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**Minutes of a Meeting of the Juan de Fuca Land Use Committee
Held Tuesday, February 18, 2014 at Sooke Council Chamber
2225 Otter Point Road, Sooke, BC**

PRESENT: Director Mike Hicks (Chair), Roy McIntyre, Heather Phillips, Harold Shipton, Art Wynans
Staff: June Klassen, Local Area Planning Manager; Wendy Miller, Recorder
ABSENT: Ted Dixon, Kara Middleton
PUBLIC: 3

The meeting was called to order at 7:12 p.m.

1. Approval of the Agenda

MOVED by Art Wynans, **SECONDED** by Roy McIntyre that the agenda be approved.

CARRIED

2. Approval of the Supplementary Agenda

No supplementary submissions.

3. Adoption of Minutes from the Meeting of January 21, 2014

MOVED by Heather Phillips, **SECONDED** by Roy McIntyre that the minutes from the meeting of January 21, 2014 be adopted.

CARRIED

4. Chair's Report

The Director thanked everyone for coming to Sooke Council Chamber on short notice due to the power outage in Otter Point.

5. Planner's Report

June Klassen reported that the official opening of the Juan de Fuca Local Area Services Building is scheduled for Saturday, March 1 from noon until 2:00 p.m.

6. Rezoning Application

a) Z-02-12 - Lot B, District Lot 17, Renfrew District, Plan VIP88597 and that part of District Lot 17, Renfrew District shown outlined in red on Plan 347R (Three Point Properties (2006) Ltd. & 0932694 BC Ltd. – Baird Road) – Tabled Item

June Klassen spoke to the staff report and application to rezone lands from Tourist Commercial 1 (TC-1) and Community Residential 1 (CR-1) to a new Community Residential 2 (CR-2) zone in order to permit multiple dwelling units and a provision for vacation rentals. June Klassen directed attention to the proposed bylaw map and bylaw definitions. June Klassen clarified the lands subject to the application and asked that "medical office" be added to the definition of "Personal Services" and that "per 0.4ha" be struck from "Number and Type of Dwelling Units Allowed".

The Chair confirmed that the application agent, JP Martin, was present.

June Klassen responded to questions from LUC members regarding the proposed zone, advising that:

- dwelling units include Single Family Dwelling, Two Family Dwelling and Townhouse
- full time residency is not restricted

- a total of 10 dwelling units are permitted
- suites have not been identified as a permitted use
- suites are not permitted in Two Family Dwellings or Townhouses
- only one building may be live-work and not more than 50% of that building can be used as the work portion

LUC member comments included:

- concept plan provided by the agent refers to “cabins”
- cabin is not a proposed permitted use
- bylaw does not outline number of Home Based Businesses permitted
- how will structures be taxed? – residential or business
- proposal does not define the size for dwelling units
- community comment on provision of water should be sought (Port Renfrew Utilities Commission)
- geotechnical comment needs to be provided to address distance from the top of the bank
- proposed building designs/elevations should be provided
- application may set precedence for further TC-1 rezonings

June Klassen advised that rezoning applications are considered individually.

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

1. That proposed Bylaw No. 3791, “Comprehensive Community Development Plan for Port Renfrew Bylaw No. 1, 2003, Amendment Bylaw No. 4, 2014” for Lot B, District Lot 17, Renfrew District, Plan VIP88597 and that part of District Lot 17, Renfrew District shown outlined in red on Plan 347R, be referred to a public information meeting and to the appropriate CRD departments and the following agencies for comment:

BC Hydro
Cowichan Valley Regional District
Island Health
Ministry of Transportation and
Infrastructure

Pacheedaht First Nation
Port Renfrew Fire Department
Port Renfrew Utilities Commission
RCMP
Sooke School District #62

CARRIED

June Klassen advised that the public information meeting will be scheduled in April.

7. Proposed Bylaw

a) Bylaw No. 3849, “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 112, 2014”

June Klassen spoke to the staff report and proposed amendments to remove the requirement that accessory buildings be one-storey, and to address minor housekeeping items.

LUC member comments included:

- communities may not consider the proposed amendments to be minor amendments
- current Otter Point Official Community Plan draft supports forestry on lands zoned Forestry (AF)

- permitting a secondary suite or a detached accessory suite in the AF zone does not appear to support forestry
- a 300 m setback for silviculture may be considered an appropriate setback, supporting community interest in attracting tourism
- suggested that the proposed bylaw be referred to the local Advisory Planning Commissions (APCs) and the Agricultural Advisory Planning Commission (AAPC) as numerous comments are anticipated to come back from the communities
- suggested that referral to agencies proceed after comment is received from the APCs and the AAPC

June Klassen spoke to the text change to the definition of "Height" to clarify "highest roof plane". It was advised that the current setback of 300 m for silviculture is impossible to enforce as the setback extends to all roads not just West Coast Road. It was further advised that the Land Use Committee can support re-referral of the proposed bylaw if significant changes are made to the bylaw in response to comments received from the APCs, AAPC or agencies.

MOVED by Harold Shipton, **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 proposed Bylaw No. 3849, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 112, 2014" be referred to appropriate CRD departments and agencies for comment:

Agricultural Advisory Planning
Commsion
Agricultural Land Commission
BC Hydro
District of Sooke
East Sooke Advisory Planning
Commission
East Sooke Fire Department
Island Health
Ministry of Agriculture
Ministry of Transportation and
Infrastructure

Otter Point Advisory Planning
Commission
Otter Point Fire Department
Pacheedaht First Nation
RCMP
Scia'new First Nation
Shirley/Jordan River Advisory Planning
Commission
Shirley Fire Department
Sooke School District #62
T'Sou-ke First Nation

CARRIED

8. Adjournment

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

The meeting adjourned at 7:55 p.m.

Chair