

confirmed that the M-SBP zone does not allow gravel processing as a permitted use and clarifies those uses that are prohibited by covenant FB0424654 and allows parking within the front yard setback on lots that front an internal strata road.

The LUC stated support for the Sooke Business Park's commercial tax base.

A Sooke Business Park property owner stated support for the M-SBP zone's parking setback.

**MOVED** by Sandy Sinclair, **SECONDED** by Roy McIntyre that staff be directed to refer proposed Bylaw No. 4290, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 143, 2019" to the Otter Point Advisory Planning Commission, to appropriate CRD departments and the following external agencies for comment:

BC Hydro	MFLNRORD – Groundwater Protection Branch	RCMP
District of Sooke	Ministry of Transportation and Infrastructure (MoTI)	T'Sou-ke First Nation
Island Health		

**CARRIED**

#### 11. Rezoning Applications (cont'd)

a) **RZ000255 - Strata Lots 13, 26 and 27, Section 16, Otter District, Plan VIS7096 (Sooke Business Park)**

Iain Lawrence spoke to the staff report and the request to rezone three properties from the General Industrial (M-2) zone to the Sooke Business Park Industrial (M-SBP) zone. It was advised that the Otter Point Advisory Planning Commission raised concerns when it first considered the application in June 2018 regarding water usage, site contamination, drainage and waste disposal, as well as interference with radio-communication systems. Since that time, staff have confirmed that there are regulatory bodies in place to monitor these concerns including CRD Building Inspection, CRD Bylaw Enforcement, Island Health, BC Hydro, Technical Safety BC (electrical permits) and Industry Canada (radio communications).

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

- a) That the referral of the proposed bylaw directed by the Juan de Fuca Land Use Committee on April 18, 2018 and December 17, 2018 to the Otter Point Advisory Planning Commission; BC Hydro; District of Sooke; Island Health; Ministry of Transportation and Infrastructure; RCMP; T'Sou-ke First Nation; and appropriate CRD departments be approved and the comments received;
- b) That proposed Bylaw No. 4234, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 133, 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. 4234.

**CARRIED**