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**Minutes of a Meeting of the Juan de Fuca Land Use Committee**  
**Held Tuesday, July 21, 2020, at the Juan de Fuca Local Area Services Building**  
**3 – 7450 Butler Road, Otter Point, BC**

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**PRESENT:** Director Mike Hicks (Chair), Stan Jensen (EP), Vern McConnell (EP), Roy McIntyre, Ron Ramsay (EP), Dale Risvold (EP), Sandy Sinclair  
**Staff:** Iain Lawrence, Manager, Community Planning (EP); Wendy Miller; Recorder (EP)  
**PUBLIC:** 8 In-person; 5 EP

The meeting was called to order at 7:00 pm.

**1. Approval of the Agenda**

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

**CARRIED**

**2. Approval of the Supplementary Agenda**

**MOVED** by Dale Risvold, **SECONDED** by Roy McIntyre that the supplementary agenda be approved.

**CARRIED**

**3. Adoption of Minutes from the Meeting of June 16, 2020**

**MOVED** by Sandy Sinclair, **SECONDED** by Roy McIntyre that the minutes from the meeting of June 16, 2020, be adopted.

**CARRIED**

**4. Chair's Report**

The Chair welcomed everyone to the meeting, extending a thank you to staff for their efforts to keep business proceeding as usual.

**5. Planner's Report**

- a) At its meeting of June 24, 2020, the CRD Board supported the LUC's June 16, 2020, recommendation that Development Variance Permit for 615 Seacape Place be approved.

**6. Development Permit with Variance Applications**

- a) **DV000071 - Lot 2, District Lot 39, Malahat District, Plan 23012 (2727 Anderson Road)**  
Iain Lawrence spoke to the staff report and the request for a development permit with variance to address the Sensitive Ecosystem Development Permit (DP) guidelines and to reduce the requirement that 10% of the parcel perimeter front onto a highway, for the purpose of creating a 2-lot subdivision in the Forestry (AF) zone.

Iain Lawrence highlighted the proposed subdivision plan with frontage reduction request.

Iain Lawrence confirmed that no comments were 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 applicants were present.

**MOVED** by Stan Jensen, **SECONDED** by Vern McConnell that the Land Use Committee recommends to the Capital Regional District (CRD) Board:

That Development Permit with Variance DV000071 for Lot 2, District Lot 39, Malahat District, Plan 23012 to authorize a 2-lot subdivision in a Sensitive Ecosystems Development Permit Area, and to vary Juan de Fuca Land Use Bylaw No. 2040, Part 2, Section 3.10(4) by reducing the minimum road frontage requirement from 10% (79.9 m) to 9.5% (76.4 m) for the purpose of authorizing a 2-lot subdivision, be approved.

**CARRIED**

**b) DV000072 – Lot A, Section 89, Sooke District, Plan VIP54145 (7004 East Sooke Road)**

Iain Lawrence spoke to the staff report and the request for a development permit with variance to address the Steep Slopes and Shoreline Protection Development Permit (DP) guidelines, and to vary the rear yard setback and the allowable projection of a deck into the rear yard setback for an addition to an existing single-family dwelling in the Rural Residential 6 (RR-6) zone.

Iain Lawrence highlighted the site plan with variance requests. It was advised that the applicant submitted a geotechnical report that included recommendations for the proposed development and a calculated flood construction level based on the most recent Provincial guidelines.

One comment was received in response to the notice of intent mailed to adjacent property owners within 500 m of the subject property. The comment from CRD Regional Parks was included in the supplementary agenda and stated no concerns regarding the application.

The Chair confirmed that the applicant was not present.

**MOVED** by Stan Jensen, **SECONDED** by Sandy Sinclair that the Land Use Committee recommends to the Capital Regional District (CRD) Board:

That Development Permit with Variance DV000072 for Lot A, Section 89, Sooke District, Plan VIP54145 to permit alterations to a single-family dwelling and deck located within in a Steep Slopes and a Shoreline Protection Development Permit Area; and to vary Part 2, Section 10.09(d) by decreasing the minimum rear yard setback from 10 m to 7.5 m, and to vary Juan de Fuca Land Use Bylaw No. 2040, Part 1, Section 4.10(1)(a) by increasing the maximum deck projection allowance into the rear yard setback from 1 m to 1.6 m, be approved.

**CARRIED**

**7. Provision of Park Land for Subdivisions**

**a) SU000720 – Lot A, District Lot 17, Renfrew District, Plan EPP10506 (6505 Powder Main Road)**

Iain Lawrence spoke to the staff report addressing the provision of 5% park land or cash-in-lieu pursuant to Section 510 of the *Local Government Act* for the proposed 13-lot bare land strata subdivision.

Iain Lawrence highlighted the proposed strata plan, identifying the watercourse on the property.