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**Minutes of a Meeting of the Juan de Fuca Land Use Committee
Held Tuesday, October 17, 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, Sandy Sinclair, Art Wynans
Staff: Iain Lawrence, Manager, Local Area Planning; Wendy Miller, Recorder
ABSENT: Dale Risvold
PUBLIC: 3

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

1. Approval of the Agenda

MOVED by Art Wynans, **SECONDED** by Ron Ramsay that the agenda be approved. **CARRIED**

2. Approval of the Supplementary Agenda

No supplementary items.

3. Adoption of Minutes from the Meeting of September 19, 2017

MOVED by Ron Ramsay, **SECONDED** by Sandy Sinclair that the minutes from the meeting of September 19, 2017, be adopted as amended. **CARRIED**

4. Chair's Report

a) The Chair reported that he has sent a letter to Premier John Horgan requesting that the government dissolve the CRD's non-binding resolution process to reach acceptance on the Regional Growth Strategy (RGS) update and initiate binding arbitration. The letter further requests that Juan de Fuca Electoral Area be provided an opportunity to make direct submission in the settlement process regarding water servicing.

The Chair advised that:

- the Province has directed that the non-binding process be started no later than June 14, 2017
- the Province has communicated that it is expected that the interests and concerns of the electoral area would be brought forward by the CRD Board as part of the non-binding process
- there is still no confirmed start date for the mediation process
- the CRD Board has appointed Director Ben Isitt as one of the two directors representing the CRD's position in the mediation process
- Director Isitt has made previous public statements saying that he does not support the extension of drinking water to Juan de Fuca residents

b) The Chair reported that the District of Metchosin, one of the three local governments that accepted the RGS update, will be participating in the mediation process and that Metchosin has asked him to assist in representing the District.

- c) The Chair reported that he will be stepping down as Chair of the CRD Regional Parks Committee for 2018.

5. Planner's Report

- a) Free Event – Water Sustainability
Date: Wednesday, October 18, 2017
Time: 7pm - 9pm
Place: Juan de Fuca Local Area Services Building
- b) Public Hearing – Bylaw No. 4187 (Sooke Business Park Industrial Zone)
Date: Monday, November 6, 2017
Time: 7 pm
Place: Juan de Fuca Local Area Services Building
- c) The CRD has implemented a subscribe service that allows people to register to receive email notification when agendas and minutes are posted to the CRD website. Staff will circulate the web link to the membership.
- d) The Province has launched a website (BC Cannabis Regulation Engagement) to collect public feedback regarding provincial regulations for the commercial production of cannabis. Staff will circulate the web link to the membership.

6. Development Variance Permit Application

a) VA000143 - Lot 3, Sections 45-A and 46-A, Highland District, Plan VIP22641 (6606 Mark Lane)

Iain Lawrence spoke to the staff report and the request for a variance permit to reduce the minimum front yard setback from 6.0 m to 5.0 m, and reduce the rear yard setback from 6.0 m to 0.91 m, for the purpose of allowing the siting of an existing single-family dwelling and the construction of a deck. Iain Lawrence reported that the survey received as part of the building permit in 1985 for the dwelling confirmed that the location of the dwelling met the requirements of the zone. A new survey, obtained by the current owner, indicates that the building dimensions provided in the original survey are not in compliance with the CR-1 zone requirements.

The Chair confirmed that the applicant was present.

The applicant responded to questions from the LUC advising that:

- a steep, narrow strip of Gowland Tod Provincial Park separates the subject parcel from Finlayson Arm
- the strip of land, measuring 66 ft across, is not developed

LUC comments included:

- the general public is not accessing the strip of park land
- access to the strip of park land would be limited to adjacent property owners
- users of the park would not be impacted by construction of a deck at the proposed location
- adjacent property owners have submitted letters of support

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

That Development Variance Permit VA000143 for Lot 3, Sections 45-A and 46-A, Highland District, Plan VIP22641, to reduce the required front yard setback from 6.0 m to 5.0 m and to reduce the required rear yard setback from 6 m to 0.91 m, for the purpose of allowing the siting of an existing single-family dwelling and deck, be approved.

CARRIED

7. Provision of Park Land for Subdivision

a) SU000687 - Lot 1, Section 97, Renfrew District, Plan EPP24972 (17086 Parkinson Road)

Iain Lawrence spoke to the staff report and the request that the requirement for park dedication be received in the form of cash-in-lieu. It was reported that on September 12, 2017, the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission considered the proposed 6-lot bare land strata subdivision and recommended that that dedication be received in the form of cash-in-lieu. Iain Lawrence confirmed that the subject parcel would not provide connectivity to the Commission's park and trail interests in Port Renfrew.

Iain Lawrence responded to questions from the LUC advising that:

- each of the lots must be connected to a community sewage system and a community water system prior to final approval of the subdivision
- provision of park land or payment for park purposes must also be satisfied prior to final approval of the subdivision
- parkland value would be determined at such time a Preliminary Layout Approval is granted by the Ministry of Transportation and Infrastructure
- subdivision cannot be approved until the application complies with all CRD requirements

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

That the requirement for parkland dedication in accordance with Section 510 of the *Local Government Act*, for the proposed bare land strata subdivision of Lot A, Section 97, Renfrew District, Plan EPP71912 as shown in the plan prepared by J.E. Anderson & Associates dated May 26, 2017, be received in the form of cash in lieu of parkland.

CARRIED

8. Adjournment

The meeting adjourned at 7:24 p.m.

Chair