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**Minutes of a Meeting of the Juan de Fuca Land Use Committee
Held Tuesday, November 19, 2019, at the Juan de Fuca Local Area Services Building
3 – 7450 Butler Road, Otter Point, BC**

PRESENT: Director Mike Hicks (Chair), Stan Jensen, Vern McConnell, Roy McIntyre,
Ron Ramsay, Dale Risvold, Sandy Sinclair
Staff: Iain Lawrence, Manager, Community Planning; Wendy Miller, Recorder
PUBLIC: 2

The meeting was called to order at 7:01 pm.

1. Approval of the Agenda

MOVED by Dale Risvold, **SECONDED** by Vern McConnell that the agenda be approved.
CARRIED

2. Approval of the Supplementary Agenda

MOVED by Vern McConnell, **SECONDED** by Sandy Sinclair that the supplementary agenda be approved.

3. Adoption of Minutes from the Meeting of September 17, 2019

MOVED by Stan Jensen, **SECONDED** by Ron Ramsay that the minutes from the meeting of September 17, 2019, be adopted.
CARRIED

4. Chair's Report

The Chair thanked the members for travelling to the meeting.

5. Planner's Report

- a) At its meeting of October 9, 2019, the CRD Board adopted Bylaw No. 4294 which updates development approval information requirements for applications in the Juan de Fuca.
- b) After consulting with the Chair, the LUC will adjourn for the month of December, unless there is a pressing matter.

At this time, the Chair requested that the LUC consider rezoning application RZ000268.

6. Rezoning Application

a) RZ000268 – Lot 12, Section 128, Sooke District, Plan VIP58851 (5495 Mt. Matheson Road)

Iain Lawrence spoke to the staff report and the request to rezone the subject property from the Rural (A) zone to the Rural Residential 6A (RR-6A) zone to permit a subdivision of up to four lots. Iain Lawrence confirmed that, at the present time, the owner has submitted an application for a two-lot subdivision (SU000712).

Iain Lawrence directed attention to the comments received by referral agencies as included in the staff report. It was advised that a brush fire occurred on Mt. Matheson a

month prior to the East Sooke Advisory Planning Commission (APC) meeting and that discussion at the APC meeting focused on fire protection.

Iain Lawrence responded to a question from the LUC advising that the proposal was referred to CRD Protective Services Manager of Electoral Area Fire and Emergency Programs. Protective Services replied stating that the applicant must ensure that proposed developments can be serviced by the local fire department and comply with the Building Regulation Bylaw regarding access to the property and adequate water supply for firefighting.

LUC comments included:

- comment directly from the East Sooke Volunteer Fire Department or the East Sooke Fire Protection and Emergency Response Service Commission would have been appreciated
- BC Wildfire Service provides firefighting services for lands outside of a fire protection service area
- the East Sooke Volunteer Fire Department is part of a mutual aid system which permits support from the other local fire departments, if required
- concern regarding the cost of commissioning a Qualified Professional to determine water supply for firefighting purposes, as recommended by staff
- concern regarding the costs associated with the Qualified Professional's recommendations
- concern that the requirement for a Qualified Professional report related to firefighting servicing for this development will be precedent setting for other Juan de Fuca development applications
- support for utilizing the East Sooke Fire Chief and the Chief Building Inspector to address firefighting concerns

The Chair confirmed that the owner and applicant were present.

The applicant stated that:

- the CRD's Building Regulation Bylaw addresses the requirement for the provision of a sufficient access for firefighting vehicles and the requirement for water supply for firefighting
- the requirements are addressed as part of the building permit process
- the requirement for a Qualified Professional report related to firefighting servicing at rezoning will be precedent setting

Iain Lawrence responded to a question from the Chair confirming that the Malahat is outside of a fire protection service area. The CRD can make recommendations to the Provincial Approving Officer at the time of subdivision regarding fire suppression requirements for Malahat developments.

MOVED by Director Hicks, **SECONDED** by Dale Risvold that the Land Use Committee recommends to the Capital Regional District (CRD) Board:

- a) That the referral of proposed Bylaw No. 4314, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 146, 2019" directed by the Juan de Fuca Land Use Committee to the East Sooke Advisory Planning Commission; the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission; appropriate CRD departments; BC Hydro; District of Sooke; Island Health; FLNR – Archaeology Branch; Ministry of Transportation & Infrastructure; RCMP; Scia'new First Nation; Sooke School District #62; and T'Sou-ke First Nation be approved and the comments received;
- b) That proposed Bylaw No. 4314, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 146, 2019" be introduced and read a first time; and
- c) That the owner confirm with CRD Protective Services or CRD Building Inspection how the proposed development can be accessed by emergency vehicles and meet the National Fire Protection Association standard 1142 Water Supplies for Suburban and Rural Fire Fighting or an equivalent level of protection prior second reading and a public hearing.

CARRIED

The applicant responded to a question from the LUC advising that:

- there is a shared well on the adjacent property which is accessed by easement
- a well has been drilled on the proposed new lot
- the new well produces approximately 25 gallons per a minute (GPM)

7. Correspondence

a) Referral - Proposed Bylaw No. 4328 "Capital Regional District Regional Growth Strategy Bylaw No. 1, 2018, Amendment Bylaw No. 1, 2019"

Iain Lawrence spoke to the correspondence from the CRD Board Chair advising that the proposed update was first considered by the LUC at its meeting of July 16, 2019.

It was further advised that:

- the update will be enacted through proposed Bylaw No. 4328
- at its meeting of October 9, 2019, the CRD Board referred proposed Bylaw No. 4328 to municipalities, to the LUC and to agencies for formal comment
- the projections reflected in the table are based on BC Stats figures

LUC comments included:

- the projections provide a broad forecast for future service needs
- the Official Community Plans for the Juan de Fuca provide community growth projections
- circulation of background information including the current table would have been appreciated

MOVED by Vern McConnell, **SECONDED** by Sandy Sinclair that the Land Use Committee receive the correspondence, report and proposed bylaw and that the Land Use Committee support proposed Bylaw No. 4328.

CARRIED