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**Minutes of a Meeting of the Juan de Fuca Land Use Committee  
Held Tuesday, June 20, 2023, at the Juan de Fuca Local Area Services Building  
3 – 7450 Butler Road, Otter Point, BC**

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**PRESENT:** Director Al Wickheim (Chair), Natalia Day, Vern McConnell, Roy McIntyre,  
Ron Ramsay, Dale Risvold, Anna Russell  
**Staff:** Iain Lawrence, Senior Manager, JdF Local Area Services;  
Wendy Miller, Recorder  
**PUBLIC:** 4 in-person; 4 EP

EP – Electronic Participation

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

**1. Territorial Acknowledgement**

The Chair provided a Territorial Acknowledgment.

**2. Approval of the Agenda**

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

**CARRIED**

**3. Approval of the Supplementary Agenda**

**MOVED** by Anna Russell, **SECONDED** by Dale Risvold that the supplementary agenda be approved.

**CARRIED**

**4. Adoption of Minutes from the Meeting of May 16, 2023**

**MOVED** by Vern McConnell, **SECONDED** by Anna Russell that the minutes from the meeting of May 16, 2023, be adopted.

**CARRIED**

**5. Chair's Report**

The Chair thanked everyone for coming to the meeting and thanked staff for their service.

**6. Planner's Report**

No report.

**7. Development Permit with Variance Application**

**a) DV000091 – Lot 30, Section 98, Sooke District, Plan 33263 (6067 Brecon Drive)**

Iain Lawrence spoke to the staff report for a development permit with variance application to authorize construction of an accessory building within a designated Riparian Development Permit area, as well as to reduce the front yard setback requirement, increase the maximum height, and increase the maximum combined total floor area allowance for accessory buildings for the purpose of constructing a detached garage with loft area.

The subject property map, site plan, building elevations, site photos, and mapping from the *Riparian Areas Protection Regulations* Assessment Report submitted in support of the application were highlighted.

It was advised that the staff report incorrectly noted that the height of the proposed accessory building is 7.32 m. The correct height of the proposed accessory building is 6.392 m when measured to the mid-point between the eaves and the ridge of the highest roof plane.

Attention was directed to the six submissions received and circulated in the supplementary agenda.

The Chair confirmed that the applicant was present.

Applicant comments included:

- siting of the proposed accessory building on the property is limited by the rock bluff/steep slope located behind the dwelling and by the slope in front of the dwelling
- the intent of the accessory building is to provide a fully enclosed workshop and storage area for vehicles, eliminating current temporary storage and tarped storage onsite
- a height variance is requested to accommodate the height of a truck with camper and to allow for a parking lift

The applicant responded to questions from the LUC advising that:

- a workshop attached to the dwelling was not considered as the workshop doors would need to be open during vehicle servicing for venting purposes and they would like to be able to keep the doors closed
- sound proofing would be incorporated into the proposed accessory building

The Chair opened the floor to comments from the public.

Public attendee comments included:

- subject property is smaller than the minimum lot size permitted by the property's zoning
- proposed accessory building is as large as a house
- number of onsite vehicles and scale of vehicle hobby is not in keeping with the rural residential nature of the area
- noise related to onsite vehicle servicing is a concern raised by residents

LUC discussion ensued regarding the requested variances and feedback received from the public.

**MOVED** by Vern McConnell, **SECONDED** by Ron Ramsay that the Land Use Committee recommends to the CRD Board:

That Development Permit with Variance DV000091, as amended, for Lot 30, Section 98, Sooke District, Plan 33263, to authorize construction of an accessory building within a Riparian Development Permit Area, and to vary Juan de Fuca Land Use Bylaw No. 2040, as follows:

1. Part 1, Section 4.01 (1)(d) to reduce the front yard requirement from 15 m to 6 m;
2. Part 1, Section 4.01 (2)(a) to increase the height permitted from 6 m to 6.392 m; and

3. Part 1, Section 4.01 (2)(c) to increase the maximum combined total floor area allowance for accessory buildings and structures from 100 m<sup>2</sup> to 167 m<sup>2</sup> on a lot with an area of more than 2,000 m<sup>2</sup> and less than 5,000 m<sup>2</sup> be approved.

The Chair clarified that the amended motion reflects the correction to height and that votes in non-support would recommend denial the application.

Opposed: Director Al Wickheim, Natalia Day, Roy McIntyre, Ron Ramsay, Dale Risvold, Anna Russell.

**DEFEATED**

## **8. Adjournment**

The meeting adjourned at 7:54 pm.

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Chair