



JUAN DE FUCA LAND USE COMMITTEE

Notice of Meeting on Tuesday, **November 18, 2014 at 7:00 p.m.**

Juan de Fuca Local Area Services Building, #3 – 7450 Butler Road, Otter Point, BC

SUPPLEMENTARY AGENDA

1. Receipt of Shirley/Jordan River Advisory Planning Commission Draft Minutes of November 5, 2014

**Minutes of a Meeting of the Shirley/Jordan River Advisory Planning Commission
Held November 5, 2014 at the Shirley Community Hall,
2795 Sheringham Point Road, Shirley, BC**

PRESENT: Fiona McDannold (Chair), Dominique Bernardet, Sonja De Wit, Pascale Knoglinger, Brenda Mark

Staff: June Klassen, Local Area Planning Manager; Wendy Miller, Recorder

PUBLIC: 0

The meeting was called to order at 7:05 p.m.

1. Approval of the Agenda

MOVED by Pascale Knoglinger, **SECONDED** by Brenda Mark that the agenda be approved. **CARRIED**

2. Approval of the Supplementary Agenda

No supplementary agenda.

3. Adoption of the Minutes of April 2, 2014

MOVED by Sonja De Wit, **SECONDED** by Brenda Mark that the minutes of April 2, 2014 be adopted. **CARRIED**

4. Planner's Report

June Klassen reported that the Otter Point Advisory Planning Commission reviewed proposed Bylaw No. 3973 at its meeting of October 20. The East Sooke Advisory Planning Commission was scheduled to meet on November 3 to review the bylaw. This meeting was cancelled due to a fire in the community. Meeting to be rescheduled.

June Klassen further reported that positive comment has been received regarding the Official Community Plan open house held in Jordan River on November 1.

5. Proposed Bylaw

a) Bylaw No. 3973, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 122, 2014"

June Klassen spoke to the staff report and proposed amendments to the Juan de Fuca Land Use Bylaw, 1992, Bylaw No. 2040.

Section 3.10 (6)(b)

June Klassen provided background information, advising that the owners of a RR-A parcel split by a highway would like to get separate title to both portions of the existing lot. The split in the parcel was created when a road was aligned to support access to a new development. Section 3.10(6)(b) permits the creation of a lot smaller than the minimum parcel size of the zone if the parcel is split by a highway. As the RR-A zone is not identified under Section 3.10 (6)(b), the owners are now considering creating separate titles by registering a building strata for the principal dwelling and the detached accessory suite.

June Klassen stated that the proposal to register separate title for a principal dwelling and a detached accessory suite compromises the intent of regulations for suites.

June Klassen responded to questions directed through the Chair clarifying the difference between building stratas and building strata conversions. APC discussion ensued regarding the challenges and benefits of building stratas.

Section 4.19 and 4.20

June Klassen stated that the intent of the amendments to Section 4.19 and 4.20 is to restrict the ability of separate title being registered on a dwelling unit accessory to a principal dwelling.

Floor Area

June Klassen clarified that staff has included accessory garages/carports in the calculation of maximum combined total floor area for accessory structures as outlined in Section 4.01(2)(c). An amendment is requested to define Floor Area – Principal Residential Buildings and Floor Area – Accessory Building or Structures as the current definition of Floor Area excludes garages/carports.

APC discussion points included:

- proposed definitions clarify the standing practice of including detached accessory garages/carports in the calculation of total floor area for accessory structures
- support for clear definitions

June Klassen stated that the variance application process allows for feedback from neighbours. However, should the community deem a regulation too restrictive, there is ongoing opportunity to review regulations through the public consultation process as was the case with amendments to the definition of height. There will also be opportunity to review regulations related to lot coverage and size of residential buildings when Bylaw No. 2040 proceeds to full review.

MOVED by Sonja De Wit, **SECONDED** by Pascale Knoglinger that the Shirley/Jordan River APC supports amending Section 3.10(6)(b) to include the RR-A zone.

CARRIED

MOVED by Pascale Knoglinger, **SECONDED** by Dominique Bernardet that the Shirley/Jordan River APC supports amendment to Section 4.19 and Section 4.20 to prohibit suites from being registered as a building strata.

CARRIED

MOVED by Sonja De Wit, **SECONDED** by Brenda Mark that the Shirley/Jordan River APC supports the definition of Floor Area – Principal Residential Buildings and Floor Area – Accessory Building or Structures.

CARRIED

6. Adjournment

MOVED by Pascale Knoglinger, **SECONDED** by Brenda Mark that the meeting adjourn.

The meeting was adjourned at 7:42 p.m.

Chair