

**CAPITAL REGIONAL DISTRICT**  
**OTTER POINT ADVISORY PLANNING COMMISSION**

**Wednesday, November 16, 2011**

**7:00 p.m.**

**Otter Point Firehall**  
**3727 Otter Point Road, Sooke, BC**

---

**SUPPLEMENTARY AGENDA ITEMS**

- 1. Receipt of Referral Agency Comments to be dealt with under the following agenda item:**
  - a) Agenda Item 4a) ALR-01-11 - Lots 1 and 2, Section 30, Otter District, Plan 13987 (Shaw – 2322 Kemp Lake)
    - District of Sooke Council Meeting Minutes of October 11, 2011
    - Ministry of Transportation and Infrastructure Comment of October 21, 2011
    - Juan de Fuca Electoral Area Agricultural Advisory Planning Commission Meeting Minutes of November 7, 2011
    - School District #62 Comment of November 15, 2011
  
- 2. Receipt of Correspondence to be dealt with under the following agenda item:**
  - a) Agenda Item 4a) ALR-01-11 - Lots 1 and 2, Section 30, Otter District, Plan 13987 (Shaw – 2322 Kemp Lake)
    - Heather Rees, Otter Point
    - Barry, Marlene and Ron, Otter Point

**P-2 Application to Exclude 6912 & 7096 West Coast Road and 1841 Brooks Road from Agricultural Land Reserve (ALR)**

Councillor Dumont left the meeting at 7:35 p.m. stating that he is the neighbour of the applicant.

Gerard LeBlanc provided an overview of the Agriculture Land Reserve application to exclude three properties from the ALR and explained that the applicant has also submitted an application to include two properties in the ALR. The lands proposed for inclusion are located just outside of Sooke in the Kemp Lake area. It is anticipated that the excluded lands will be developed in accordance with the policies of the Official Community Plan (OCP). The OCP provides for the location of technical/industrial park uses in the general area.

Council discussed:

- The process to include the Kemp Lake property in the ALR
- CRD LUC will be considering the inclusion application in November

Ed Shaw, applicant, stated that the CRD LUC will be considering the application on October 18<sup>th</sup> and that the Land Commission explained that with inclusions the CRD only recommends not approves. Mr. Shaw provided a history of the farmland on Kemp Lake. Mr. Shaw provided information as to the soil on his property and explained that the intention will be to designate the land for a technical park.

**Public Input:**

Angelo Facchin, resident, inquired as to the OCP designation. It was explained that OCP general classification is for a potential Business Park, Technical Park, Clean Industrial, or High Tech park.

David Mallett, Resident, expressed support for the application.

Leon Orza, resident, asked for clarification as to accessing the property. It was explained that there were three accesses, two have been blocked over time.

**MOVED** and seconded that Council forward this request for exclusion of land from the ALR with a recommendation of support subject to its consideration in conjunction with a request for inclusion of lands into the ALR at 2322 Kemp Lake Road.

**CARRIED**

Councillor Dumont returned to the meeting at 7:53 p.m.

## Wendy Miller

---

**From:** Evanoff, Ryan TRAN:EX <Ryan.Evanoff@gov.bc.ca>  
**Sent:** Friday, October 21, 2011 8:02 AM  
**To:** Wendy Miller  
**Subject:** RE: ALR Inclusion Applicaiton - ALR-01-11

Hello Wendy,

Please accept the following as the Ministry of Transportations official response:

The Ministry has no objection to the proposed inclusion of land into the ALR as it is presented. Applicant to be made aware that subdivision of these parcels in the future will be severely limited by the ALR designation.

If any further approvals or information is needed please feel free to contact me directly.

Thank you,

Ryan Evanoff

Development Approvals Technician  
Ministry of Transportation, Saanich Area Office  
Phone Number: (250)952-4495 Fax: (250)952-4508

---

**From:** Wendy Miller [<mailto:wmiller@crd.bc.ca>]  
**Sent:** Wednesday, October 19, 2011 9:35 AM  
**To:** Evanoff, Ryan TRAN:EX  
**Subject:** ALR Inclusion Applicaiton - ALR-01-11

Good Morning,

Please find attached a staff report for the Agricultural Land Reserve application for inclusion of Lots 1 and 2, Section 30, Otter District, Plan 13987.

Comment requested by November 17, 2011

Thank you,

Wendy Miller

Administrative Clerk | JDF Electoral Area Planning | 250.642.1500, local 208  
Capital Regional District | 2-6868 West Coast Road, PO Box 283, Sooke BC V9Z 0S9

Web: [www.crd.bc.ca/jdf](http://www.crd.bc.ca/jdf)



Please consider the environment before printing this email.

---

This e-mail and any attachments are for the use of the intended recipient only and must not be distributed, disclosed, used or copied by or to anyone else. This e-mail and any attachments may be confidential, privileged and/or subject to the Freedom of Information and Protection of Privacy Act. If you receive this message in error, please delete all copies and contact the sender.

Thank you..

**JUAN DE FUCA ELECTORAL AREA  
AGRICULTURAL ADVISORY PLANNING COMMISSION**

**MINUTES OF THE MEETING held Monday, November 7, 2011 at 5:00pm  
At 2-6868 West Coast Road, Sooke, BC**

---

**PRESENT:** Mary Johnson (Vice-Chair), Josie Hill, Teresa Willman

**REGRETS:** Jim Gowans (Chair)

**ALSO PRESENT:** Emma Taylor, CRD Planner/Recording Secretary

**PUBLIC:** Applicant and 3 members of public

**1. CALL TO ORDER**

Mary Johnson called the meeting to order at 5:00pm.

**2. APPROVAL OF AGENDA**

**MOVED** by Josie Hill, **SECONDED** by Teresa Willman that the agenda be approved.

**CARRIED**

**3. ADOPTION OF MINUTES**

**MOVED** by Josie Hill, **SECONDED** by Teresa Willman that the minutes of June 16, 2011 be adopted as circulated.

**CARRIED**

**4. AGRICULTURAL LAND RESERVE APPLICATION FOR INCLUSION ALR-01-11**

Mary Johnson asked the Commission members if they had any specific questions regarding the application. A question was directed to staff regarding the water supply on the property. Staff indicated the pond in the rear of the property was used for irrigation and the properties were serviced by Kemp Lake Water District. A member asked about the density of the property and permitted land uses. Staff advised that each property was currently zoned for a single family dwelling or duplex with a minimum parcel size of 2ha.

It was discussed that the application was crucial to an application for exclusion of land from Agricultural Land Reserve (ALR) in the District of Sooke. A member asked if the Commission should be considering this when reviewing the inclusion application. Staff outlined that the inclusion application is within the Juan de Fuca Electoral Area jurisdiction; however, the exclusion application is within the District of Sooke. The District of Sooke Council reviewed the ALR exclusion application on October 11, 2011 and the Council recommends that the exclusion is in accordance with the District of Sooke Official Community Plan and that it be considered in conjunction with the inclusion application in Otter Point. The Agricultural Land Commission (ALC) ultimately makes the decision.

Discussion ensued regarding a 15m development permit area buffer around ALR properties and how it would affect adjacent properties. Emma Taylor explained that after the ALC makes a decision on the inclusion application, the owner will be required to make a formal application to CRD to amend the zoning, Official Community Plan designation and development permit area

## Wendy Miller

---

**From:** Pete Godau <pgodau@sd62.bc.ca>  
**Sent:** Tuesday, November 15, 2011 5:49 PM  
**To:** Wendy Miller  
**Cc:** Jim Cambridge; Graham Farstad; William Wood  
**Subject:** FW: ALR Inclusion Application - ALR-01-11  
**Attachments:** ALR-01-11\_LUC report\_Oct 11\_final.pdf; AgriculturalLandReserveInclusionApplication-ALR-01-11SchoolDistrictSigned.pdf

As attached the School District does not have any concerns with this application.

Peter Godau,  
Manager of Facilities  
School District # 62 Sooke  
(250)474-9841  
(250)361-7330 mobile  
[pgodau@sd62.bc.ca](mailto:pgodau@sd62.bc.ca)

'Education is not preparation for life; education is life itself'

The information in this email and in any attachments is confidential and privileged. If you are not the intended recipient, please destroy this message, delete any copies held on your systems and notify the sender immediately. You should not retain, copy or use this email for any purpose, nor disclose any part or all of its content to any other person.



Attn: Juan de Fuca Electoral Area Planning  
CRD

My name is Heather Rees. I am property owner of \_\_\_\_\_ and am giving this written submission regarding the rezoning application of 2322 Kemp Lake Rd.

I am at unease because of the 15 meter Protection of Farming and Development Permit Area. My lot is only approx .85 of an acre in which we reside and use the back lot which borders the 2322 subject property, the most! I also have a 650 square ft. shop that sits within 30 feet directly off the subject property fence line. As a home owner I enjoy the availability of what I may or may not wish to do at my home, but would like to do so without any unneeded ~~unneeded~~ restrictions.

If an agreement could be made on which the property owner of 2322 was willing to designate 15 meters off of his land for the Protection of Farming and Development Permit Area and if it had no effect on my property I would have no objection to the rezoning that I can see.

Thank you

Heather Rees

**Wendy Miller**

---

**From:**  
**Sent:** Sunday, November 13, 2011 5:02 PM  
**To:** jdf info  
**Subject:** Lots 1 &2, Sec. 30, Otter Dist., Plan 13987 - 2322 Kemp Lake Road

We wish to advise that we attended at the CRD office in Sooke and spoke with Emma Erwin about this application. After review of the information we wish to lend our support to the application.

Yours truly,  
Marlene & Ron Barry,