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**Minutes of a Meeting of the Juan de Fuca Land Use Committee  
Held Tuesday, July 15, 2014 at the Juan de Fuca Local Area Services Building  
3 – 7450 Butler Road, Otter Point, BC**

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**PRESENT:** Heather Phillips (Vice Chair), Roy McIntyre, Harold Shipton, Wally Vowles  
(Alternate Director), Art Wynans  
**Staff:** June Klassen, Local Area Planning Manager; Wendy Miller, Recorder  
**ABSENT:** Ted Dixon, Kara Middleton  
**PUBLIC:** 1

The meeting was called to order at 7:00 p.m.

**1. Approval of the Agenda**

**MOVED** by Harold Shipton, **SECONDED** by Art Wynans that the agenda be approved.

**CARRIED**

**2. Approval of the Supplementary Agenda**

No supplementary submissions.

**3. Adoption of Minutes from the Meeting of June 17, 2014**

**MOVED** by Art Wynans, **SECONDED** by Roy McIntyre that the minutes from the meeting of June 17, 2014 be adopted.

**CARRIED**

**4. Chair's Report**

No report.

**5. Planner's Report**

June Klassen advised of the below meetings:

Public Hearing for Bylaw No. 3922 (Medical Marijuana – Juan de Fuca Land Use Bylaw)  
Will be held at: Juan de Fuca Local Area Services Building  
Located at: 3-7450 Butler Road, Otter Point, BC  
On: Wednesday, July 16, 2014 starting at 7:00 p.m.

Public Hearing for Bylaw No. 3929 (Medical Marijuana – Port Renfrew Comprehensive Community Plan)  
Will be held at: Juan de Fuca Local Area Services Building  
Located at: 3-7450 Butler Road, Otter Point, BC  
On: Wednesday, July 16, 2014 after the close of the Public Hearing for Bylaw No. 3922

Public Information Meeting for Bylaw No. 3897 (Port Renfrew Sewer/Water)  
Date: Tuesday, July 22, 2014  
Time: 2:00 p.m.  
Place: Port Renfrew Community Centre, 6638 Deering Road

Public Hearing for Bylaw No. 3819 (Otter Point Official Community Plan)  
Will be held at: Juan de Fuca Local Area Services Building  
Located at: 3-7450 Butler Road, Otter Point, BC  
On: Wednesday, August 6, 2014 starting at 7:00 p.m.

Public Hearing for Bylaw No. 3849 (Accessory Height, Suites AF/AG – Juan de Fuca Land Use Bylaw)  
Will be held at: Juan de Fuca Local Area Services Building  
Located at: 3-7450 Butler Road, Otter Point, BC  
On: Wednesday, August 6, 2014 after the close of the Public Hearing for Bylaw No. 3819

**6. Official Community Plan Amendment and Rezoning Application**

**a) Z-02-14 - Lot A, Section 51, Otter District, Plan VIP89485 (4039 Otter Point Road – Ireland)**

June Klassen spoke to the staff report and application to amend the Otter Point Official Community Plan (OCP) and rezone the parcel to permit a two lot subdivision. It was advised that the applicants wish to amend the OCP to designate the parcel as Settlement Containment Area which supports parcels within a 1 ha range and rezone the RR-3 parcel to RR-2 which permits a 1 ha minimum parcel size for subdivision. It was further advised that the applicants have been waiting to proceed with the rezoning pending the adoption of the new Otter Point OCP, Bylaw No. 3819, which proposes to designate the parcel as Settlement Area 2 which supports a 1 ha desired average parcel size for residential development with a minimum parcel size of 0.8 ha. Should the new OCP be adopted before the OCP amendment is completed, the applicants will withdraw the OCP amendment application and proceed with the rezoning application.

The Vice Chair confirmed that the applicants were not present.

June Klassen responded to questions from the LUC advising that the new Otter Point OCP, Bylaw No. 3819, will be proceeding to public hearing on August 6 and that it is anticipated that the CRD Board will give Bylaw No. 3819 third reading at its August meeting with the bylaw receiving fourth reading in September or October.

LUC member comments included:

- OCP amendment process will not overtake the new OCP approval process
- OCP amendment request satisfies the request made by the applicants' financial institution
- the applicants have been attempting to subdivide the property since 2010
- OCP amendment proposal is inline with the new OCP
- the development permit application with variance (DP-26-10) associated with the initial subdivision application outlines that the parcel included a steep slope development permit area and that the guidelines for Watercourses, Wetlands and Riparian Areas apply as a seasonal watercourse has been identified on the property
- development permit area information should be made available when the proposal is considered by the Otter Point Advisory Planning Commission

June Klassen stated that development permits are required as part of the subdivision process or as part of a building permit process and that development permit area information is generally considered at this time.

**MOVED** by Harold Shipton, **SECONDED** by Wally Vowles that the Juan de Fuca Land Use Committee recommends to the CRD Board:

That proposed Bylaw No. 3963, "Official Community Plan for Otter Point Bylaw No. 1, 2010, Amendment Bylaw No. 1, 2014" and proposed Bylaw No. 3964, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 121, 2014" as included in Appendix 2 and 3, be referred to appropriate CRD departments and the following agencies for comment:

BC Hydro  
Cowichan Valley Regional District  
District of Sooke  
Island Health  
Ministry of Transportation and  
Infrastructure

Otter Point Advisory Planning Commission  
Otter Point Fire Department  
RCMP  
Sooke School District #62  
T'Sou-ke First Nation

**CARRIED**

## **7. Adjournment**

**MOVED** by Art Wynans, **SECONDED** by Harold Shipton that the meeting adjourn.

The meeting adjourned at 7:16 p.m.

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Chair