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Minutes of a Meeting of the Juan de Fuca Land Use Committee
Held Tuesday, February 18, 2020, 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 7:00 pm.

1. Election of Vice Chair

The Chair called for nominations for the position of Vice Chair of the Juan de Fuca Land Use Committee for 2020 and Roy McIntyre's name was put forward. The Chair called two additional times for further nominations and, as there were none, Roy McIntyre was acclaimed Vice Chair.

2. Approval of the Agenda

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

CARRIED

3. Approval of the Supplementary Agenda

No supplementary items.

4. Adoption of Minutes from the Meeting of November 19, 2019

MOVED by Sandy Sinclair, **SECONDED** by Roy McIntyre that the minutes from the meeting of November 19, 2019, be adopted.

CARRIED

5. Chair's Report

The Chair thanked the members for travelling to the meeting.

6. Planner's Report

- a) At its meeting of February 12, 2020, the CRD Board gave Bylaw No. 4314 second reading and direction to proceed to public hearing. Bylaw No. 4314 would rezone 5495 Mt. Matheson Road from Rural A to Rural Residential 6A. The public hearing is scheduled for March 9, 2020, at the East Sooke Community Hall.

7. Development Permit with Variance Application

- a) **DV000070 – Strata Lot 21, Section 16, Otter District, Strata Plan VIS7096 (7450 Butler Road)**

Iain Lawrence spoke to the staff report and the request for a development permit with variance in order to construct an industrial building and to reduce the front and flanking yard setbacks.

Iain Lawrence directed attention to the site plan included in the staff report which shows the requested variance. A photo of the strata road was presented. It was advised that the

curved shape of the road and the lot line results in a variance reduction of 1.1 m for the front yard setback and 1.5 m for the flanking yard setback.

The Chair confirmed that the applicant was present.

The LUC acknowledged that the road was designed to accommodate trucks and equipment associated with the strata development's industrial zoning.

Iain Lawrence responded to a question from the LUC confirming 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.

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

That Development Permit with Variance DV000070, for Strata Lot 21, Section 16, Otter District, Strata Plan VIS7096 to vary the Juan de Fuca Land Use Bylaw, 1992, Bylaw No. 2040, Part 2, Section 27B.09(a) by reducing the front yard setback requirement from 7.5 m to 6.4 m, and Section 27B.09(c) by reducing the flanking yard setback requirement from 6.0 m to 4.5 m, for the purpose of constructing a 490.53 m² steel building be approved.

CARRIED

8. Non-Adhering Residential Use within the Agricultural Land Reserve Application

a) AG000080 - Lot 1, Section 55, Renfrew District, Plan VIP73142 (2640 Sheringham Point Road)

Iain Lawrence spoke to the staff report and the request for an application for a non-adhering residential use for the purpose of constructing a detached secondary suite within the Agricultural Land Reserve (ALR). It was confirmed that ALR regulations were updated in 2019 to restrict ALR parcels to one residence up to 500 m² and one secondary suite within the principal residence. It is understood that the Agricultural Land Commission (ALC) will be re-examining the 2019 legislation restricting secondary dwellings due to public feedback.

The Chair confirmed that the applicant was present.

Iain Lawrence responded to questions from the LUC confirming that:

- the property is 1 ha
- the property is not currently under agricultural production
- the property's zoning permits one detached accessory suite subject to ALC approval
- previous ALR applications considered by the LUC have included requests for subdivision, non-farm use and exclusion from the ALR
- previous ALR applications have been referred to the Agricultural Advisory Planning Commission (AAPC)
- the AAPC does not have active membership
- the Shirley community was not directly solicited for comments regarding application AG000080

LUC discussion ensued regarding the staff recommendation that the application be referred to the Shirley/Jordan River Advisory Planning Commission.