

- c) A public information meeting is scheduled for rezoning application RZ000265 (17015 Parkinson Road) and proposed Bylaw No. 4266 (Development Permit Areas and Development Approval Information):

Date: Wednesday, May 29, 2019

Time: 6 pm, after the close of public hearing for Bylaw No. 4254

Place: Port Renfrew Community Centre, 6638 Deering Road, Port Renfrew, BC

- d) A public hearing is scheduled for rezoning application RZ000262 (5728 Titan Place):

Date: Wednesday, June 12, 2019

Time: 7 pm

Place: East Sooke Community Hall, 1397 Coppermine Road, East Sooke, BC

6. Development Permit with Variance Application

a) DV000067 - Lot 1, Section 43, Highland District, Plan 14620 (6900 Mark Lane)

Iain Lawrence spoke to the staff report and the request for a steep slopes and a foreshore development permit with variance to reduce the rear and exterior side setback requirements for the purpose of renovating an existing residence and accessory buildings in the Community Residential One (CR-1) zone.

Iain Lawrence spoke to the geotechnical report included in the staff report that describes the site as sloping down from Mark Lane towards the west at a steep inclination of approximately 40 degrees. A picture of the subject property was presented to the LUC showing the location of the residence and carport relative to Mark Lane. It was confirmed that modifications to the retaining wall adjacent to the carport will be required, that excavation will be required and that the geotechnical report recommends installation of silt abatement fencing to limit sediment ingress to the marine area.

Iain Lawrence directed attention to the variance as identified on the site plan and to the letter of support received from Ken and Kathryn Ilott, Willis Point, as included on the supplementary agenda.

The Chair confirmed that the applicant was present.

The applicant responded to questions from the LUC confirming that:

- the pool house will be demolished down to the concrete foundation
- the pool will be filled in and the pool house foundation will be utilized to construct a landscaped terrace
- the boathouse encroaches onto the right-of-way
- no renovations to the boathouse are planned at this time

Iain Lawrence responded to a question from the LUC confirming that the building permits applied for in the 1970s were not completed.

The applicant stated that the closest property owner (6890 Willis Point) has not stated objection to the proposal.

LUC comments included:

- the development permit with variance will allow the structures to come into compliance
- the closest property owner (6890 Willis Point) also has a development permit with variance to bring the property into compliance

MOVED by Vern McConnell, **SECONDED** by Dale Risvold that the Land Use Committee recommends to the CRD Board:

That Development Permit with Variance DV000067, for Lot 1, Section 43, Highland District, Plan 14620, to authorize construction in a steep slope and foreshore development permit area, and to vary the Comprehensive Community Plan for Willis Point, Bylaw No. 3027, Schedule B, Part III, Section 22(2)(d) by:

- a) reducing the rear setback from 6 m to 1.5 m for renovation of the residence; and
- b) reducing the rear setback from 1.5 m to 0.1 m for renovation of the accessory pool building; and
- c) reducing the exterior side setback from 4.6 m to 0.8 m for improvements to the accessory carport and rock wall structures,

be approved.

CARRIED

7. Provision of Park Land for Subdivision

a) SU000699/SU000700 - Lot 2, Section 97, Sooke District, Plan 15036 (6400 Block East Sooke 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 a proposed subdivision.

Iain Lawrence confirmed that the initial rezoning application (RZ000253) to support the nine-lot subdivision was considered by the East Sooke Advisory Planning Commission (APC) on August 8, 2018. At that meeting, the APC stated support for the protected area proposed by the applicant not being dedicated as park as the area acts as a wildlife corridor. It was further confirmed that the subdivision application was considered by the Juan de Fuca Electoral Area Parks and Recreation Commission on May 29, 2019. At that meeting, the commission supported protection of the wildlife corridor through a multi-party covenant and park land dedication in the form of cash-in-lieu.

Iain Lawrence responded to questions from the LUC advising that:

- protection of the corridor will be secured by a restrictive covenant between the CRD, private property owners and the future strata
- in accordance with the professional report submitted at the time of rezoning, the development permit with variance application (DV000068) required for subdivision will require that a professional biologist be consulted regarding the driveways that will cross through the corridor
- payment for park purposes is required for phase two of the subdivision (seven lots)
- payment for park purposes is required prior to registration of the seven-lot subdivision

The Chair confirmed that the applicant was present.

The applicant stated that he considers the protected area to be an asset to the land. The applicant confirmed that access to the corridor will be limited to the private property owners registered on the covenant and that the covenant will restrict alteration to the corridor.