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**Minutes of a Meeting of the Juan de Fuca Land Use Committee
Held Tuesday, March 17, 2020, at the Juan de Fuca Local Area Services Building
3 – 7450 Butler Road, Otter Point, BC**

PRESENT: Director Mike Hicks (Chair), Vern McConnell, Ron Ramsay, Sandy Sinclair
Staff: Iain Lawrence, Manager, Community Planning
ABSENT: Stan Jensen, Roy McIntyre, Dale Risvold
PUBLIC: 2

The meeting was called to order at 7:00 pm.

1. Approval of the Agenda

MOVED by Ron Ramsay, **SECONDED** by Sandy Sinclair that the agenda be approved.

CARRIED

2. Approval of the Supplementary Agenda

No supplementary items.

3. Adoption of Minutes from the Meeting of February 18, 2020

MOVED by Vern McConnell, **SECONDED** by Ron Ramsay that the minutes from the meeting of February 18, 2020, be adopted.

CARRIED

4. Chair's Report

The Chair advised that, prior to the start of the meeting, Les Monnington, Shirley, requested that it be relayed that he has no objections to the application.

5. Planner's Report

No report.

6. Development Permit with Variance Application

a) DV000069 – Lot A, Section 53, Renfrew District, Plan EPP20739 (9908 West Coast Road)

Iain Lawrence spoke to the staff report and the request for a development permit with variance to decrease the side yard setback requirement for the purpose of constructing a single family dwelling and septic field.

Iain Lawrence directed attention to the site plan included in the staff report which shows the requested reduction of the side yard setback from 15 m to 3 m.

Iain Lawrence responded to questions from the LUC advising that:

- the topography of the site is such that one half of the property consists of a steep rock outcropping, while the other half is less steep, but forested
- the requested setback is in keeping with other rural residential subdivisions
- the setback would allow the building to meet fire separation requirements
- the subject property is not large enough to permit a detached accessory suite
- a legal plan for the property has been created

- road dedication along West Coast Road may need to be utilized as part of the Highway 14 improvement project

The LUC noted that siting will be more limited if road dedication is required as part of the improvement project.

The Chair confirmed that the applicant was present.

MOVED by Sandy Sinclair, **SECONDED** by Ron Ramsay that the Land Use Committee recommends to the Capital Regional District (CRD) Board:

That Development Permit with Variance DV000069 for Lot A, Section 53, Renfrew District, Plan EPP20739 to authorize construction in a Steep Slopes and a Sensitive Ecosystems Development Permit Area, and to vary Juan de Fuca Land Use Bylaw No. 2040, Part 2, Section 3.07 by reducing the side yard setback from 15 m to 3 m for the purpose of constructing a single family dwelling and septic field, be approved.

CARRIED

7. Adjournment

At this time, the Chair advised that:

- the CRD Board will consider amending its meeting procedures on March 18, 2020, to support electronic meeting participation in response to recent announcements related to COVID-19
- small CRD meetings may continue at this location with social distancing
- the LUC will continue to meet monthly, as required
- recreation programming at this building is cancelled until further notice
- at this time, the JdF Local Area Services Building remains open to the public

Iain Lawrence responded to questions from the LUC advising that remote participation from this building would be by teleconference and that meeting support materials would be issued to the membership in advance of the meeting.

The meeting adjourned at 7:25 pm.

Chair