

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.