

**JUAN DE FUCA LAND USE COMMITTEE**

Notice of Meeting on Thursday, **April 23, 2015 at 7:00 p.m.**

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

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**SUPPLEMENTARY AGENDA**

1. Correspondence received to be dealt with under the following agenda item:
  - a) Agenda Item 6 b) RZ000237 - Rezone from Resource Land to Resource Land - Meteorological Tower (TimberWest Forest Corp/Couverdon)
    - Heather Phillips, Otter Point

April 16, 2015

Heather Phillips

Sooke, B.C.

I have looked back at reports for the previous applications for TUPs and variances to permit TimberWest to install meteorological towers on parcels owned by TimberWest. I have also looked back at the OCP (CRD Bylaw 3591) and the Land Use Bylaw (CRD Bylaw 3602) for the RRL. There may be a need to amend the OCP.

**Re: CRD Bylaw 3602, the proposed new zone and height restrictions.**

It seems to me that the way the height restrictions are written into CRD Bylaw 3602, Part 2.8 does not actually identify any height restrictions: it only identifies exceptions. For identified “exceptions”, no other height restriction is in place.

I see that the towers permitted in 2010 were 60 m. or 197 ft.. The towers permitted in 2013 were 80 m. or 262 ½ ft. I think some restriction on height is desirable.

Each of the zones in Part 4 identifies the height restrictions for that zone. At this time, the identified zones all have the same height restrictions. I do not see why this needs to be the case. Each zone can identify desired height restrictions according to permitted uses in that zone.

Therefore, the acceptable height for the meteorological towers permitted in the propose RL-MT zone could be identified in the description of the new zone. For example:

**4.1A.2 Regulations**

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Height

The following applies for building and structure heights associated with this zone:

- a) Dwelling unit: 9 m;
- b) meteorological tower 80 m.
- c) All other buildings and structures: 6 m.

There would be no need to amend the following in CRD Bylaw 3902:

**2.8 HEIGHT EXCEPTIONS**

No building, structure or structural feature shall exceed the height limitations set out in Part 4 of this bylaw except:

- Flag poles;
- Chimneys;
- Public communication towers, antennas or masts for the reception of communication signals;

- Public weather stations;
- Viewing towers not exceeding 10m<sup>2</sup>;
- Wind power generating towers;
- Fire Halls;
- Farm buildings;

**Re: CRD Bylaw 3591 and the time allotted for a TUP.**

There may be a need to make an amendment to the RRL Official Community Plan, CRD Bylaw 3591. The actual period for a Temporary Use Permit is two years and for renewal of a permit, two years.

Since the planners, LUC Committee members and CRD Board were happy to grant a three year TUP in 2013 and contemplate renewing this permit for another three years, it seems that amending the RRL OCP would be the best interpretation of the community's intention as to the length of time for which a TUP may be issued in the RRL OCP area.

From CRD Bylaw 3591:

**3.6.1 Temporary Use Permit (TUP) Policies**

1) Permits may be issued for any period up to two years and may be considered for renewal for a second period of up to two years;