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**Minutes of a Meeting of the Juan de Fuca Land Use Committee
Held Tuesday, March 21, 2017, at the Juan de Fuca Local Area Services Building
3 – 7450 Butler Road, Otter Point, BC**

PRESENT: Mike Hicks (Chair), Stan Jensen, Roy McIntyre, Ron Ramsay, Dale Risvold, Sandy Sinclair, Art Wynans
Staff: Iain Lawrence, Manager, Local Area Planning; Wendy Miller, Recorder
OTHER: Wally Vowles, Alternate Director
PUBLIC: 4

The meeting was called to order at 7:00 p.m.

1. Approval of the Agenda

MOVED by Dale Risvold, **SECONDED** by Roy McIntyre that the agenda be approved.

CARRIED

2. Approval of the Supplementary Agenda

No supplementary items.

3. Adoption of Minutes from the Meeting of February 21, 2017

MOVED by Ron Ramsay, **SECONDED** by Sandy Sinclair that the minutes from the meeting of February 21, 2017, be adopted.

CARRIED

4. Chair's Report

- a) The Vancouver Island Regional Library has supported construction of a new library branch on Wadams Way in Sooke. The new, 10,000 square foot branch will serve the Juan de Fuca communities of East Sooke, Otter Point, Shirely and Jordan River.
- b) The CRD will receive approximately \$488,000 through the federally and provincially supported Clean Water and Wastewater Fund. Funding will support replacement of the water main in Port Renfrew. Applications to extend CRD water to Kemp Lake and to the Anderson Cove portion of the Juan de Fuca Water Supply Area were unsuccessful.
- c) The recent passing of CRD Director Vic Derman was shared. Vic Derman's dedication and work were acknowledged.

5. Planner's Report

No report.

6. Development Permit with Variance

a) DV000052 - Lot A, Section 7, Otter District, VIP75055 (8675 West Coast Road)

Iain Lawrence spoke to the staff report and the request to address the Marine Shoreline Areas Development Permit (DP) Area guidelines for a seawall and two-storey cabin, to increase the lot elevation, and to permit height to be measured from the finished grade.

Iain Lawrence advised that the Gordon's Beach Recreational 4 (R-4) zone allows for buildings to be rebuilt if a building is shown on the proposed strata plan dated April 16, 1995. It was confirmed that the subject property is shown on the strata plan and

that the proposal to reorient the dwelling rather than reconstructing it in its current configuration will allow the building to be sited in accordance with the front, side and rear yard setbacks specified by the R-4 zone. Reorienting will also allow the building to be sited further from the natural boundary of the sea than is the case for the existing dwelling. It was further confirmed that a report prepared by a qualified professional has been submitted which provides recommendations to address the development permit area guidelines and to ensure that the site is safe for the intended use.

Iain Lawrence responded to questions from the LUC advising that:

- the qualified professional report includes recommendations for the seawall
- boulders will be used to construct the seawall
- elevation will be limited to the main floor of the house

The Chair confirmed that the applicant was present.

The applicant reported that he was approached by an adjacent property owner in support of the application.

The applicant stated that:

- the existing cabin has been in place since the 1950s
- main floor elevation is recommended to address anticipated sea level rise
- main entrance off West Coast Road will be designed as to eliminate the use of back fill

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

That Marine Shoreline Development Permit with Variance DV000052, for Lot A, Section 7, Otter Point District, VIP75055, for the purpose of constructing a seawall and single-family dwelling, be approved.

CARRIED

7. Adjournment

MOVED by Art Wynans, **SECONDED** by Roy McIntyre that the meeting adjourn.

CARRIED

The meeting adjourned at 7:23 p.m.

Chair