

Appendix D: Proposed Development

GRAYLAND CONSULTING LTD.

May 11th, 2021

Juan de Fuca Community Planning
3-7450 Butler Road,
Sooke B.C.
V9Z 1N1

To Whom it may Concern:

RE: PROPOSED REZONING PROPOSED LOT 2 OF SECTION 42 OTTER DISTRICT

On behalf of the owners of Section 42, Otter Point, Homeward Bound Sales Ltd, Rachael Sansom of Grayland Consulting Ltd. is making application to rezone proposed lot 2 from the existing AF Forestry Zone to the RU2 Rural 2 Zone.

Salient Facts

Legal Description	Proposed Lot 2, Section 42, Otter District Except that part lying 50 feet on each side of the centreline of the right of way shown on Plan 121 RW and except that part in Plan EPP63580
PID	009-497-790
Lot Size	11 hectares
Existing Zone	AF Forestry
Existing Use	Vacant – previously logged
DP Areas	Riparian, Steep Slopes



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Previous Site Activity

The property was logged in 2017. A subdivision application by the previous owner was submitted in 2019 and has been slightly revised by the current owner for fewer lots than originally contemplated.

A soil deposit permit was issued in 2019 to the previous owners and will be completed and signed off by the CRD when the site has been left in a suitable condition (Spring 2021).

Proposed Rezoning

A comparison of the existing and proposed uses is as follows:

	AF Forestry (Existing)	RU2 Rural 2 Zone (Proposed)
Permitted Uses	Silviculture except within 300m of a highway. Offices, mechanical shops, fuel storage, and storage buildings accessory to mining or silviculture. One-family dwelling. Home Based Business Categories One, Two and Three; Bylaw 3705 Two Boarders or lodgers. Secondary Suite pursuant to Part 1, ss 4.19; Bylaw 3849 Detached Accessory Suite pursuant to Part 1, ss 4.20.	Agriculture Farm Building on Farms Residential One Family Dwelling
Accessory Uses		Accessory Buildings (Part 1, s 4.01) Secondary Suite Part 1, s 4.19 Detached Accessory Suite (part 1, s 4.20) Home based business (1,2 and 3) Two boarders or Lodgers One RV Composting of Waste in Site
Minimum Parcel Size	4 ha (10 ac approx)	4 ha (10 ac approx)
Density	One -One family dwelling One Secondary Suite (may be detached)	Two single family dwellings with suites per lot, on lots greater than 10 ha.
Height	11m	11m
Lot Coverage	10%	10%
Maximum Size of Residential Buildings	On lots of less than 1ha in area, residential buildings and structures shall not exceed a Floor Area Ratio of 0.45 or a Total Floor Area of 418m ² , whichever is less; On lots of 1ha or more in size, residential buildings and structures shall not exceed a Floor Area Ratio of 0.45.	Farm Buildings and Structure not to exceed a total floor area 1000m ² . Residential floor area not to exceed 418m ²

Sketch Plan of Proposed Subdivision of Section 42, Otter District, Except that Part Lying 50 Feet on Each Side of the Centre Line of the Right of Way Shown on Plan 121 RW and Except that Part in Plan EPP63580.

McKenney-Wiley Land Surveying Inc. accepts no responsibility in relation to any changes that may be required to this sketch plan as a result of any distance made in action taken based on the document.

17 February 2021

McKenney-Wiley Land Surveying Inc.
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Ottawa, K1H 1B1
Canada
www.mckenney-wiley.com
Doc: sketch-plan-42

Agriculture means the growing, rearing, producing or harvesting agricultural crops or livestock, apiculture, horticulture, silviculture, the use and storage of associated farm machinery, implements and agricultural supplies, includes the ancillary sale storage and processing on a parcel of the primary products harvested, reared or produced on that parcel, excludes intensive agriculture – medical marihuana, licenced cannabis production pursuant to the Cannabis Act, kennels, aquaculture, growing of mushrooms within a building and the permanent confinement of livestock or animals of any kind within a building.

Farm Building means a structure which does not contain a residential occupancy and is :i) associated with and located on land devoted to the practice of farming and 11) used essentially for the housing of agricultural crops or equipment of livestock including storage and processing of agricultural products on site, but excludes, abattoirs, indoor equestrian riding arenas and buildings for the confinement of livestock or animals of any kind.

PPSS-35010459-2539

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The owner would also like the ability to host small equestrian events and overnight camping with or without horses, for a limited number of spaces as deemed appropriate by the Regional District.

Density

The owner wishes to have the ability to build two single families on the parcel. Currently one single family dwelling with a suite is permitted on a 4 acre parcel. Two single family dwellings with suites on the 11 hectare parcel would actually be a decrease in density.

Site Servicing

The property will be serviced by in-ground septic disposal and drilled domestic water wells. Fire fighting ponds or reservoirs will be provided in accordance with the requirements of the Fire Department.

The additional uses would have to be supported by adequate water supply to be verified by a professional hydro geotechnical engineer, and these uses must be proving to have no negative impact to ground water.

Storm Water Management and Erosion and Sediment Control plans will be prepared by Professional Engineers as required.

The property is accessed via Aythree Road.

Environmental Considerations

This property was logged under the existing Forestry Zone by previous owners. Trees and undergrowth are gradually starting to repopulate, as are small and large mammals, birds and insects.

Any roads, driveways and structures will be located more than 30m from riparian areas in accordance with the Riparian Area Protection Regulation; an analysis of the riparian area has been performed by WSP Canada, and widely respected environmental consulting firm. Damage to the riparian areas was caused by logging practices two owners previous.

Steep slopes will be avoided, and all works and building areas will be analysed and certified by a professional Geotechnical Engineer.

Public Engagement

On behalf of the owners, and considering the ongoing COVID restrictions, we will send by mail letters to the surrounding neighbourhoods with project and contact information so that we may collect the opinions and concerns and respond to these prior to Board consideration. If conditions permit, public open houses may be hosted on site.

We look forward to working with Juan de Fuca Planning Staff, Committee and Board members and the public on this application. Please do not hesitate if you require additional information.

Best Regards,



Rachael Sansom A.Sc.T, agent for
Homeward Bound Sales Ltd.