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**Minutes of a Meeting of the Juan de Fuca Land Use Committee  
Held Tuesday, October 9, 2018, at the Juan de Fuca Local Area Services Building  
3 – 7450 Butler Road, Otter Point, BC**

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**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  
**PUBLIC:** 7

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

**1. Approval of the Agendas**

**MOVED** by Art Wynans, **SECONDED** by Dale Risvold that the agenda be approved, as amended, to consider Item 7(a), Rezoning Application RZ000253 after Item 7(b), Rezoning Application RZ000259, and that the supplementary agenda be approved, as circulated.

**CARRIED**

**2. Adoption of Minutes from the Meeting of September 18, 2018**

**MOVED** by Art Wynans, **SECONDED** by Ron Ramsay that the minutes from the meeting of September 18, 2018, be adopted.

**CARRIED**

**3. Chair's Report**

The Chair extended a thank you to the membership for their work over the last four years. Should he be elected as Electoral Area Director, the Chair advised that he wished to appoint Stan Jensen, Ron Ramsay and Dale Risvold to sit for a further term on the LUC. It was confirmed that Art Wynans will not be standing for a further term.

**4. Planner's Report**

a) It was confirmed that the current membership is scheduled to meet next on November 20, 2018, as LUC terms, with the exception of the Regional Director, expire December 31, 2018.

b) A public information meeting at the East Sooke Community Hall is scheduled for October 10 to consider rezoning applications RZ000256 (5480, 5488 & 5494 Mt. Matheson Road) and RZ000258 (1021 Parkheights Drive).

**5. Development Variance Application**

**a) VA000147 – Lots 1, 2 & 3, Section 85, Sooke District, Plan EPP40479 (5200 Block East Sooke Road)**

Iain Lawrence spoke to the staff report and the request to reduce the requirement that ten percent of the lot fronts onto a highway for the purpose of a three-lot boundary adjustment.

Iain Lawrence confirmed that:

- proposed Rem. Lot 1 will have a small portion removed and added to the north end of proposed Lot A

- proposed Lot A will have a small portion removed and added to the south west corner of proposed Lot B
- proposed Lot B meets the minimum frontage requirement
- no submissions have been received regarding the proposal
- the applicant requested that the proposal be considered by the LUC as opposed to the Board of Variance

The Chair confirmed that the applicant and agent were present.

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

That Development Variance Permit VA000147 for Lots 1, 2 & 3, Section 85, Sooke District, Plan EPP40479 to vary the Juan de Fuca Land Use Bylaw, Bylaw No. 2040, Schedule A, Part 1, Section 3.10(4)(a) by reducing the minimum frontage requirement for proposed Lot A from 93.85 m to 84.45 m for the purpose of permitting a three-lot boundary adjustment, be approved.

**CARRIED**

## 6. Rezoning Applications

### a) **RZ000259 - That Part of Lot 2, Section 90, Renfrew District, VIP6764 Lying to the North of the 66 Foot Road Dedicated by Said Plan (9330 Invermuir Road)**

Iain Lawrence spoke to the staff report and the request to rezone the property from the Rural (A) and Forestry (AF) zones to Agricultural (AG) for the purpose of permitting farming.

Iain Lawrence confirmed that:

- the property was previously a gravel pit
- the property is no longer Private Managed Forest Land (PMFL)
- the property is designated as Coastal Upland (CU) in the Shirley – Jordan River Official Community Plan, Bylaw No. 4001
- the CU designation supports residential and agriculture uses when lands are removed from PMFL
- a Riparian Assessment Report would not be required for rezoning, but would be required for any development within the riparian assessment area or for subdivision

Iain Lawrence responded to questions from the LUC advising that:

- the property's current spilt zoning would permit one dwelling plus either a secondary suite or a detached accessory suite on the 15 ha AF zoned portion and two dwellings plus either a secondary suite or a detached accessory suite on the 0.5 ha Rural A zoned portion
- the AG zone permits a maximum of three dwellings units which are intended to support the farming operation by housing employees, tenants or family members

The Chair confirmed that the agent was present.

**MOVED** by Ron Ramsay, **SECONDED** by Sandy Sinclair that staff be directed to refer proposed Bylaw No. 4259, “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 136, 2018” to the Shirley/Jordan River Advisory Planning Commission (APC), and to appropriate CRD departments and to the following external agencies for comment:

BC Hydro	Ministry of Energy & Mines	RCMP
District of Sooke	Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Archaeology Branch	School District #62
Island Health	Ministry of Transportation & Infrastructure	T-Sou-ke First Nation
Ministry of Agriculture	Pacheedaht First Nation	

**CARRIED**

Director Hicks turned the meeting over to the Vice Chair and left the meeting at 7:12 p.m., declaring conflict of interest with application RZ000253.

**b) RZ000253 - Lot 2, Section 97, Sooke District, Plan 15036 (6400 Block East Sooke Road)**

Iain Lawrence spoke to the staff report and the request to rezone the subject property from Rural A to a new Rural Residential 6A (RR-6A) zone, in order to facilitate a 9-lot subdivision. Iain Lawrence outlined the referral comments included in the staff report.

Iain Lawrence reported that:

- the East Sooke Advisory Planning Commission considered the application on August 8, 2018, and recommended support for the application without the proposed protected area being dedicated as park
- the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission considered the application on September 25, 2018, and recommended support for the application and protection of the wildlife corridor through a multi-party covenant
- CRD Regional and Strategic Planning advised that the proposed development is in keeping with the RGS policies of maintaining rural character and slow to moderate growth

Iain Lawrence directed attention to the supplementary submissions received from Jackie West and Juanita West supporting the application.

The Vice Chair confirmed that the applicant and agent were present.

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

- a) That the referral of proposed Bylaw No. 4246 directed by the Juan de Fuca Land Use Committee to the East Sooke Advisory Planning Commission, BC Hydro, District of Sooke, Island Health, Ministry of Transportation & Infrastructure, Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Archaeology Branch, Scia’new First Nation, T’Sou-ke First Nation, RCMP, and Sooke School District #62 and appropriate CRD departments be approved and the comments received;

- b) That proposed Bylaw No. 4246, “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 134, 2018” be introduced and read a first time, read a second time; and
- c) That in accordance with the provisions of Section 469 of the *Local Government Act*, a director from either the District of Sooke, District of Metchosin, District of Langford or the City of Colwood be delegated authority to hold a Public Hearing with respect to Bylaw No. 4246.

**CARRIED**

**10. Adjournment**

The meeting adjourned at 7:20 p.m.

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Chair