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**Minutes of a Meeting of the Juan de Fuca Land Use Committee  
Held Tuesday, February 19, 2019, 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, Vern McConnell, Roy McIntyre, Ron Ramsay, Dale Risvold, Sandy Sinclair  
**Staff:** Iain Lawrence, Manager, Local Area Planning; Wendy Miller, Recorder  
**PUBLIC:** 4

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

**1. Approval of the Agenda**

**MOVED** by Dale Risvold, **SECONDED** by Vern McConnell that the agenda be approved.

**CARRIED**

**2. Approval of the Supplementary Agenda**

**MOVED** by Vern McConnell, **SECONDED** by Ron Ramsay that the supplementary agenda be approved.

**CARRIED**

**3. Adoption of Minutes from the Meeting of January 15, 2019**

**MOVED** by Sandy Sinclair, **SECONDED** by Roy McIntyre that the minutes from the meeting of January 15, 2019, be adopted.

**CARRIED**

**4. Chair's Report**

The Chair thanked attendees for coming to the meeting.

**5. Planner's Report**

- a) At its meeting of February 13, 2019, the CRD Board adopted Bylaw No. 4246, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 134, 2018" and Bylaw No. 4257, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 135, 2018".

Bylaw No. 4246 created the new Rural Residential 6A (RR-6A) zone and rezoned a property located at the 6400 Block of East Sooke Road from Rural A to RR-6A.

Bylaw No. 4257 rezoned 5480, 5488 & 5494 Mt. Matheson Road from Rural A to RR-6A.

- b) Due to snow, the February 12, 2019, meeting of the Otter Point Advisory Planning Commission has been rescheduled to:

Date: Tuesday, March 5, 2019

Time: 7 pm

Location: Juan de Fuca Local Area Services

## 6. Rezoning Applications

### a) RZ000260 - Lot 9, Section 129, Sooke District, Plan VIP67208 (590 Seedtree Road)

Iain Lawrence spoke to the staff report and the request to rezone the subject property from Rural A to Rural Residential 6A (RR-6A) for the purpose of permitting a 4-lot bare land strata subdivision as an alternative to a building strata development. Iain Lawrence outlined the professional reports received to support the rezoning and requirement for future development permit applications during the subdivision application process. Iain Lawrence further outlined the comments received from referral agencies as included in the staff report.

Iain Lawrence responded to questions from the LUC advising that:

- the applicant is pursuing a bare land subdivision as opposed to a fee simple subdivision
- the applicant is not held to the subdivision layout as proposed by the rezoning application
- it is understood that the applicant wishes to utilize the existing roughed in driveway to provide access to the strata lots
- proof of potable water for each lot is determined at the time of subdivision
- the East Sooke Official Community Plan (OCP), Bylaw No. 4000, supports rezoning of parcels zoned Rural A to allow subdivision based on a ratio of one parcel in the proposed plan of subdivision per each one hectare prior to the subtraction of any area for road and park dedication as an alternative to building strata

**MOVED** by Stan Jensen, **SECONDED** by Vern McConnell that the Land Use Committee recommends to the CRD Board:

- a) That the referral of proposed Bylaw No. 4265 directed by the Juan de Fuca Land Use Committee to the East Sooke Advisory Planning Commission; the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission; appropriate CRD departments; BC Hydro; District of Sooke; Island Health; Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Archaeology Branch; Ministry of Transportation and Infrastructure; RCMP; Scia'new First Nation; Sooke School District #62; and T'Sou-ke First Nation be approved and the comments received;
- b) That proposed Bylaw No. 4265, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 138, 2018" be introduced and read a first time and read a second time; and
- c) That in accordance with the provisions of Section 469 of the Local Government Act, the Director for the Juan de Fuca Electoral Area, or Alternate Director, be delegated authority to hold a Public Hearing with respect to Bylaw No. 4265.

**CARRIED**

### b) RZ000262 - Lot 3, Section 88, Sooke District, Plan 38149 (5728 Titan Place)

Iain Lawrence spoke to the staff report and the request to rezone the subject property from Rural Residential 3 (RR-3) to Rural Residential 6A (RR-6A). It was confirmed that the applicants were initially pursuing a 4-lot subdivision but that the application has been revised to permit a 3-lot subdivision.

Iain Lawrence directed attention to the supplementary submission from Dana Livingstone and Paul Thomas supporting the application.

Iain Lawrence responded to a question from the LUC confirming that the East Sooke OCP designates the property as Settlement and that the East Sooke OCP supports an average parcel size of one hectare for lands designated Settlement.

The applicants questioned the requirement for a development permit.

The Chair requested that the applicants refer their questions related to subdivision to Planning staff.

Staff confirmed that, as the application has been revised to pursue rezoning to permit a 3-lot subdivision, referral to the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission is no longer required.

**MOVED** by Stan Jensen, **SECONDED** by Ron Ramsay that staff be directed to refer proposed Bylaw No. 4285, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 142, 2019" to the East Sooke Advisory Planning Commission and to appropriate CRD departments and the following external agencies for comment:

BC Hydro	Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Archaeology Branch	Scia'new First Nation
District of Sooke	Ministry of Transportation and Infrastructure	Sooke School District #62
Island Health	RCMP	T'Sou-ke First Nation

**CARRIED**

## 7. Proposed Bylaw

### a) **Bylaw No. 4266, "Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 11, 2019" (Port Renfrew Development Permit Areas and Development Approval Information)**

Iain Lawrence spoke to the staff report and proposed Bylaw No. 4266.

Iain Lawrence responded to questions from the LUC advising that:

- updates are required to address legislative and procedural changes that have occurred since 2003, specifically with respect to implementing the provincial *Riparian Areas Regulation (RAR)*
- the sensitive ecosystem development permit area would apply to the same areas covered by the riparian development permit area, but applies to non-fish bearing streams
- a marine shoreline development permit area is also proposed, in keeping with the OCPs for the other six Juan de Fuca communities
- the *Local Government Act (LGA)* outlines that the local government must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected by the proposed official community plan amendment

**MOVED** by Ron Ramsay, **SECONDED** by Dale Risvold that staff be directed to refer proposed Bylaw No. 4266, "Comprehensive Community Development Plan for Port

Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 11, 2019” to a Public Information Meeting in Port Renfrew, to relevant CRD departments, and the following external agencies for comment:

Agricultural Land Commission	District of Sooke	Ministry of Transportation and Infrastructure (MoTI)
Cowichan Valley Regional District	Island Health	Pacheedaht First Nation
Department of Fisheries and Oceans	MFLNRORD – Resource Management Objectives Branch	School District #62 - Sooke

**CARRIED**

## **8. Adjournment**

The meeting adjourned at 7:29 p.m.

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Chair