

b) DV000066 - Lot 2, Section 95, Sooke District, Plan 45068 (1021 Parkheights Drive)

Iain Lawrence spoke to the staff report and the request for a development permit with variance for a steep slopes, sensitive ecosystems, and riparian development permit with variance to reduce the requirement that 10% of the parcel fronts onto a highway for the purpose of creating a two-lot subdivision in the Rural Residential 6A (RR-6A) zone.

Iain Lawrence directed attention to the letters of support from Bev Benson, East Sooke, and Marjorie Schmidt, East Sooke, as included in the supplementary agenda.

Iain Lawrence responded to a question from the LUC confirming that where frontage requirements are not specified by local government bylaw, the requirement specified by the *Local Government Act (LGA)* would apply. In either case, the LUC would need to consider a variance to the required minimum. It was further confirmed that the Juan de Fuca Land Use Bylaw, Bylaw No. 2040, outlines the requirements for panhandle lots and minimum frontage on the highway.

MOVED by Sandy Sinclair, **SECONDED** by Stan Jensen that the Land Use Committee recommends to the CRD Board that Development Permit with Variance DV000066, for Lot 2, Section 95, Sooke District, Plan 45068, to authorize a two-lot subdivision and to vary the Juan de Fuca Land Use Bylaw No. 2040, Part 1, Section 3.10(4) by reducing the frontage requirement for proposed Lot B from 58.6 m (10%) to 10.05 m (1.7%), be approved.

CARRIED

8. Cannabis Retail Application

a) LP000004 - Lot 2, Section 31, Otter District, Plan VIP39224 – 7875 West Coast Road

Iain Lawrence spoke to the staff report and the application received for a licenced private cannabis retail store in Otter Point.

Iain Lawrence directed attention to the supplementary agenda which includes a letter of opposition from Gunter Rieper and Rita Rieper, Otter Point, and the letters of support from Arlene Rose Stenvall, Otter Point, and Alexander Kalicki, Otter Point, as well as a letter from the applicant. It was confirmed that the letters of support and the letter from the applicant state support for retaining the bus stops located in front of retail establishment.

Iain Lawrence responded to a question from the LUC confirming that the evaluation criteria outlined in the Juan de Fuca Cannabis Retail Licence Application Policy allows for consideration of the proposed establishment relative to the location of sensitive uses such bus stops and exposure to youth.

LUC discussion ensued regarding the staff recommendation that the licence be withheld until completion of a building permit for the proposed retail store occupancy and the recommendation that the applicant and the Liquor and Cannabis Regulation Branch work with BC Transit and School District #62 to locate their bus stops in a suitable location.

The Chair stated support for not including that part of the recommendation regarding the licence being withheld as the applicant can work concurrently with the CRD to resolve building permit requirements, and also for not including the statement regarding the bus stops as the Province can address their location.