

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.

Iain Lawrence responded to questions from the LUC advising that:

- the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission considered the application and recommends that park dedication be received in the form of cash in lieu
- the proposal does not require the subject property to be rezoned
- the proposal meets the minimum lot size permitted by the Tourism Commercial – One zone, if the parcel is connected to community water and community sewer
- the proposal intends to connect to the Port Renfrew Water System and a community sewer system in the form of a strata septic system approved by Island Health
- the Port Renfrew Comprehensive Community Development Plan (CCDP) does not speak to strata developments
- the Port Renfrew CCDP does not regulate form a tenure
- public input regarding the subdivision can be directed to the Approving Officer, Ministry of Transportation and Infrastructure
- the development permit required as part of the subdivision process will address the *Riparian Areas Protection Regulation*, and will need to demonstrate that there are building envelopes outside the Streamside Protection and Enhancement Areas

LUC comments included:

- the current lot layout crowds the riparian area
- support for reviewing the Official Community Plan relative to strata developments

The Chair advised that the LUC is being asked to consider provision of park land options this evening. The Chair advised that he and staff are available to receive public comment regarding the proposal. Public comments regarding the proposal will be considered as part of the broader application.

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

That cash in lieu of park land dedication in the amount of 5% of the value of the land being subdivided be requested pursuant to Section 510 of the *Local Government Act* for the proposed subdivision of Lot A, District Lot 17, Renfrew District, Plan EPP10506.

CARRIED

b) SU000721 – Parcel A (DD 143426I) of Section 97, Renfrew District, Except that part in Plans 15462, VIP77871 and EPP24972 (17151 Parkinson 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 four-lot bare land strata subdivision.

Iain Lawrence highlighted the proposed plan and trail network proposed by the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission.

Iain Lawrence responded to questions from the LUC advising that:

- the parent parcel is being divided into 2-lots
- one lot is being divided into 4-lots which triggers the requirement for park dedication
- members of the Commission visited the subject property
- the Commission has identified the subject property as an area of interest to establish a trail network