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**Minutes of a Meeting of the Juan de Fuca Land Use Committee
Held Tuesday, November 21, 2023, at the Juan de Fuca Local Area Services Building
3 – 7450 Butler Road, Otter Point, BC**

PRESENT: Director Al Wickheim (Chair), Vern McConnell, Roy McIntyre, Ron Ramsay, Dale Rivold, Anna Russell
Staff: Iain Lawrence, Senior Manager, JdF Local Area Services, Darren Lucas, Planner, JdF Community Planning; Wendy Miller, Recorder

ABSENT: Les Herring

PUBLIC: Approximately 27 in-person; approximately 16 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 Dale Risvold, **SECONDED** by Anna Russell that the agenda be approved.

CARRIED

3. Adoption of Minutes from the Meeting of September 26, 2023

MOVED by Vern McConnell, **SECONDED** by Ron Ramsay that the minutes from the meeting of September 26, 2023, be adopted.

CARRIED

4. Chair's Report

- The Land Use Committee (LUC) will consider supplemental information regarding an application (LP000034) initially considered at the January 2023 meeting.
- Residents have reached out directly to state concern regarding the application since the application was initially considered.
- The LUC has received 44 submissions and a petition stating non-support for the application in response to the notice of this evening's meeting.
- The newly appointed representative for East Sooke, Les Herring, has recused himself from participating in the proceedings related to the application due to a non-pecuniary conflict of interest as he had stated non-support for the application prior to his appointment.
- Questions for staff or the application representatives are to be directed through the Chair.

5. Planner's Report

After consulting with the Chair, the LUC will adjourn for the month of December, unless there is a pressing matter.

6. Radiocommunication and Broadcasting Antenna Systems Application

a) Supplemental Report for LP000034 - Lot 2, District Lots 143 and 200, and Section 154, Sooke District, Plan 42290 (6246 Gordon Road)

Iain Lawrence spoke to the staff report outlining the supplemental information received from the applicant to provide clarity on the intention of application as requested by the CRD Board at its meeting of February 8, 2023.

The subject property map, proposed location, original tower design and revised tower design were highlighted.

It was confirmed that the application representatives were present.

Sherilyn Batchelder, Land Use Coordinator for Greenwave Radio, outlined the supplemental information submitted, as included in the staff report, and introduced the application representatives.

The subject property owner stated that the proposal complies with Safety Code 6 and that the tower will have minimal visual impact.

The LUC asked questions regarding the proposed tower of the application representatives.

Mike Ramsey, P.Eng, engineering lead, spoke to potential benefits to the community including intended contributions to the East Sooke Volunteer Fire Department, to alternative locations considered, to the rationale for the subject location, and to the purpose of the tower, as included in the staff report.

The Chair stated that the East Sooke Volunteer Fire Department does not represent the entire community of East Sooke and that an amenity cannot be received as a condition of application support.

Wayne Logan, Director, confirmed that Greenwave Radio is a Canadian company.

MOVED by Director Wickheim, **SECONDED** by Roy McIntyre that the Juan de Fuca Land Use Committee sustain its recommendation to the Capital Regional District Board:

That a statement of non-concurrence be provided to 1291956 BC UCL. for the proposed 49 m radio communication and broadcasting antenna system on Lot 2, District Lots 143 and 200, and Section 154, Sooke District, Plan 42290.

CARRIED

7. Adjournment

The meeting adjourned at 7:43 pm.

Chair