

6. Frontage Exemption Application

a) VA000154 - Parcel A (DD 143426I) of Section 97, Renfrew District, Except that part in Plans 15462, VIP77871 and EPP24972 (17151 Parkinson Road)

Iain Lawrence spoke to the staff report and the application for an exemption from the statutory requirement that the minimum frontage on the highway must be 10% of the perimeter of the lot, pursuant to Section 512 of the *Local Government Act* for the purpose of creating a two-lot subdivision.

Iain Lawrence highlighted the subject property and proposed subdivision plan, confirming that the applicant has submitted an application for a two-lot fee-simple subdivision (SU000722) and a separate subdivision application for a four-lot bare land strata subdivision (SU000721). It was further confirmed that proposed Lot 1 (SU000721) does not meet the minimum frontage requirement.

Iain Lawrence responded to a question from the LUC advising that the access easement noted on the proposed subdivision plan will not be the access to the subdivision.

MOVED by Roy McIntyre, **SECONDED** by Dale Risvold that the Land Use Committee recommends to the Capital Regional District (CRD) Board:

That Frontage Exemption VA000154, for Parcel A (DD 143426I) of Section 97, Renfrew District, Except that part in Plans 15462, VIP77871 and EPP24972, to reduce the minimum required frontage for proposed Lot 1 from 125.4 m (10%) to 45.1 m (3.6%) for the purpose of creating a two-lot subdivision, be approved.

CARRIED

7. Provision of Park Land for Subdivision Application

a) SU000725/SU000726 - Lot 9, Section 129, Sooke District, Plan VIP67208 (590 Seedtree Road)

Iain Lawrence spoke to the staff report addressing the provision of 5% park land or cash-in-lieu pursuant to Section 510 of the *Local Government Act* for the proposed four-lot subdivision.

Iain Lawrence highlighted the subject property and proposed subdivision plan, confirming that members of the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission and the Community Parks and Recreation Manager visited the site and determined that a trail is not viable. Iain Lawrence further confirmed that the application agent is in attendance.

The agent confirmed that he is available to answer any questions, should the members have any questions.

Iain Lawrence responded to a question from the LUC advising that the applicant has applied to subdivide the property into two fee simple lots (SU000725) with a concurrent application to further subdivide one of the newly created parcels into three bare land strata lots (SU000726). It was further advised that there is an existing house on proposed Lot A (SU000725).