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**Minutes of a Meeting of the Juan de Fuca Land Use Committee  
Held Tuesday, July 18, 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, Anna Russell  
**Staff:** Iain Lawrence, Senior Manager, JdF Local Area Services; Wendy Miller, Recorder  
**ABSENT:** Dale Risvold  
**PUBLIC:** 7 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 Anna Russell that the agenda be approved.

**CARRIED**

**3. Approval of the Supplementary Agenda**

**MOVED** by Natalia Day, **SECONDED** by Roy McIntyre that the supplementary agenda be approved.

**CARRIED**

**4. Adoption of Minutes from the Meeting of June 20, 2023**

**MOVED** by Roy McIntyre, **SECONDED** by Natalia Day that the minutes from the meeting of June 20, 2023, be adopted.

**CARRIED**

**5. Chair's Report**

Noting the range of public comments received and circulated in the supplementary agenda, it was advised that the LUC may only make recommendations to the Board on the matter of the applications.

**6. Planner's Report**

After consulting with the Chair, the LUC will adjourn for the month of August.

**7. Development Variance Permit Application**

- a) VA000159 – Lot 1, Section 98, Sooke District, Plan VIP23938 (6144 East Sooke Road)**  
Iain Lawrence spoke to the staff report for a development permit with variance application to reduce the requirement that ten percent of the perimeter of the lot front onto a public highway in order to authorize a four-lot subdivision.

The subject property map, proposed subdivision plan, access points, building sites and frontage variance request for Lot 3 were highlighted.

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

Staff confirmed that the agent for the application was present.

Agent comments included:

- the fee simple subdivision layout does not reflect use of lot averaging
- the fee simple subdivision layout, which would extend Timberdoodle Road, provides a better lot layout than a bareland strata subdivision, to which frontage requirements would not necessarily apply
- it is understood that the Ministry of Transportation and Infrastructure supports the extension of Timberdoodle Road to allow for future public road access to the parcel located on the east of the subject property

Iain Lawrence responded to questions from the LUC advising that:

- the requirement that ten percent of the perimeter of the lot front onto a public highway, as prescribed by the *Local Government Act*, would not apply to a private strata road
- staff may make comment to the Ministry of Transportation and Infrastructure requesting that a covenant be registered on the proposed hooked lot to restrict further subdivision
- based on the RR-5 zoning and proposed parcel size, each lot in the proposed plan of subdivision would be permitted either one secondary suite or one detached accessory suite
- concerns received from the public regarding a potential watercourse on the subject property will be assessed as part of the development permit application (DP000395) in-progress to authorize the four-lot subdivision layout

The Chair opened the floor to comments from the public.

Two public attendees spoke to the concerns outlined in their supplementary submissions. Additional concern was expressed regarding adequate fire hydrant servicing.

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

That Development Variance Permit VA000159 for Lot 1, Section 98, Sooke District, Plan VIP23938 to vary the Juan de Fuca Land Use Bylaw, 1992, Bylaw No. 2040, Schedule A, Part 1, Section 3.10(4)(a) by reducing the minimum frontage requirement for proposed Lot 3 from 10% of the lot perimeter (32 m) to 8.6% of the lot perimeter (27.5 m) for the purpose of permitting a four-lot subdivision, be approved.

Opposed: Natalia Day, Anna Russell

**CARRIED**

**8. Provision of Park Land for Subdivision**

**a) SU000757 - Lot 1, Section 98, Sooke District, Plan VIP23938 (6144 East Sooke Road)**

The Chair spoke to the staff report for the provision of park land or cash-in-lieu equivalent pursuant to Section 510 of the *Local Government Act* in conjunction with the proposed four-lot subdivision of Lot 1, Section 98, Sooke District, Plan VIP23938.

The Chair reported that the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission considered options for park land requirements at its meeting of May 30, 2023, and resolved to recommend that park dedication be received in the form of cash-in-lieu as the subject property does not provide connectivity to existing community parks or trails and that park dedication would provide limited community use.

**MOVED** by Roy McIntyre, **SECONDED** by Anna Russell that the Land Use Committee recommends to the 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 the land value pursuant to Section 510 of the *Local Government Act*.

**CARRIED**

**9. Adjournment**

The meeting adjourned at 7:47 pm.

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Chair