the AAPC's thorough consideration of the application. Rosemary Jorna forwarded support for the application.

Stan Warlow responded to a question directed through the Chair advising that the cabin vessel training simulator is enclosed.

Jane Hutchins, East Sooke, stated support for the application, noting that the proposal would increase agricultural viability while providing a complimentary community resource.

The Chair responded to a question from the floor advising that a statement from the LUC supporting or not supporting the application will be directed to the CRD Board. The CRD Board will make comment on the application to the ALC.

Gloria Snively, East Sooke, stated that the Sisters of Saint Ann considered many property proposals prior to selling the land. It was stated that the proposal respects the Sisters' wishes that the land have opportunity to provide multiple benefits to the area including development of emergency services, agricultural production and potential to support community social opportunities.

Rhonda Underwood, East Sooke, stated full support for the application but stated concern regarding water and agricultural feasibility.

June Klassen noted that the water permit for the undeveloped spring on the property allows 5.6 gallons/minute or 8000g/day.

Vivi Curutchet, East Sooke, stated that she farmed a small portion of the property, relying only on the spring.

Rick Lambert, East Sooke, spoke to the area's water sources, stating support for the application.

Sonia Lambert, East Sooke, stated support for the application.

MOVED by Kara Middleton, **SECONDED** by Art Wynans that the Juan de Fuca Land Use Committee support the staff report and recommendation and recommend to the CRD Board:

1. That the non-farm use proposal for Lot B, Section 110, Sooke District, Plan 32912 be supported.

The Chair advised that the application will be considered by the CRD Board on December 12.

During LUC member discussion, it was stated that the change in use was supported by the AAPC in consideration of the strong commitment by the applicant to support agricultural use.

CARRIED

7. Development Variance Permit Applications

a) VAR-03-12 – Lot 2, Section 85, Sooke District, Plan EPS411 (Grieve – 372 Becher Bay Road) – Tabled Item

June Klassen spoke to the staff report and request for a development variance permit to reduce the side yard setback specified by the Rural A zone from 15 m to 8 m for the purpose of allowing the construction of an attached garage with second storey bedrooms. June Klassen directed attention to the supplementary agenda submission from an adjacent neighbour.

As requested by the Chair, June Klassen spoke to mapping identifying the subject property, steep slope areas and adjacent resident.

The Chair confirmed that the applicant, Chris Grieve, was present.

LUC member comments included:

- LUC member site visits confirm steep slope
- there is a significant tree buffer on the adjacent resident property

June Klassen responded to a question directed through the Chair advising that a variance on the subject property will not impact the setbacks on the adjacent resident property.

MOVED by Art Wynans, **SECONDED** by Roy McIntyre that the Juan de Fuca Land Use Committee support the staff report and recommendation and recommend to the CRD Board:

1. That Development Variance Permit VAR-03-12 for Strata Lot 2, Section 85, Sooke District, Plan EPS411 to vary Juan de Fuca Land Use Bylaw, 1992, Bylaw No. 2040, Part 2, Section 2.07(b), by reducing the minimum side yard setback from 15 m to 8 m, as shown on the attached Site Plan, "Ground Floor – Strata Lots 1 and 2" for the purpose of allowing the construction of an attached garage with second storey bedrooms, be approved.

CARRIED

b) VAR-06-12- Lot A, District Lot 155, Renfrew District, Plan VIP60552, Except Plan VIP61175 (Clarkston – 6510 Cerantes Road)

June Klassen spoke to the staff report and request for a development variance permit to reduce the external side yard setback from 4.6 m to 1.8 m and to increase the maximum height of an accessory building from 4.8 m to 6 m, for the purpose of constructing a boat shed. June Klassen directed attention to the supplementary agenda submissions.

The Chair confirmed that the property owner, Noel Fisher, was present.

June Klassen responded to questions directed through the Chair identifying the property front line. It was clarified that Wood Nose Road (unconstructed) is a public foreshore access. The Memorandum of Agreement between the CRD and the Ministry of Transportation and Infrastructure permits the CRD to apply for a License of Occupation for road accesses. If such a license is held by the CRD, the CRD assumes all liability.

LUC member comments included:

- two LUC member members visited the site
- Wood Nose Road has limited potential to be developed due to steep slope

MOVED by Roy McIntyre, **SECONDED** by Heather Phillips that the Juan de Fuca Land Use Committee support the staff report and recommendation and recommend to the CRD Board:

1. That Development Variance Permit VAR-06-12 for Lot A, District Lot 155, Renfrew District, Plan VIP60552, Except Plan VIP61175 to vary the Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 3109, Section 23(2)(g), by increasing the maximum height of accessory buildings from 4.8 m to 6 m, and Section 23(2)(h) by reducing the exterior side yard setback from 4.6 m to 1.8 m, as shown in the attached site plan prepared by West Coast Design, dated October 5, 2012, be approved.

CARRIED

8. Rezoning Application

a) Z-05-12 - Strata Lots 1, 2 and 3, Section 16, Otter District, Plan VIS7096 (CRD – 7450 Butler Road/Sooke Business Park)

June Klassen spoke to the staff report outlining the CRD proposal to locate and build a new multi-purpose administrative office within the Juan de Fuca Electoral Area. It was

advised that there has been an amendment to the Juan de Fuca Development Procedures Bylaw to reflect changes to the rezoning referral process, impacting the staff report recommendation.

It is proposed that the new office building to house Juan de Fuca services be located at 7450 Butler Road within the Sooke Business Park. The building would have offices, meeting space, storage facilities, parking and accessory uses. Proposed Bylaw No. 3870 would rezone the three parcels from M-2 to a new Public Institutional P-4 Zone.

The Chair presented a virtual tour of the proposed building. It was advised that the building is approximately 4500 square feet with the three lots costing \$400,000. The building is anticipated to cost \$900,000. The CRD Board has authorized the borrowing of up to 1.5 million (Office Facilities Capital Reserve Fund). There will be no increase to property tax as annual building costs will equal the costs associated with rental of the current building. The building is expected to be paid off in fifteen years.

The Chair responded to questions advising that the building will also accommodate Juan de Fuca Search and Rescue. The enclosed and unenclosed storage reflected in the proposed zone will accommodate parks and emergency services equipment. It was also advised that the building site has ample parking and that there is limited bus service to the site. The permitted uses reflected in the P-4 Zone encompass a variety of potential services.

LUC member comments included:

- support for referring the application to agencies for comment
- the suggestion that the rezoning proposal be referred to all Advisory Planning Commissions

Arnie Campbell, Otter Point, advised that responses from the survey issued by the Otter Point and Shirley Residents and Ratepayers Association (OPSRRA), indicates overwhelming support for the proposal. This support is also shared by the directors for OPSRRA, noting that the building will be a community asset.

Rosemary Jorna, Otter Point, stated support for the administrative office being located within the Juan de Fuca Electoral Area. It was stated that residents regularly drive to the current meeting location.

MOVED by Heather Phillips, **SECONDED** by Ted Dixon that the Juan de Fuca Land Use Committee support the staff report and recommendation as amended and recommend to the CRD Board:

1. Refer proposed Bylaw No. 3870 "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 115, 2012" for Strata Lots 1, 2 and 3, Section 16, Otter District, Plan VIS7096, to the appropriate CRD departments and the following agencies for comment:

BC Hydro
District of Sooke
Otter Point Advisory Planning
Commission
Otter Point Fire Department
Ministry of Transportation and
Infrastructure

RCMP
Sooke School District #62
T'Sou-ke First Nation
Vancouver Island Health
Authority

9. New Business

10. Adjournment

MOVED by Harold Shipton, **SECONDED** by Roy McIntyre that the meeting adjourn.

The meeting adjourned at 8:05 p.m.

Chair