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**Minutes of a Meeting of the Juan de Fuca Land Use Committee
Held Tuesday, November 18, 2014 at the Juan de Fuca Local Area Services Building
3 – 7450 Butler Road, Otter Point, BC**

PRESENT: Mike Hicks (Chair), Ted Dixon, Roy McIntyre, Kara Middleton, Heather Phillips, Art Wynans
Staff: June Klassen, Local Area Planning Manager; Wendy Miller, Recorder
ABSENT: Harold Shipton
PUBLIC: 7

The meeting was called to order at 7:02 p.m.

1. Approval of the Agendas

MOVED by Art Wynans, **SECONDED** by Ted Dixon that the agenda as amended to include comment from the Planner clarifying separate title and the supplementary agenda as presented be approved. **CARRIED**

2. Adoption of Minutes from the Meeting of October 21, 2014

MOVED by Heather Phillips, **SECONDED** by Art Wynans that the minutes from the meeting of October 21, 2014 be adopted as amended. **CARRIED**

3. Receipt of Advisory Planning Commission Draft Minutes

MOVED by Heather Phillips, **SECONDED** by Kara Middleton that the draft minutes from the October 20, 2014 Otter Point Advisory Planning Commission meeting and the draft minutes from the November 5, 2014 Shirley/Jordan River Advisory Planning Commission meeting be received. **CARRIED**

Further to LUC and APC consideration of Bylaw No. 3973, June Klassen reported that the bylaw addresses a request from owners of a Rural Residential A (RR-A) parcel split by a highway to get separate title to both portions of the existing lot. As the Juan de Fuca Land Use Bylaw, Bylaw No. 2040 (Section 3.10(6)(b)) does not currently outline that RR-A zoned properties are permitted to create a lot smaller than the minimum parcel size of the zone if the parcel is split by a highway, the owners are now considering creating separate titles by registering a building strata for the principal dwelling and the detached accessory suite.

June Klassen clarified that:

- building strata maintains a single parcel under common ownership with owners getting separate title to buildings (applies to new construction)
- building conversion strata maintains a single parcel under common ownership with owners getting separate title to buildings (applies to lived in buildings)
- separate title to land and buildings is achieved through fee simple subdivision (owns land and buildings)
- separate title to land and buildings can also be achieved through a bare land strata subdivision (owns land, owns buildings and holds an interest in common property – generally a shared road or shared septic)

4. Chair's Report

The Chair reported that the LUC will not be meeting in December.

The Chair thanked the members for their work this term and extended a further thank you to members not returning in 2015.

5. Planner's Report

Staff advised of the below:

Public Hearing

To consider adoption an amendment to Bylaw No. 3027

Bylaw No. 3928 (Medical Marijuana)

Monday, December 8, 2014 at 7pm

6933 Willis Point Road

East Sooke Advisory Planning Commission Meeting

To consider an amendment to Bylaw No. 2040

Bylaw No. 3973 (RR-A subdivision/no accessory suites/total floor area)

Monday, December 15, 2014 at 7pm

1397 Coppermine Road

6. Rezoning Application

a) Z-02-14 - Lot A, Section 51, Otter District, Plan VIP89485 (4039 Otter Point Road – Ireland)

June Klassen spoke to the staff report and application to rezone the subject property to permit a two lot subdivision for a family member. June Klassen directed attention to the referral comments received and advised that the application was considered and supported by the Otter Point Advisory Planning Commission on October 20, 2014.

The Chair confirmed that the application agent, Randy Clarkston, was present.

MOVED by Roy McIntyre, **SECONDED** by Heather Phillips that the Juan de Fuca Land Use Committee recommends to the CRD Board:

1. a That Bylaw No. 3964, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 121, 2014" be introduced and read a first time, read a second time; and
- b. That in accordance with the provisions of Section 890 and 891 of the *Local Government Act*, the Director for the Juan de Fuca Electoral Area, or Alternate Director, be delegated authority to hold a Public Hearing with respect to Bylaw No. 3964, "Juan de Fuca Land Use Bylaw, 1992, Amendment No. 121, 2014".

CARRIED

7. Adjournment

The meeting adjourned at 7:20 p.m.

Chair