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**Minutes of a Meeting of the Juan de Fuca Land Use Committee
Held Tuesday, June 18, 2024, at the Juan de Fuca Local Area Services Building
3 – 7450 Butler Road, Otter Point, BC**

PRESENT: Director Al Wickheim (Chair), Les Herring, Vern McConnell, Roy McIntyre, Ron Ramsay, Dale Risvold, Anna Russell
Staff: Iain Lawrence, Senior Manager, Juan de Fuca Local Area Services (EP); Darren Lucas, Planner; Wendy Miller, Recorder
PUBLIC: 6 in-person; 5 EP

EP – Electronic Participation

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

1. Territorial Acknowledgement

The Chair provided a Territorial Acknowledgement.

2. Approval of the Agenda

MOVED by Dale Risvold, **SECONDED** by Vern McConnell that the agenda be approved, as amended, to strike the presentation from the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission and to consider the Agricultural Land Reserve application (AG000085) after consideration of the zoning amendment applications (RZ00285 and RZ000286).

CARRIED

Staff reported that the requested presentation from the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission will be scheduled for a meeting in the fall.

3. Adoption of Minutes of May 21, 2024

MOVED by Anna Russell, **SECONDED** by Roy McIntyre that the minutes from the meeting of May 21, 2024, be adopted.

CARRIED

4. Chair's Report

The Chair stated that the applications under consideration by the Juan de Fuca Land Use Committee this evening reflect application types that require additional consultation with different levels of government.

5. Planner's Report

No report.

6. Zoning Amendment Applications

a) **RZ000285 - That Part of Lot 2, Section 60, Renfrew District, Plan 6764 Lying to the South of the 66 Foot Road Dedicated by Said Plan (9333 Invermuir Road)**

Darren Lucas spoke to the request to rezone the subject property from the Rural A zone to the Rural Residential 3 zone (RR-3) to facilitate a two-lot subdivision, although the subject parcel could be subdivided into three parcels under the RR-3 zone. Attention was directed to the Environmental Report and the Riparian Areas Regulation Report submitted in support of the application, as included in the staff report.

The subject property and proposed subdivision plan were highlighted.

The Chair confirmed that the application agent was present.

The agent stated that a two-lot subdivision is proposed to provide a lot for each existing dwelling and that a concurrent two-lot subdivision application has been submitted to the Ministry of Transportation and Infrastructure. It was further stated that proof of potable water is a condition of subdivision.

Iain Lawrence responded to a question from the LUC advising that the Shirley – Jordan River Official Community Plan provides policies which support consideration of rezoning applications to permit subdivision of parcels zoned Rural A as an alternative to a building strata development.

MOVED by Ron Ramsay, **SECONDED** by Roy McIntyre that staff be directed to refer proposed Bylaw No. 4615, "Juan de Fuca Land Use Bylaw, 1992, Amendment No. 165, 2024" to the Shirley-Jordan River Advisory Planning Commission, appropriate CRD departments, First Nations and the following external agencies for comment:

Pacheedaht First Nation
T'Sou-ke First Nation
BC Hydro
District of Sooke
Island Health
Ministry of Forests - Archaeology Branch
Ministry of Forests - Water Protection Section
Ministry of Land, Water and Resource Stewardship
Ministry of Transportation & Infrastructure
RCMP
Sooke School District #62

CARRIED

b) **RZ000286 - That Part of Section 90, Renfrew District, Shown Outlined in Red on Plan 913R Lying to the South of the Southerly Boundary of Plan 503RW and to the West of a Boundary Parallel to and Perpendicularly Distant 575 Feet from the Easterly Boundary of that Part of Said Section Shown Outlined in Red on Said Plan 913R, Except Part in Plan VIP80043 (9285 Invermuir Road)**

Darren Lucas spoke to the request to rezone the subject property from the Rural A zone to the Rural Residential 6 (RR-6) zone to facilitate a three-lot subdivision. Attention was directed to the Water and Sewerage Servicing Assessment and the Environmental Assessment submitted in support of the application, as included in the staff report.

The subject property and proposed subdivision plan were highlighted.

The Chair confirmed that the application agent was present.

The agent stated that there is one existing well and that two additional wells would be required as part of the subdivision process.

Darren Lucas responded to a question from the LUC advising that each proposed lot with a single-family dwelling would be permitted opportunity for one suite. Iain Lawrence advised that zoning amendment bylaws are routinely held at third reading until subdivision preliminary layout review approval is provided by the Ministry of Transportation and Infrastructure.

MOVED by Roy McIntyre, **SECONDED** by Vern McConnell that be directed to refer proposed Bylaw No. 4616, "Juan de Fuca Land Use Bylaw, 1992, Amendment No. 166, 2024" to the Shirley-Jordan River Advisory Planning Commission, appropriate CRD departments, First Nations and the following external agencies for comment:

Pacheedaht First Nation

T'Sou-ke First Nation

BC Hydro

District of Sooke

Island Health

Ministry of Forests - Archaeology Branch

Ministry of Forests - Water Protection Section

Ministry of Land, Water and Resource Stewardship

Ministry of Transportation & Infrastructure

RCMP

Sooke School District #62

CARRIED

7. Non-Adhering Residential Use within the Agricultural Land Reserve Application

a) AG000085 - Parcel A (DD 800531) of Section 86, Sooke District (315 Becher Bay Road)

Iain Lawrence spoke to the application for a non-adhering residential use for the purpose of constructing a detached secondary suite (carriage house) and an accessory building (garage) on land in the Agricultural Land Reserve. It was advised that, in order to obtain a building permit and complete construction, approval for the non-adhering residential use is required prior to approval for variances to increase the allowable floor area and height of a detached accessory suite.

The subject property, site plan and building plans were highlighted.

The Chair confirmed that the applicant was present and that he visited the subject property in advance of the meeting.

LUC discussion ensued regarding the degree of construction completed without building permit oversight and determination of arability of the subject property, which is understood to have been an active farm in past.

The applicant stated that farm related activity on the subject property is limited to an older orchard.

Iain Lawrence stated that arability would be determined through submission of a qualified professional report by the applicant.

MOVED by Dale Risvold, **SECONDED** by Vern McConnell that staff be directed to refer the application for a non-adhering residential use for Parcel A (DD 80053I) of Section 86, Sooke District to the Juan de Fuca Electoral Area Agricultural Advisory Planning Commission for comment.

CARRIED

8. Adjournment

The meeting adjourned at 8:26 pm.

Chair