



**REPORT TO THE CAPITAL REGIONAL DISTRICT BOARD
MEETING OF WEDNESDAY, AUGUST 14, 2019**

SUBJECT **Public Hearing Report on Bylaw No. 4290, “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 143, 2019”**

ISSUE

To receive the Report of the Public Hearing held July 15, 2019, for proposed Bylaw No. 4290, and to consider Bylaw No. 4290 for third reading and adoption.

BACKGROUND

At its meeting on June 12, 2019, the Capital Regional District (CRD) Board gave first and second reading to Bylaw No. 4290, “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 143, 2019” and passed a resolution to delegate authority to the Regional Director to hold a public hearing with respect to Bylaw No. 4290.

Bylaw No. 4290 (Appendix 1) will amend Bylaw No. 2040, “Juan de Fuca Land Use Bylaw, 1992” by deleting 10 lots and 4 common property areas from the General Industrial (M-2) zone and adding said lots and areas to Sooke Business Park Industrial (M-SBP) zone; by deleting 7 lots from General Industrial Medical Marihuana (M-2MM) zone and adding said lots to the M-SBP zone; by deleting 2 common property areas from the Rural A zone and adding said areas to the M-SBP zone; and by amending the M-SBP zone to specify that the maximum floor area for a caretaker suite is 90 m².

On July 15, 2019, a public hearing was held for Bylaw No. 4290. There were three 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. 4290, which is certified as a fair and accurate summary of the representations that were made at the public hearing held on July 15, 2019, for Bylaw No. 4290, “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 143, 2019”, be received; and
- b) That Bylaw No. 4290 be read a third time and adopted.

Alternative 2

That the minutes that form the Report of the Public Hearing for Bylaw No. 4290, which is certified as a fair and accurate summary of the representations that were made at the public hearing held on July 15, 2019, for Bylaw No. 4290, “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 143, 2019”, be received.

LAND USE IMPLICATIONS AND PLANNING ANALYSIS

The lands comprising the Sooke Business Park development are designated as Settlement Area One (SA1) and as a Commercial and Industrial Development Permit Area (DPA) in the Official Community Plan (OCP) for Otter Point, Bylaw No. 3819.

Changes to zoning within the Sooke Business Park have been initiated by individual development applications for specific properties. As a result of successful zoning amendments, the Sooke Business Park currently consists of 10 parcels zoned M-2, 7 parcels zoned M-2MM, 14 zoned M-SBP, and 2 common property areas zoned Rural A. Due to the general acceptance for rezoning to the Sooke Business Park Industrial (M-SBP) zone, and the reduced risk of implementing standard regulations within the strata development, Bylaw No. 4290 proposes to rezone all properties to M-SBP.

The proposed amendment also addresses comments made by the Otter Point Advisory Planning Commission (APC) to clarify that caretaker suites should have a maximum floor area of 90 m². This size is consistent with the suite regulations elsewhere in Bylaw No. 2040. Caretaker suites require a trucked water supply and connection to the strata septic field.

Staff recommend Alternative 1 to receive the minutes and for the proposed bylaw to be given third reading and adopted.

CONCLUSION

A public hearing was held on July 15, 2019, for Bylaw No. 4290, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 143, 2019". The minutes are attached as the Report of the Public Hearing.

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

Staff recommend Alternative 1 to receive the minutes and for 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. 4290, which is certified as a fair and accurate summary of the representations that were made at the public hearing held on July 15, 2019, for Bylaw No. 4290, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 143, 2019", be received; and
- b) That Bylaw No. 4290 be read a third time and adopted.

Submitted by::	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

IL:wm

Appendix 1 – Proposed Bylaw No. 4290

Appendix 2 – Report of the Public Hearing July 15, 2019