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JUAN DE FUCA LAND USE COMMITTEE

Notice of Meeting on Tuesday, **February 19, 2013, 2013 at 7:00 p.m.**

Juan de Fuca Electoral Area Office, #2 – 6868 West Coast Road, Sooke, BC

SUPPLEMENTARY AGENDA

1. Correspondence received to be dealt with under the following agenda items:
 - a) Agenda Item 8 a) Proposed Bylaw No. 3720, Comprehensive Community Plan for Willis Point Bylaw No. 1, 2002, Amendment Bylaw No. 1, 2013
 - Patricia Sloan, Willis Point
 - b) Agenda Item 8 c) Proposed Bylaw No. 3759, Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 107, 2013
 - Barry DeVocht, Good People Estates

Wendy Miller

From: June Klassen
Sent: Tuesday, February 19, 2013 2:27 PM
To: Wendy Miller
Subject: FW: Willis Point OCP

-----Original Message-----

From: Pat Sloan
Sent: Tuesday, February 19, 2013 2:25 PM
To: June Klassen
Subject: Willis Point OCP

Hello June,

Having read the WP OCP twice, I have to say that I think it is comprehensive and represents Willis Point very well.

I would like to add a third point to section 5.4 Salt Water Uses -- that the recommendations of the Saanich Inlet Study be adhered to.

The first point doesn't quite cover that. Thank you.

Sincerely,

Patricia Sloan

Wendy Miller

From: Barry DeVocht
Sent: Monday, February 18, 2013 12:23 PM •
To: jdf info
Cc:
Subject: Fw: Attn: June Klassen - comments to proposed Bylaw 3759
Attachments: 20110817181904428.pdf; Form P.registered copy.pdf

Dear Ms. Klassen

We have just reviewed your proposed zoning package Bylaw No. 3759.

In respect to the Strata Project on Lot 1, Section 4, Renfrew District, Plan

VIP79213 as identified in the attachments, we have concerns that need attention and ask for appropriate changes to the proposed zoning. I am forwarding a previous email to yourself which summarizes most of the situation.

In addition, please take note that the proposed Bylaw reflects an inadequate size for the Single Family Dwellings. The proposal suggests 65 square meters where our registered Building Scheme specifies 115 square meters. All the Single Family Dwellings are to be the same size as the homes already built and sold, including one dwelling that is already framed and needs a renewal Building Permit. The 65 square meters is just shy of the footprint of the family dwellings built and to be built (has you have the plans for) by 2 square meters and the upper loft area was not included at all. Therefore, it should not be an issue to continue with the maximum square meters of 115 square meters each. In all fairness and warranty, this is the essence of the Strata that all 15 family dwellings be the same, they are surveyed. This also has history as reflected in the Building Permits purchased on all 15 family dwellings and the need to renew those Building Permits not completed.

Everything else with the family dwellings seems fine.

The uses of the Tourist Lodge is also a concern. As agreed in our August

2011 public meeting, the Tourist Lodge would not contain a gas station or a full fledged licensed bar but we want licensed dining and the opportunity to provide catering and conferences. It may be many decades before other dining establishments are created and dining is in need at present. We understand that this lodge should be part of the downtown area of the futuristic Jordan River and that there will be other places for bars and gas stations but not an immediate need. There also has been many requests for art shows, retail outlets and even training/tour guiding facilities for surfing/hiking etc.. Lets leave the lodge zoning open except for dangerous things like gas stations and bars. First come, first get policy would be nice, perhaps lets grandfather what was.

I may be reached at . today or tomorrow before the meeting if you have any concerns or suggesting's.

Also for your information, has finalized clear title on the project and have established a new partner to build out the project, we are anxious to see construction resume right away.

Thankyou
Barry DeVocht

-----Original Message-----

From: John Manning
Sent: Wednesday, August 17, 2011 6:27 PM
To: jdfinfo@crd.bc.ca

June Klassen

From: Barry DeVocht
Sent: Monday, February 18, 2013 4:41 PM
To: June Klassen
Cc:
Subject: Re: June Klassen - comments to proposed Bylaw 3759

Hi June
Thanks for increasing the size of the family dwellings back to 115 sq. meters.
With the Lodge, there may be a need for a small tea room or other retail scenarios like artsy products or services like tours or waxing surfboards, massages etc. unless this is all covered under Resort Services, can these be included as well.

Barry DeVocht

-----Original Message-----

From: June Klassen
Sent: Monday, February 18, 2013 3:33 PM
To: Barry DeVocht
Cc:
Subject: RE: Attn: June Klassen - comments to proposed Bylaw 3759

Hi - I am amending the proposed Wildwood Terrace Tourist Commercial Zone - WT-TC as follows:

1. section 6F.06 Maximum Size of Principal Use Buildings item (a)
Single-family dwelling - 115 sq metres
2. Definition - TOURIST LODGE means a building used to provide resort services and may include a caretaker suite, offices, meeting rooms, a convenience store, a licensed dining room and catering services but may not be used for accommodation.

I will present these changes at the LUC meeting tomorrow.

Thanks.

-----Original Message-----

From: Barry DeVocht
Sent: Monday, February 18, 2013 12:23 PM
To: jdf info
Cc:
Subject: Fw: Attn: June Klassen - comments to proposed Bylaw 3759

Dear Ms. Klassen

We have just reviewed your proposed zoning package Bylaw No. 3759.
In respect to the Strata Project on Lot 1, Section 4, Renfrew District, Plan VIP79213 as identified in the attachments, we have concerns that need attention and ask for appropriate changes to the proposed zoning. I am forwarding a previous email to yourself which summarizes most of the situation.

In addition, please take note that the proposed Bylaw reflects an inadequate size for the Single Family Dwellings. The proposal suggests 65 square meters where our registered Building Scheme specifies 115 square meters. All the Single

June Klassen

From: Barry DeVocht
Sent: Tuesday, February 19, 2013 9:21 AM •
To: June Klassen
Cc:
Subject: Re: June Klassen - comments to proposed Bylaw 3759

Hi June
Thanks for the reminder, I do realize that we are limited to numbers of people for different reasons. This makes the situation for open zoning even more important in that options should be more open for economical reasons. Because service essentials are limited, it would be nice to have a bigger base of business options to choose from for a better chance of success especially as peoples needs and technology changes into the future if at all in this remote area. Keep the zoning open as much as possible June.

Thanks
Barry

-----Original Message-----

From: June Klassen
Sent: Tuesday, February 19, 2013 8:25 AM
To: Barry DeVocht
Cc:
Subject: RE: June Klassen - comments to proposed Bylaw 3759

Hi Barry - please be advised that the use of the lodge will require appropriate water and sewer services and be able to provide adequate on-site parking. The parking requirements are outlined in Part 3 of the Juan de Fuca Land Use Bylaw, 1992, Bylaw No. 2040 which can be found at this link
http://www.crd.bc.ca/bylaws/juandefucaelectorala_/2040consolidationoct/2040consolidationoct.pdf
Thanks

-----Original Message-----

From: Barry DeVocht
Sent: Monday, February 18, 2013 4:41 PM
To: June Klassen
Cc:
Subject: Re: June Klassen - comments to proposed Bylaw 3759

Hi June
Thanks for increasing the size of the family dwellings back to 115 sq. meters.
With the Lodge, there may be a need for a small tea room or other retail scenarios like artsy products or services like tours or waxing surfboards, massages etc. unless this is all covered under Resort Services, can these be included as well.

Barry DeVocht

-----Original Message-----

From: June Klassen
Sent: Monday, February 18, 2013 3:33 PM

“6E.0 WILDWOOD TERRACE 4 ZONE – WT-4

6E.01 Permitted Uses

- a) Residential

Permitted accessory uses and buildings on any parcel include the following:

- b) Home Occupations (Categories 1, 2 and 3);
- c) Buildings or structures accessory to the above uses pursuant to Part 1, Subsection 4.01;
- d) Secondary suite pursuant to Part 1, Subsection 4.19;
- e) On Section 4, Renfrew District, except those parts in Plans 427R, 23879, VIP68644, VIP79213, VIP80549 and VIP82411, PID: 009-573-356, one processing facility for gravel and rock material including related shop/office and weigh scale facilities is permitted in conjunction with a valid permit issued in compliance with the Ministry of Forests, Mines and Lands and CRD Bylaw No. 3297, *A Bylaw to Regulate the Removal or Deposit of Soil on Lands within the Juan de Fuca Electoral Area*.

6E.02 Minimum Lot Size for Subdivision Purposes

- a) For Section 4, Renfrew District, except those parts in Plans 427R, 23879, VIP68644, VIP79213 and VIP82411, PID:009-573-356, as shown on Map No. 3, an average lot size is 2ha with no lot being less than 1ha, to a maximum number of 54 lots;
- b) For Section 946(4) of the Local Government Act purposes, the minimum parcel size of the remainder parcel is 2ha.

6E.03 Density Provisions

- a) One single-family dwelling;
- b) One secondary suite.

6E.04 Height

- a) Maximum height of principle buildings shall be 9m;

6E.05 Lot Coverage

Lot coverage shall not exceed 25%.

6E.06 Maximum Size of Residential Buildings

Residential buildings and structures shall not exceed a Total Floor Area of 418m².

6E.07 Yard Requirements

No principle building shall be located within:

- a) 7.5m of a front parcel line;
- b) 6m of a side parcel line; and
- c) 10m of a rear parcel line.

6E.08 Setbacks for Processing Facilities

Notwithstanding the above, setbacks for processing facilities are as follows:

- a) 50m from parcel boundaries;
- b) 100m from residential parcel boundaries.”

(f) By adding the following zone 6F.0 Wildwood Terrace Tourist Commercial zone which states:

“6F.0 WILDWOOD TERRACE TOURIST COMMERCIAL ZONE – WT-TC

This zone applies to a Phased Building Strata on Lot 1, Section 4, Renfrew District, Plan VIP79213 as outlined in Form P FB258854.

6F.01 Permitted Uses

- a) Residential
- b) Commercial
- c) Office
- d) Temporary Accommodation

Permitted accessory uses and buildings on any parcel include the following:

- e) Home Occupations (Categories 1, 2 and 3);
- f) Buildings or structures accessory to the above uses pursuant to Part 1, Subsection 4.01;
- g) Secondary suites are not permitted in this zone.

6F.02 Minimum Lot Size for Subdivision Purposes

- a) Minimum lot size for subdivision purposes is 2ha;
- b) For Section 946(4) of the Local Government Act purposes, the minimum parcel size of the remainder parcel is 2ha.

6F.03 Density Provisions

- a) Phase 1 - Six single-family dwellings are permitted on Strata Plan VIS6779;
- b) Phase 2 - Nine single-family dwellings;
- c) Phase 3 - One Tourist Lodge.

6F.04 Maximum Height of Principal Use Buildings

The maximum height of the following types of principal use buildings in the WT-TC zone, are permitted:

- a) Single-family dwelling - 11m;
- b) Tourist Lodge – 13m.

6F.05 Lot Coverage

Lot coverage shall not exceed 25%.

6F.06 Maximum Size of Principal Use Buildings

The maximum total floor area for the following types of principal use buildings in the WT-TC zone, are permitted:

- a) Single-family dwelling – 115m²
- b) Tourist Lodge – 400m²

6F.07 Yard Requirements

No principle building shall be located within:

- a) 7.5m of a front parcel line;
- b) 6m of a side parcel line; and
- c) 10m of a rear parcel line.”

Definition

For the purpose of the WT-TC zone the following definition will apply:

TOURIST LODGE means a building used to provide resort services and may include a caretaker suite, offices, meeting rooms, a convenience store, a restaurant (tea room or cafe), retail store, a licensed dining room, tour operations and catering services but may not be used for accommodation.