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**Minutes of a Meeting of the Juan de Fuca Land Use Committee
Held Tuesday, February 20, 2018, 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, Dale Risvold
Staff: Iain Lawrence, Manager, Local Area Planning; Emma Taylor, Recorder

PUBLIC: 1

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

1. Approval of the Agenda

MOVED by Art Wynans, **SECONDED** by Dale Risvold that the agenda be approved. **CARRIED**

2. Approval of the Supplementary Agenda

MOVED by Sandy Sinclair, **SECONDED** by Roy McIntyre that the supplementary agenda be approved. **CARRIED**

3. Adoption of Minutes from the Meeting of January 16, 2018

MOVED by Roy McIntyre, **SECONDED** by Sandy Sinclair that the minutes from the meeting of January 16, 2018, be adopted. **CARRIED**

4. Chair's Report

The Chair reported that the Regional Growth Strategy (RGS) is expected to be considered by the CRD Board in April 2018.

The Chair reported that the Province of BC announced highway upgrades in the Juan de Fuca Electoral Area including replacement of the bridge at Roche Cove and a rest stop at Sombrio Beach, as well as future improvements to Otter Point Road and Parkinson Road.

The Chair updated the Committee on the CRD Board's decision to construct an anaerobic digester at Hartland Landfill as part of the sewage system project, and advised that integrated resource management and a gasification plant are no longer being considered as options.

5. Planner's Report

Iain Lawrence stated that a public information meeting is scheduled to be held on February 22, 2018, at the Port Renfrew Community Hall for rezoning application RZ000251.

Another public information meeting is scheduled to be held on February 26, 2018, at the Shawnigan Lake Community Hall for rezoning application RZ000245.

Iain Lawrence noted that there will not be a March LUC meeting and that it is anticipated that both the East Sooke and the Shirley – Jordan River Official Community Plans will be brought forward at the April LUC meeting.

6. Development Variance Application

a) VA000144 – Lot A, Block 453, Malahat District, Plan EPP72720 (1499 Trail Way)

Iain Lawrence spoke to the staff report outlining the requested variance to reduce the front yard setback for the purpose of siting a greenhouse. Staff displayed a survey and photos of the property and confirmed that the siting of the greenhouse is outside of any development permit areas and covenant areas on the property.

Staff directed attention to the items in the supplementary agenda and outlined the six letters of support and one letter stating objection. Concerns identified in the letter of opposition relate to bylaws being changed to address violations and the proposed use of the greenhouse.

A representative for the applicant was in attendance and presented a letter from the owners. The representative stated that the greenhouse is intended for the growing and propagation of horticultural plants for the owners' landscaping business and for farm-gate sales. One exterior light and one small fan are installed on the greenhouse and no nuisance to adjacent properties is expected. The siting of the structure was selected due to topographical considerations, covenant areas and the adjacent regional trail.

The Chair questioned the 30 metre setback requirement. Staff confirmed that greater setbacks apply as the greenhouse is classified as an agricultural building.

Comments from LUC members included:

- lights in greenhouse could create nuisance to neighbours
- expansion into larger commercial operation is a concern
- home-based businesses are supported
- sympathetic to concerns raised in letter of opposition
- future buildings will require permits.

MOVED by Stan Jensen, **SECONDED** by Dale Risvold that the Land Use Committee recommend to the CRD Board:

- a) That Development Variance Permit VA000144 to reduce the front yard setback for agricultural buildings from 30 m to 10.4 m, as specified by Malahat Land Use Bylaw, 1981, Bylaw No. 980, Section 3.4.04(4), for the purpose of allowing the siting of a greenhouse on Lot A, Block 453, Malahat District, Plan EPP72720, be approved.

CARRIED

7. Adjournment

The meeting adjourned at 7:21 p.m.

Chair