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**Minutes of a Meeting of the Juan de Fuca Land Use Committee  
Held Tuesday, February 17, 2015 at the Juan de Fuca Local Area Services Building  
3 – 7450 Butler Road, Otter Point, BC**

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**PRESENT:** Mike Hicks (Chair), Ted Dixon, Roy McIntyre, Ron Ramsay, Sandy Sinclair, Art Wynans  
**Staff:** June Klassen, Local Area Planning Manager; Wendy Miller, Recorder  
**ABSENT:** Stan Jensen  
**PUBLIC:** 4

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

**1. Approval of the Agenda**

**MOVED** by Ron Ramsay, **SECONDED** by Sandy Sinclair that the agenda be approved as circulated.

**CARRIED**

**2. Approval of the Supplementary Agenda**

**MOVED** by Ted Dixon, **SECONDED** by Ron Ramsay that the supplementary agenda be approved.

**CARRIED**

**3. Adoption of Minutes from the Meeting of January 15, 2015**

**MOVED** by Art Wynans, **SECONDED** by Roy McIntyre that the minutes from the meeting of January 15, 2015 be adopted.

**CARRIED**

**4. Chair's Report**

The Chair welcomed everyone to the meeting.

**5. Planner's Report**

June Klassen advised of the below:

Public Hearing – To consider proposed Bylaw No. 3973  
Monday, March 2, 2015 at 7 p.m.  
#3 – 7450 Butler Road, Otter Point, BC

Public Information Meeting – To consider proposed Bylaw No. 3996  
Tuesday, March 3, 2015 at 7 p.m.  
Willis Point Fire Hall  
6933 Willis Point Road, Victoria, BC

**6. Development Permit with Variance Application**

**a) DP-05-12 - Lot 7, Section 129, Sooke District, Plan VIP67208 (470 Seedtree Road – Stokes)**

June Klassen spoke to the staff report and application to address the steep slopes; watercourses, wetlands and riparian areas; and sensitive ecosystems development permit guidelines, and to reduce the required frontage of proposed Lot A and proposed Lot B, for the purpose of permitting a 3-lot, fee-simple subdivision.

June Klassen directed attention to three supplementary submissions in support of the application and one letter requesting clarification regarding the applicants' intent to pursue subdivision in place of a 3-lot building strata.

The Chair confirmed that the applicants, Donna and Matthew Stokes, were present.

LUC discussion points included:

- geotechnical report outlines that driveway access off of the Seedtree Road to Lot A and Lot B is impractical due to steepness of terrain
- staff report supports reducing the required frontage based on the geotechnical report
- need for restrictive covenant to restrict access to Lot A and Lot B from Seedtree Road questioned

Mr. Stokes stated that the slope is too steep to permit access to Lot A and Lot B from Seedtree Road. Mr. Stokes stated that that he does not support disruption to the slope.

June Klassen stated that the parcel has legal access off Seedtree Road (through Lot C) and that any alteration would require geotechnical review and Ministry of Transportation and Infrastructure approval.

Heather Phillips, Otter Point, requested clarification as to whether the property is a building strata.

June Klassen confirmed that the property is not an example of a building strata being deconstructed to support fee-simple subdivision. It was advised that the property underwent rezoning from Rural A to the Rural Residential 2 as an alternative to pursuing a 3-lot building strata (Z-01-12).

Zac Doeding, East Sooke, stated that the alternative of pursuing fee-simple subdivision was supported by the East Sooke Advisory Planning Commission and the community when the rezoning application was considered by the East Sooke Advisory Planning Commission.

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

1. That Steep Slopes; Watercourses, Wetlands and Riparian Areas; and Sensitive Ecosystems development permit DP-05-12 with variance for Lot 7, Section 129, Sooke District, Plan VIP67208 be approved subject to the following conditions:
  1. That the proposed development comply with the Steep Slopes; Watercourses, Wetlands and Riparian Areas; and Sensitive Ecosystems Development Permit Guidelines outlined in the East Sooke Official Community Plan, Bylaw No. 3718;
  2. That the proposed development comply with the recommendations outlined in the geotechnical engineer's report prepared by Richard Brimmell, P.Eng., dated March 8, 2008, (Appendix 3);
  3. That the geotechnical engineer's report prepared by Richard Brimmell, P.Eng., dated March 8, 2008, be secured via a restrictive covenant registered on title as part of the subdivision process; and

4. That the conditions of this development permit with variance be verified as part of the subdivision process; and
2. That Juan de Fuca Land Use Bylaw, 1992, Bylaw No. 2040, Schedule A, Part 1, Section 3.10(4)(a) be varied by reducing the required frontage from 10% of the lot perimeter to 4.4% of the lot perimeter for proposed Lot A and 3.4% of the lot perimeter for proposed Lot B, as shown on the proposed Plan of Subdivision, EPP41954 (Appendix 2) in order to permit a proposed 3-lot subdivision.

**CARRIED**

**7. New Business**

**a) Land Use Committee Meeting Schedule**

The Chair requested feedback from the membership regarding interest in having meetings every two months or at the call of the Chair should a development application be received.

LUC members stated support for continuing to meet monthly with the option to cancel a meeting should there be opportunity to consider an application/proposed bylaw at the following meeting.

**8. Adjournment**

**MOVED** by Art Wynans, **SECONDED** by Sandy Sinclair that the meeting adjourn.

The meeting adjourned at 7:25 p.m.

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Chair