



Making a difference...together

JUAN DE FUCA LAND USE COMMITTEE

Notice of Meeting on Tuesday, **June 16, 2015, 2015 at 7:00 p.m.**

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

SUPPLEMENTARY AGENDA

1. Correspondence received to be dealt with under the following agenda item:
 - a) Agenda Item 6 a) Rezoning Application RZ000238 – Section 90, Renfrew District, Plan VIP919R – Delete Parcel Size Provision for Country Inn Use (9171 West Coast Road – Ocean Wilderness)
 - Bud Gibbons, Otter Point
 - Margaret and George Miller, Shirley
 - Arnie Campbell, Otter Point
 - Heather Phillips, Otter Point
 - Margot Swinburnson, Otter Point

Wendy Miller

From: Wendy Miller
Sent: Monday, June 15, 2015 9:02 AM
To: Wendy Miller
Subject: Ocean Wilderness .

From: wilma gibbons
Sent: Thursday, June 11, 2015 2:39 PM
To: Wendy Miller
Subject: Re: Ocean Wilderness .

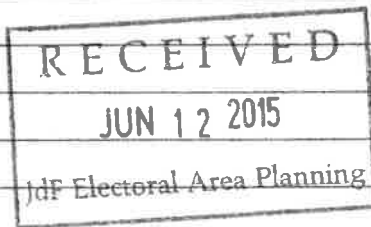
Hi Wendy , Just in case I can not make the meeting on Tuesday , I strongly support removing the 2 ha. on the Country Inn Zone – CR-4
Best Regards ,
Bud Gibbons , Otter Point .

Shirley, BC
June 12, 2015

CRD
7450 Butler Road
Sooke, BC V9Z 1N1

Re: Land Use Committee

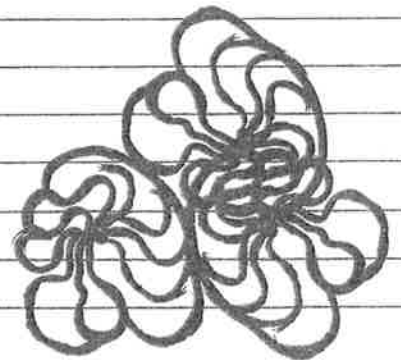
We have no objection to deleting the parcel
size for Country Inn Use.



Yours truly,

Margaret and George Miller

GM Miller



Wendy Miller

From:
Sent: Saturday, June 13, 2015 11:52 AM
To: jdf info
Subject: Contact Us - Submission

The following message was received through the form at '<https://www.crd.bc.ca/contact-us?r=juan-de-fuca-information>'. Neither the name nor the e-mail address can be confirmed as accurate.

.....

Your Name:
Arnie Campbell

Your Email Address:

Message:

RE: LUC Agenda item Rezoning Application for 9171 West Coast Rd. It's unclear from what I've read in the staff report whether the application to remove parcel size for this zone is specific to this property or to all present and future properties in this zone. I would support spot zoning or grandfathering of this particular situation as it has an unfortunate history related to an incorrect survey. However, if all Country Inns were not required to have a minimum 2 Hc. size then I oppose the recommendation. Some of the events held at Country Inns require space between them and their neighbours. These businesses should be welcomed in our communities and need to be supported. However, the impact of such things as music and parking on the immediate neighbours needs to be a consideration. Allowing smaller lots doesn't provide this.

Submitted at:6/13/2015 11:52:06 AM
Submitted via:<https://www.crd.bc.ca/contact-us?r=juan-de-fuca-information>
User Agent:Mozilla/5.0 (Windows NT 6.1; WOW64; Trident/7.0; rv:11.0) like Gecko
User Host Address:24.69.41.49

Wendy Miller

From: June Klassen
Sent: Monday, June 15, 2015 10:02 AM
To: Wendy Miller
Subject: FW: Post Script: Re: Commercial Recreation zone and Ocean Wilderness Country Inn
Attachments: LUC 2015 June RZ000238 - OCEAN WILDERNESS Questions re Bylaw 2040 and spot zoning.docx

June Klassen, Manager Local Area Planning

Planning and Protective Services | JDF Electoral Area | 250.642.8101
Capital Regional District | 3-7540 Butler Road, Sooke BC V9Z 1N1

From: Bob & Heather Phillips
Sent: Sunday, June 14, 2015 10:59 AM
To: June Klassen; directorjdf
Cc: Phillips, Heather & Bob
Subject: Post Script: Re: Commercial Recreation zone and Ocean Wilderness Country Inn

Post Script. Hello again. Heather again.

I thought to look at the list of agencies where the planners recommend sending the proposed amendment for review. I see it only includes the Shirley Jordan River APC which suggests to me the planners are recommending a zone specific to Ocean Wilderness and not generic to the area covered by Bylaw 2040. If a generic zone description is intended, please include the other APCs in the list of agencies. H

From: Bob & Heather Phillips
Sent: Sunday, June 14, 2015 10:23 AM
To: Klassen, June; 'directorjdf'
Cc: Phillips, Heather & Bob
Subject: Re: Commercial Recreation zone and Ocean Wilderness Country Inn

Hi, June and Mike. Heather Phillips here.

The discussion by the LUC of proposed rezoning for Ocean Wilderness on Tuesday evening will be the beginning of the public consultation process. I will not be able to attend on Tuesday but, as is often the case, I have some thoughts to share.

The short form is

a) At present, there are no generic Commercial Recreation zones in as much as each zone in the CR category is applied to only one development and each seems to be tailored to that development. Since the fix for Ocean Wilderness involves amending the zoning bylaw, why not amend the bylaw to identify and acknowledge a Commercial Recreation zone exclusively for Ocean Wilderness? Change the zone name and change the parcel size to fit Ocean Wilderness.

b) Leave the big question of how the community want to describe Commercial Recreation zones or Country Inns to the overall review of Bylaw 2040.

Cheers. Heather

Cc to various community members

To: JdF LUC June 16 2015

From: Heather Phillip, .

Re: proposed amendment to the CR-4 zone in Bylaw 2040
RZ000238 – OCEAN WILDERNESS

There have been a lot of piece-meal amendments to Bylaw 2040 that correct errors in the bylaw. There have also been zones designed for specific parcels and uses. There are zones where specific parcels are identified as exceptions to the general requirements of the zone.

This proposed amendment to the CR-4 zone is to correct an error in a survey. Before deciding on the best solution, I want to understand the reasoning behind the proposed correction.

What I see in the bylaw is that each of the Commercial Recreation zones is applied to only one property so far. There does not seem to be a generic "Commercial Recreation" zone. Is the proposed amendment to the CR-4 zone based on the assumption that there is no generic "Country Inn" zone?

CR- 1 is Fossil Bay. CR- 2 was proposed for a campground in the Wildwood Terrace development complex. I can't see where it is applied. CR-3 is Point no Point. CR-4 is Ocean Wilderness.

Does this mean that no other properties can be assigned these zones? In other words, a similar proposal would need a similar zone along the lines of the "Commercial Recreation" zones but tailored to what the community and developer wanted at the particular site? If this is the case, it isn't anywhere clear in the bylaw. However, there does not seem to be a generic "Commercial Recreation" zone.

A simple solution to the survey error would be to create a zone "Commercial Recreation Ocean Wilderness", or "Commercial Recreation Country Inn Ocean Wilderness": CR-4OW. This would leave the bylaw with a generic "Country Inn" zone: Commercial Recreation Country Inn: CR-4, although as far as I know, there is no other "Country Inn" in the area covered by Bylaw 2040.

Perhaps when the whole of Bylaw 2040 is reviewed, there will be a generic "Commercial Recreation" zone described for proponents to consider. There is no CR zone in Bylaw 2040. It shows CR-1, 2, 3 and 4 as described above.

We have a set of "P" zones with several describing a specific use. The P-1 zone seems to be for parks. There is a P zone for the parcel where Kemp Lake Waterworks has a pumping station. There are specific P zones describing the Shirley Community Hall, Fire Hall and park parcels; the Otter Point Fire Hall parcels; the Camp Bernard parcels; and the Juan de Fuca Public Service Building parcel. The zones designed for Camp Bernard and the JdF building include the name of the facility in the name of the zone so it is better identified that these are specific zones that will not apply to other developments.

So, is the objective to have a "Country Inn" zone with no parcel size identified? Or was the "Country Inn" zone only supposed to apply to Ocean Wilderness in the first place? The immediate current objective to create a zone or an exception for Ocean Wilderness but with what consequences?

At this time, I don't think a Country Inn zone with no parcel size identified is a good idea. Any parcel could be considered for rezoning to "Country Inn" and each application would involve the community debating the amendment to the zoning bylaw. With the generic CR-4 zone in place, proponents are discouraged from applying for re-zoning to "Country Inn" use if their parcel size is less than 2ha.

Any "fix" for Ocean Wilderness already involves the whole process of amending the bylaw. Why not amend to create an "Ocean Wilderness" zone or, alternatively, identify the Ocean Wilderness parcel as an exception to the present "Country Inn" zone?

The overall discussion of what the community considers an appropriate parcel size for a Country Inn use could wait for the overall review of Bylaw 2040.

I understand the logic of waiting for the several OCPs to be completed before reviewing the whole of Bylaw 2040 but I am leery of creating or modifying zones under the public radar. People might argue that if the parcel size requirement for a "Country Inn" is removed at this time, it can't be re-instated later.

See below for some exceptions created for properties the Rural and Rural Residential zones.

Heather Phillips

In the Rural and Rural Residential zones, there are a number of parcels in the area covered by CRC Bylaw 2040 that have their own special zone or have an exception written into the zone description to deal with some anomaly.

Here are three exceptions: the properties on Rannveig Place* that are zoned AG 1 and Rural Zone, A-1; a property at Pike Road** in East Sooke; some property on Farmer Road***.

***2A.0 RURAL ZONE – A-1**

Bylaw 3797

2A.01 Zone Application

For the purposes of this Bylaw, the Rural A-1 Zone applies only Lot 1, Section 18, Otter District, Plan VIP53538, except part in Plan VIP77828.

***4C.01 AGRICULTURAL 1 ZONE – AG-1**

Bylaw 3797

4C.01 Zone Application

For the purposes of this Bylaw, the Agricultural 1 AG-1 Zone applies only Lot 1, Section 18, Otter District, Plan VIP53538, except part in Plan VIP77828.

****10.02 Minimum Lot Size for Subdivision Purposes**

(a) The minimum lot size for subdivision purposes is 1ha;

(c) Notwithstanding Sections 10.02(a) and (b) of Part 2 of this Bylaw, lot sizes for subdivision purposes shall be 1ha average and 0.5ha minimum for Lot 1, Plan 33402, Secs. 130 & 131, Sooke District;

(d) Notwithstanding Sections 10.2 (a), (b) and (c) of Part 2 of this Bylaw, lot sizes for subdivision purposed shall be 1ha average and a 0.5ha minimum and a total of four lots for Lot 1, Section 89, Sooke District, Plan 26576, except part in Plan 35281.

*****7.02 Minimum Lot Size for Subdivision Purposes**

(a) Minimum lot size shall be 2 ha;

(c) Notwithstanding Sections 7.02(a) and (b) of Part 2 of this Bylaw, lot size subdivision purposes shall be 1ha average and .5 ha minimum for Part Lot 51, Plan 39570 Except Plan 41935 as shown shaded on Plan No. 29 desc Bylaw 2437. *Bylaw 2437*

CR-1 Low Intensity Commercial Recreation (Cabin)
CR-2 Rural Commercial Recreation (Campground)
CR-3 Intensive Commercial Recreation
CR-4 Country Inn

P-1 Public Recreation
P-2 Community Facility
P-2CB Community Facility Camp Barnard – *Bylaw 3857*
P-3 Public Utility
P-4 Juan de Fuca Public Service Building – *Bylaw 3870*

Wendy Miller

From: Wendy Miller
Sent: Monday, June 15, 2015 11:28 AM
To: Wendy Miller
Subject: Commercial Recreation zone and Ocean Wilderness Country Inn

From: MARGOT SWINBURNSON
Sent: Sunday, June 14, 2015 10:56 AM
To: Bob & Heather Phillips
Cc: June Klassen; directorjdf
Subject: Re: Commercial Recreation zone and Ocean Wilderness Country Inn

Hi all;
This topic is new to me- and personally, before we make any changes that affect anything other than one property, I would like full public consultation.
The size of Ocean Wilderness is large enough that I am comfortable with grandfathering it in- but I would not like to see the lot size restrictions disappear entirely. That, to me, is akin to "throwing the baby out with the bathwater". There are too many out there who look on this area for a quick buck, not for the long lasting neighbourhood creation for there not to be some need for buffer zones.
Thank you for your kind attention to this, June.
Cheers
Margot
