



**REPORT TO THE CAPITAL REGIONAL DISTRICT BOARD  
MEETING OF WEDNESDAY, JULY 10, 2019**

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**SUBJECT**      **Public Hearing Report on Bylaw No. 4285, “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 142, 2019”**

**ISSUE**

To receive the Report of the Public Hearing held June 12, 2019, for proposed Bylaw No. 4285, and to consider Bylaw No. 4285 for third reading and adoption.

**BACKGROUND**

At its meeting on May 8, 2019, the Capital Regional District (CRD) Board gave first and second reading to Bylaw No. 4285, “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 142, 2019”, and passed a resolution to delegate authority to the Regional Director to hold a public hearing with respect to Bylaw No. 4285.

Bylaw No. 4285 (Appendix 1) will amend Bylaw No. 2040, “Juan de Fuca Land Use Bylaw, 1992”, by deleting Lot 3, Section 88, Sooke District, Plan 38149 from the Rural Residential 3 (RR-3) zone and adding said lot to the Rural Residential 6A (RR-6A) zone to permit a three-lot subdivision.

On June 12, 2019, a public hearing was held for Bylaw No. 4285. There were two people in attendance. No submissions regarding the proposal were received. The Report of the Public Hearing is attached (Appendix 2).

**ALTERNATIVES**

**Alternative 1**

- a) That the minutes that form the Report of the Public Hearing for Bylaw No. 4285, which is certified as a fair and accurate summary of the representations that were made at the public hearing held on June 12, 2019, for Bylaw No. 4285, “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 142, 2019”, be received; and
- b) That Bylaw No. 4285 be read a third time and adopted.

**Alternative 2**

That the minutes that form the Report of the Public Hearing for Bylaw No. 4285, which is certified as a fair and accurate summary of the representations that were made at the public hearing held on June 12, 2019, for Bylaw No. 4285, “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 142, 2019”, be received.

**LAND USE IMPLICATIONS AND PLANNING ANALYSIS**

The East Sooke Official Community Plan (OCP), Bylaw No. 4000, designates the subject property as Settlement. The objectives of this designation are to maintain the rural character of East Sooke through low-density development occurring at a gradual pace; to support a range of economic activities at a scale appropriate to the size of the community and its rural nature; and to provide affordable housing and rental accommodation options appropriate for a rural community. Settlement policies are supportive of an average density of one parcel per hectare within a plan of subdivision, provided that no new parcels are created with an area of less than 0.4 ha.

The proposed RR-6A zone allows a 1 ha average parcel size and a minimum parcel size of 0.5 ha. The zone allows for residential, agricultural and home based business uses, with a density of one dwelling unit plus either a secondary suite or a detached accessory suite. The proposed plan of subdivision includes three bare land strata lots. Proposed Lot B includes an existing single-family dwelling and accessory building.

The East Sooke OCP partially designates the property as Steep Slopes and Farmland Protection development permit areas (DPAs). A development permit will be required as a condition of subdivision should the request for rezoning be supported.

### **CONCLUSION**

A public hearing was held on June 12, 2019, for Bylaw No. 4285, “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 142, 2019”. The minutes are attached as the Report of the Public Hearing.

There were two people in attendance at the public hearing. No submissions regarding the proposal were received.

Staff recommend that the minutes of the public hearing be received and that the proposed bylaw to be given third reading and adopted.

### **RECOMMENDATIONS**

- a) That the minutes that form the Report of the Public Hearing for Bylaw No. 4285, which is certified as a fair and accurate summary of the representations that were made at the public hearing held on June 12, 2019, for Bylaw No. 4285, “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 142, 2019”, be received; and
- b) That Bylaw No. 4285 be read a third time and adopted.

Submitted by:	Emma Taylor, MA, MCIP, RPP, Planner
Concurrence:	Iain Lawrence, MCIP, RPP, Manager, Local Area Planning
Concurrence:	Kevin Lorette, P.Eng., MBA, General Manager, Planning & Protective Services
Concurrence:	Robert Lapham, MCIP, RPP, Chief Administrative Officer

ET:wm

Appendix 1 – Proposed Bylaw No. 4285

Appendix 2 – Report of the Public Hearing June 12, 2019