

That Development Variance Permit VA000143 for Lot 3, Sections 45-A and 46-A, Highland District, Plan VIP22641, to reduce the required front yard setback from 6.0 m to 5.0 m and to reduce the required rear yard setback from 6 m to 0.91 m, for the purpose of allowing the siting of an existing single-family dwelling and deck, be approved.

CARRIED

7. Provision of Park Land for Subdivision

a) SU000687 - Lot 1, Section 97, Renfrew District, Plan EPP24972 (17086 Parkinson Road)

Iain Lawrence spoke to the staff report and the request that the requirement for park dedication be received in the form of cash-in-lieu. It was reported that on September 12, 2017, the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission considered the proposed 6-lot bare land strata subdivision and recommended that that dedication be received in the form of cash-in-lieu. Iain Lawrence confirmed that the subject parcel would not provide connectivity to the Commission's park and trail interests in Port Renfrew.

Iain Lawrence responded to questions from the LUC advising that:

- each of the lots must be connected to a community sewage system and a community water system prior to final approval of the subdivision
- provision of park land or payment for park purposes must also be satisfied prior to final approval of the subdivision
- parkland value would be determined at such time a Preliminary Layout Approval is granted by the Ministry of Transportation and Infrastructure
- subdivision cannot be approved until the application complies with all CRD requirements

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

That the requirement for parkland dedication in accordance with Section 510 of the *Local Government Act*, for the proposed bare land strata subdivision of Lot A, Section 97, Renfrew District, Plan EPP71912 as shown in the plan prepared by J.E. Anderson & Associates dated May 26, 2017, be received in the form of cash in lieu of parkland.

CARRIED

8. Adjournment

The meeting adjourned at 7:24 p.m.

Chair