



Making a difference...together

JUAN DE FUCA LAND USE COMMITTEE

Notice of Meeting on Tuesday, **September 17, 2013, 2013 at 7:00 p.m.**

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

SUPPLEMENTARY AGENDA

1. Receipt of Draft Minutes from the September 12, 2013 Willis Point Advisory Planning Commission Meeting
2. Correspondence received to be dealt with under the following agenda item:
 - a) Agenda Item 6 b) DP-11-13 - Lots 8 and 9, Sections 46A & 47A, Highland District, Plan VIP77211 (Cotter and FAMA Holdings Ltd.)
 - FAMA Holdings Ltd.
 - Martin Willock, Willis Point



Making a difference...together

**Minutes of a Meeting of the Willis Point Advisory Planning Commission
Held September 12, 2013 at the Willis Point Fire Hall,
6933 Willis Point Road, Victoria, BC**

PRESENT: Rick Ellis (Chair), Larry Resnick (Vice Chair), Jeff Irwin, David Lawrie, Robert Scott
Staff: June Klassen, Local Area Planning Manager; Emma Taylor, Planner;
Wendy Miller, Recorder
PUBLIC: 16

The meeting was called to order at 7:01 p.m.

1. Approval of the Agenda

MOVED by Larry Resnick, **SECONDED** by Robert Scott that the agenda be approved.

CARRIED

2. Approval of the Supplementary Agenda

MOVED by Larry Resnick, **SECONDED** by Robert Scott that the supplementary agenda be approved.

CARRIED

3. Adoption of the Minutes from the Meeting of April 15, 2013

MOVED by Robert Scott, **SECONDED** by Jeff Irwin that the minutes of April 15, 2013 be adopted.

CARRIED

4. Development Permit and Frontage Exemption Application

**a) DP-11-13 - Lots 8 and 9, Sections 46A & 47A, Highland District, Plan VIP77211
(Cotter and FAMA Holdings Ltd. – Willis Point Road)**

June Klassen introduced the application, the applicant and Thomas Roy, Cascadia Biological Services and Isabelle Maltais, Ryzuk Geotechnical.

Emma Taylor spoke to the staff report and request for a development permit and an exemption from Section 944 of the *Local Government Act (LGA)* to reduce the road frontage and to establish a driveway and building site in a sensitive ecosystem, riparian and steep slope development permit area on Lot 9 as part of a lot-line adjustment application. Emma Taylor directed attention to the professional reports received.

An APC member stated no objection to the application and exemption. Another APC member stated that requests for exemption are common and regularly approved.

The Chair directed attention to the steep slope development permit area.

Isabelle Maltais responded to a question directed through the Chair advising that the set back from the house site to the crest of the steep slope is approximately 7.5 m.

on safe fire vehicle access. The CRD also has driveway standards. Standpipes and cisterns can also be considered.

MOVED by Larry Resnick, **SECONDED** by Robert Scott that the APC support development permit application DP-11-13 as the proposed development complies with the recommendations outlined in the provided professional reports further complying with the Steep Slopes; Foreshore, Wetlands & Riparian Areas; and Sensitive Ecosystems Development Permit Guidelines outlined in the Willis Point Comprehensive Community Plan, Bylaw No. 3027.

CARRIED

MOVED by Robert Scott, **SECONDED** by David Lawrie that the APC support the request for exemption from Section 944 of the *Local Government Act (LGA)* to reduce the road frontage.

CARRIED

5. New Business

6. Adjournment

The meeting was adjourned at 7:33 p.m.

Chair



August 30, 2013

Capital Regional District
Planning and Protective Services
Electoral Area "E"
7-6868 West Coast Road
P.O. Box 283, Sooke B.C.
V97 0S9

Attention: **June Klassen**
Manager Local Area Planning

Dear Ms. Klassen:

Re: **Lots 8 and 9, Plan VIP77211, Sect. 46A and 47A Highland Land District**
CRD Development Permit Application 11-13

Fama Holdings Ltd. owns Lots 4, 5, 6, 7 and 8 immediately south of Lot 9 in Plan VIP77211, and Lots A, B and C in Plan VIP77212, immediately west of the above captioned property on Willis Point Road.

We have been monitoring the progress of the above noted Development Permit Applications dealing with wetlands, steep slopes and sensitive ecosystems and have been briefed on the environmental and geotechnical reports commissioned by Mr. Joel Cotter.

We are pleased to advise your offices that we are entirely supportive of the DP applications as currently being negotiated between the proponent and CRD Planning.

We are also on record as supporting the road frontage reduction, variance application filed with respect to Lot 9

Please contact the undersigned, or our representative Frank Edgell at 250-727-1565, if you require more information

Regrettably, due to other commitments we will not be able to attend the APC meeting on September 12, 2013.

Yours sincerely,

FAMA HOLDINGS LTD.

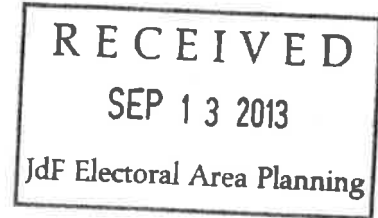
Per: 

Kassem Aghtai
President and CEO

Cc: Mr. Joel Cotter
Mr. Frank Edgell

Martin Willock

Victoria,



Capital Regional District
Planning and Protective Services
Electoral Area "E"
2-6868 West Coast Road
P.O. Box 283, Sooke B.C.
V9Z 0S9

September 5, 2013

Attention: June Klassen
Manager Local Area Planning

Dear June Klassen:

Re: Lots 8 and 9, Plan VIP77211, Sect. 46A and 47A Highland Land District. CRD
Development Permit Application DP- 11-13.

I have been following the above noted Development Permit Applications with Frontage Variance, dealing with wetlands, steep slopes and sensitive ecosystems, and have been briefed on the environmental and geotechnical reports commissioned by Mr. Joel Cotter.

I am pleased to advise your offices that I am entirely supportive of the DP applications as currently being negotiated between the proponent and CRD Planning.

I am also on record as supporting the road frontage reduction, variance application filed with respect to Lot 9.

Regrettably, due to other commitments I am not be able to attend the APC meeting on September 12, 2013.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Martin Willock". The signature is written in a cursive style with a large, stylized "M" and "W".

Martin Willock, Resident and Owner