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**Minutes of a Meeting of the Juan de Fuca Land Use Committee
Held Tuesday, December 15, 2020, at the Juan de Fuca Local Area Services Building
3 – 7450 Butler Road, Otter Point, BC**

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

PUBLIC: 1 EP

EP – Electronic Participation

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

The Chair provided a Territorial Acknowledgment.

1. Approval of the Agenda

MOVED by Dale Risvold, **SECONDED** by Sandy Sinclair that the agenda be approved.

CARRIED

2. Approval of the Supplementary Agenda

No supplementary items.

3. Adoption of Minutes from the Meeting of November 17, 2020

MOVED by Vern McConnell, **SECONDED** by Dale Risvold that the minutes from the meeting of November 17, 2020, be adopted.

CARRIED

4. Chair's Report

No report.

5. Planner's Report

At its meeting of December 9, 2020, the CRD Board:

- supported a statement of concurrence for Radio Communication and Broadcasting Antenna Systems Application LP000019 for 3727 Otter Point Road
- approved the Juan de Fuca Agricultural Land Reserve Application Policy BRD05
- postponed consideration of the Pacific Gateway Marina proposal (RZ000242) to its meeting of February 10, 2021
- resolved to support the staff recommendation for Non-Farm Use Agricultural Land Reserve Application AG000081 for East Sooke Regional Park

LUC discussion ensued regarding the committee's consideration of application AG000081 at its November 17, 2020, meeting.

The Chair confirmed that the Agricultural Land Commission (ALC) will make the final decision regarding application AG000081. The Chair further confirmed that committee members are welcome to submit individual comment to the ALC.

6. Frontage Exemption Application

a) VA000154 - 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 and the application for an exemption from the statutory requirement that the minimum frontage on the highway must be 10% of the perimeter of the lot, pursuant to Section 512 of the *Local Government Act* for the purpose of creating a two-lot subdivision.

Iain Lawrence highlighted the subject property and proposed subdivision plan, confirming that the applicant has submitted an application for a two-lot fee-simple subdivision (SU000722) and a separate subdivision application for a four-lot bare land strata subdivision (SU000721). It was further confirmed that proposed Lot 1 (SU000721) does not meet the minimum frontage requirement.

Iain Lawrence responded to a question from the LUC advising that the access easement noted on the proposed subdivision plan will not be the access to the subdivision.

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

That Frontage Exemption VA000154, for Parcel A (DD 143426I) of Section 97, Renfrew District, Except that part in Plans 15462, VIP77871 and EPP24972, to reduce the minimum required frontage for proposed Lot 1 from 125.4 m (10%) to 45.1 m (3.6%) for the purpose of creating a two-lot subdivision, be approved.

CARRIED

7. Provision of Park Land for Subdivision Application

a) SU000725/SU000726 - Lot 9, Section 129, Sooke District, Plan VIP67208 (590 Seedtree 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 four-lot subdivision.

Iain Lawrence highlighted the subject property and proposed subdivision plan, confirming that members of the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission and the Community Parks and Recreation Manager visited the site and determined that a trail is not viable. Iain Lawrence further confirmed that the application agent is in attendance.

The agent confirmed that he is available to answer any questions, should the members have any questions.

Iain Lawrence responded to a question from the LUC advising that the applicant has applied to subdivide the property into two fee simple lots (SU000725) with a concurrent application to further subdivide one of the newly created parcels into three bare land strata lots (SU000726). It was further advised that there is an existing house on proposed Lot A (SU000725).

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

That cash in lieu of park land dedication be requested for the proposed subdivision of Lot 9, Section 129, Sooke District, Plan VIP67208, subject to verification of appraisal value acceptable to the Commission pursuant to Section 510 of the *Local Government Act*.

CARRIED

8. Receipt of a Housing Needs Report for the Juan de Fuca Electoral Area

Iain Lawrence provided background information on the housing needs assessment prepared for the Juan de Fuca Electoral Area.

Iain Lawrence confirmed that:

- the assessment report was prepared in response to the provincial government's directive that local governments prepare and publish housing needs reports every five years
- the Province has provided a total of \$5 million to assist local governments in the preparation of these reports
- the CRD Regional Housing division led the project to complete housing needs reports for 10 municipalities and the Juan de Fuca Electoral Area
- the assessment report does not provide recommendations
- the assessment report is intended to be used as a resource during the update of Official Community Plans

Iain Lawrence summarized the report's findings for the Juan de Fuca and responded to questions from the LUC advising that the CRD Regional Growth Strategy and the individual communities' official community plans restrict opportunities for multi-family housing units. It was confirmed that affordable housing in the Juan de Fuca is largely addressed through secondary/detached suites and that the report was initiated, in part, to address tax loopholes, money laundering and fraud associated with the real estate market in the Lower Mainland.

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

That the Juan de Fuca Electoral Area Housing Needs Report be received and published on the CRD website in accordance with the requirements of the *Local Government Act*.

CARRIED

9. Adjournment

The meeting adjourned at 7:26 pm.

Chair