

6. Development Variance Permit Application

a) VA000151 – Lot 2, Section 97, Sooke District, Plan 15036 (6400 Block East Sooke Road)

Iain Lawrence spoke to the staff report and the request for a variance to reduce the requirement that 10% of the parcel front onto a highway and to reduce the minimum width of a panhandle access strip for the purpose of creating a three-lot subdivision in the Rural Residential 6A (RR-6A) zone. Iain Lawrence advised that the staff report incorrectly notes that the applicant is requesting a variance to reduce the frontage requirement from 149.77 m (10%) to 13.4 m (0.0089%). It was confirmed that the variance is to reduce the frontage requirement from 149.77 m (10%) to 13.4 m (0.89%). It was further confirmed that no comments have been received in response to the notice of intent mailed to adjacent property owners within 500 m of the subject property.

The Chair confirmed that the applicant and agent were present.

The applicant responded to questions from the LUC and the public advising that:

- the 10 m panhandle would provide driveway access to Lots 1 and 2 from East Sooke Road
- an easement connecting the panhandle to Lot 3 is proposed to accommodate road construction in future, if required by the Ministry of Transportation and Infrastructure
- a seven lot bare land subdivision is proposed for Lot 3 (SU000700) and includes two cul-de-sacs
- access over the easement adjoining the two subdivisions will be restricted by a cul-de-sac
- the two subdivisions will be serviced by two different hydrant systems

Iain Lawrence confirmed that the access to the bare land strata would be through an adjacent development which is accessed from Covey Run Road.

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

That Development Variance Permit VA000151, for Lot 2, Section 97, Sooke District, Plan 15036, to vary:

- i. Juan de Fuca Land Use Bylaw No. 2040, Part 1, Section 3.10(4) by reducing the required frontage for proposed Lot 3 from 149.77 m (10%) to 13.4 m (0.89%); and
- ii. Juan de Fuca Land Use Bylaw No. 2040, Part 1, Section 3.10(5)(b) by reducing the minimum width of a panhandle access strip from 20 m to 10 m

for the purpose of creating a three-lot subdivision, be approved.

CARRIED