



Making a difference...together

**Minutes of a Meeting of the Otter Point Advisory Planning Commission
Held June 20, 2012 at Otter Point Fire Hall, 3727 Otter Point Road, Sooke, BC**

PRESENT: Sid Jorna, Chair, Sandy Sinclair, Vice Chair, Bud Gibbons, Anne Miller,
Al Wickheim
Staff: June Klassen, Local Area Planning Manager, Wendy Miller, Recording
Secretary

PUBLIC: Approximately 17

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

1. Approval of the Agenda

MOVED by Bud Gibbons, **SECONDED** by Sandy Sinclair that the agenda be approved.

CARRIED

2. Approval of the Supplementary Agenda

a) Submission and Comment from Arnie Campbell, Otter Point

MOVED by Anne Miller, **SECONDED** by Bud Gibbons that the supplementary agenda reflecting the submission and request to make comment from Arnie Campbell be approved.

CARRIED

At this time, the Chair opened the floor to Arnie Campbell, Otter Point.

Arnie Campbell stated that he is not speaking in the role of the Otter Point OCP Review Committee Chair. He is speaking as a long term resident of Otter Point who participated in the committee review process and who attended the recent APC meetings. Arnie Campbell read aloud his written statement requesting more discussion regarding the proposed creation of smaller parcels in Settlement Area 2 and what is acceptable to the community in regards to density in exchange for provision of amenities and density bonusing in exchange for additional amenities. The submission also requests more discussion regarding lot averaging.

June Klassen spoke to the development policy that allows for a reduction of 20% in the average parcel size when an amenity is provided through rezoning. June Klassen clarified that the smallest or minimum parcel size cannot change. In response to comment concerning covenants created by lot averaging, June Klassen further clarified that covenants are registered on title and are retained by the Land Titles Office and the CRD.

An APC member noted that all rezoning applications and proposals to increase density are channeled through a public review process.

Zac Doeding, Association of BC Landowners

- Stated that a reduction of 20% requires a rezoning
- An OCP amendment and rezoning would be required if the reduction statement is not included in the OCP

June Klassen spoke to a diagram depicting the density difference between a 10 ha parcel with a density of 1 ha with a .8 ha minimum parcel size (10 lots) and a 10 ha parcel with a density of 1 ha with a reduction of 20% in the average parcel size (12 lots). Both proposals

would require the 10 ha parcel to be rezoned and both would require amenity provision. However, the second proposal would require an additional amenity perk.

Zac Doeding

- Spoke to his June 18 submission, stating that a reduction of 20% for medium parcels (under 25 hectares with a 1 hectare density with a .8 hectare minimum parcel size) provides leverage for provision of amenities

June Klassen responded to questions from the APC and the public advising that:

- current proposed density is noted on p. 21.
- section 941 of the *Local Government Act* notes parcel size requirements for the provision of park land
- large remainder lots created by density averaging can be designated for parks purposes or restricted from further subdivision by way of a covenant
- the Settlement Area designation and the Settlement Containment Area designation are identified as rural/rural residential in the Regional Growth Strategy (RGS)
- consistency with the RGS and its concept plan for rural/rural residential and the shuffling to a Settlement Area 1 (SA1) and a Settlement Area 2 (SA2) will be reviewed by the CRD Board

Heather Phillips

- A request was made at the May 9 meeting asking that mapping reflecting the change to SA1, SA2, Rural Lands and Marine Area be reviewed against the current OCP mapping
- Noted that Muir Creek, which is zoned Forestry, is currently in the Settlement Area and is now proposed to be designated as SA1

June Klassen stated that Muir Creek has been shuffled to SA1 as there is great community interest in park dedication in this area. June Klassen stated that all of the Kemp Lake Waterworks District and all of William Simmons Memorial Park have been shuffled to SA1. Lands not in the Rural Land designation and designated rural/rural residential in the RGS are in SA2.

June Klassen responded to APC members advising that a specific zone would have to be written for any rezoning proposal that exceeds the maximum density and that amending the OCP for a specific parcel/proposal would also require an amendment to the RGS.

An APC member referenced the 2007 Speech from the Throne stating that there is support for smaller lots as a means of increasing affordable housing and increasing carbon reduction.

Heather Phillips

- Stated that the OCP is not a plan for one specific developer or one specific desire
- OCP is to reflect the wishes of the broad community

3. Adoption of the Minutes of May 9, 2012 (Continued on May 16, May 23, May 28, June 6, June 13 and June 18)

Heather Phillips

- Asked that the request to review mapping reflecting the change to SA1, SA2, Rural Lands and Marine Area be reviewed against the current OCP mapping stand in the minute record for this evening

The Chair asked that the APC be given the opportunity to review the maps, should there be changes.

June Klassen stated that, in following with the consultation plan, the first draft and the APC minutes will be presented to the OP OCP Review Committee. The second draft, encompassing the feedback of the OP OCP Review Committee, the APC and community comments, will be referred to agencies for comment including the OP APC.

Beverley Bose-Young, Otter Point

- Questioned a pond on a specific parcel

June Klassen asked that parcel specific questions be directed to her outside of the meeting.

The APC acknowledged minute wording corrections from public attendees.

MOVED by Sandy Sinclair, **SECONDED** by Bud Gibbons that the minutes of the meeting of May 9, 2012 (as continued on May 16, May 23, May 28, June 6, June 13 and June 18) be approved as amended. **CARRIED**

4. Receipt of Correspondence

- Sandy Sinclair, Otter Point
- Bud Gibbons, Otter Point
- Frank Limshue, Coverdon
- Al Wickheim, Otter Point
- Zac Doeding, Association of BC Landowners
- Bev Randall, Otter Point
- Gail and Dennis Ireland, Otter Point
- Maria Nagy, Otter Point
- Holly Lanctot, Otter Point
- Laurei Fontaine, Otter Point
- Lynne Wormald, Otter Point
- Shirley and Rowland Lowe, Otter Point
- Eric Shelkey, Otter Point
- Pat Carvalho, Otter Point
- Arnie Campbell, Otter Point
- Zac Doeding, Association of BC Landowners
- Sid Jorna, Otter Point
- Bud Gibbons, Otter Point
- Rich Mably, Otter Point
- Virginia Seabrook, Otter Point
- John and Cecile Farmer, Otter Point
- Ken Gilbertson, Otter Point
- Allayn Grimmer, Otter Point
- Judith Quin, Otter Point
- Geraldine and Harold Fladager, Otter Point
- Resident, Otter Point
- Mike Warburton, Otter Point
- Marcus Farmer, Otter Point
- Tonya Purnell, Otter Point
- Edeana Vivian, Otter Point
- Tim Vally, Otter Point
- Zandra Randall, Otter Point
- Anna and Edward Balback, Otter Point
- Shirley McFarlane, Otter Point
- Petition (dated June 1, 2012)
- Clara Clouston, Otter Point
- Matt Saxelby, Otter Point
- Amy Rubidge, Otter Point
- Sylvia Hancock, Otter Point
- Carell Skovbo, Otter Point
- Keary Conwright, Otter Point
- Jill Winstanley, Otter Point
- Lorna Long, Otter Point
- Petition (dated June 5, 2012)
- Zac Doeding, Association of BC Landowners (x3)
- William Sheldrake/Martin Family, Otter Point
- Zac Doeding, Association of BC Landowners
- Petition (dated June 6, 2012)
- R. Sharo, Otter Point
- Heather Rees, Otter Point
- Tammi Lewis, Otter Point
- Tom Lewis, Otter Point
- Arnie Campbell, Otter Point
- Mike Warburton, Otter Point
- Gerry Niedermeiser, Otter Point
- Sandy Sinclair, Otter Point
- Marika Nagasaka, Otter Point (x2)
- Gordon Cameron, Canadian Horizons
- Zac Doeding, Association of BC Landowners

MOVED by Anne Miller, **SECONDED** by Sandy Sinclair that the correspondence be received. **CARRIED**

5. Proposed Bylaw

a) Finalize APC Recommendations – Bylaw No. 3819, Otter Point Official Community Plan bylaw No. 1, 2012

An APC member questioned item 3 on p. 37 that states that water and sewer services will not be extended outside settlement areas. June Klassen confirmed that, as currently written, the OCP supports public water service in SA1 and SA2.

In response to comments from the public regarding consistency with the RGS, June Klassen stated that the RGS specifies that rural lands identified in a rural/urban containment boundary area are not to receive services. Staff will relay to the Board that the OCP reflects a rural designation and a shuffling of the areas designated for development (SA1 and SA2) to allow for language to consider provision of water. Unlike municipalities that are able to provide a context statement on how a community OCP meets or will meet the requirements of the RGS, electoral area OCPs must conform to the RGS.

Dane Bugoy, Otter Point

- Questioned the APC recommendation to change “will be serviced” to “may be serviced” in section 4.9.2 which supports provision of public water

The Chair advised that “will” is considered a statement of future intent and that “may” is a permissive statement that allows future consideration.

Bob Phillips, Otter Point

- Community survey process showed 6% support for water extension
- Community survey process showed 60% support proof of water
- Still need community debate as to desire for water extension

June Klassen stated that the draft reflects community input gathered through the OP OCP Review Committee process supporting that development should be separated from the provision of water. Consistency with the RGS still be determined by the Board. It is anticipated that a staff report to address consistency will be presented to the Planning, Transportation & Protective Services Committee on July 25.

Heather Phillips

- Stated support for the APC meeting format that allowed for greater input from the public
- OP OCP Review Committee meeting format limits comment from the public

June Klassen stated that it is anticipated that a second draft of the OCP will be ready by August with presentation to the OP OCP Review Committee in September. The second draft will be referred to agencies for comment. Should it be determined that further community consultation is not required, it is anticipated a staff report will be presented to the LUC in October with a recommendation that the proposed bylaw proceed to the Board for 1st and 2nd reading and public hearing. After ministerial approval and final Board approval, the bylaw will be available in hardcopy at a charge.

The APC members thanked the public for their comments and encouraged ongoing participation.

6. Adjournment

MOVED by Anne Miller, **SECONDED** by Sandy Sinclair that the meeting adjourn. **CARRIED**

The meeting adjourned at 8:47 p.m.

Chair