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**Minutes of a Meeting of the Juan de Fuca Land Use Committee
Held Tuesday, March 19, 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, JdF Local Area Services;
Darren Lucas, Planner, JdF Community Planning; Wendy Miller, Recorder
PUBLIC: 6 in-person; 6 EP

EP – Electronic Participation

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

1. Territorial Acknowledgement

The Chair provided a Territorial Acknowledgement.

2. Election of Vice Chair

The Chair called for nominations for the position of Vice Chair of the Juan de Fuca Land Use Committee (LUC) for 2024. Roy McIntyre, Ron Ramsay, Les Herring and Anna Russell's names were put forward. Roy McIntyre accepted nomination. Ron Ramsay, Les Herring and Anna Russell declined nomination. The Chair called two additional times for further nominations and, as there were none, Roy McIntyre was acclaimed Vice Chair.

3. Approval of the Agenda

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

CARRIED

4. Adoption of Minutes from the Meeting of November 21, 2023

MOVED by Roy McIntyre, **SECONDED** by Vern McConnell that the minutes from the meeting of November 21, 2023, be adopted.

CARRIED

5. Chair's Report

The Chair welcomed everyone to the first meeting of 2024 and thanked staff for their service.

6. Planner's Report

Iain Lawrence provided information on the enactment of the *Short-Term Rental Accommodations Act* as well as the *Housing Statutes (Residential Development) Act*.

It was advised that a Request for Proposal has been issued for a consultant to update the Port Renfrew Official Community Plan.

7. Development Variance Permit Application

a) VA000161 - Lot 44, Section 4, Renfrew District, Plan VIP83894 (3620 Piper Lane)

Iain Lawrence spoke to the request for a development variance permit to reduce the required yard setbacks for an accessory building from 1 m to 0.83 m for a side yard and from 15 m to 0.68 m for the front yard where the distance between the principal building and the front lot line is greater than 15 m.

The site plan, requested variance and photos from a site visit were highlighted.

No submissions were received in response to the notice of intent mailed to adjacent property owners and occupiers within 500 m of the subject.

The Chair confirmed that the applicant was present.

The applicant stated that the accessory building is sited at the location of a drilled well and that the accessory building was in place when the property was purchased. Relocation of the accessory building is not preferred as relocation would require tree removal.

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

That Development Variance Permit VA000161 for Lot 44, Section 4, Renfrew District, Plan VIP83894, to vary Juan de Fuca Land Use Bylaw, 1992, Bylaw No. 2040, to authorize the siting of a utility building as follows:

1. Part 1, Section 4.01(1)(d) to reduce the front yard requirement for an accessory building 15 m to 0.68 m; and
 2. Part 1, Section 4.01(1)(h)(i) to reduce the side yard requirement for an accessory building from 1 m to 0.83 m
- be approved.

CARRIED

At this time, the LUC stated support for considering amendments to the setback projections permitted by Bylaw No. 2040.

8. Zoning Amendment Application

a) RZ000282 – Parcel A (DD 104752I) of District Lot 745, Renfrew District; Parcel B (DD52657I) of District Lot 745, Renfrew District; District Lot 175, Renfrew District; and Strata Lot 13 of Section 76 and District Lot 745, Renfrew District, Strata Plan VIS4766 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1 (10700 Block of West Coast Road)

Darren Lucas spoke to the request to rezone the subject property from the Forestry (AF) and Resource Land (RL) zones to a new Wilderness Campground (WC) zone to permit a commercial wilderness campground with a total of 20 campsites over four parcels with a total area of 170.8 ha (1 campsite per 8.5 ha) with a 20 m separation distance between each site, as well as continued silviculture, residential, and home-based business uses.

The application was previously considered by the LUC at the May 16, 2023, meeting. At that time, the LUC passed a motion that additional information be provided by the applicant. The application has now returned with additional information, as requested by the LUC.

The subject property and air photo with proposed campsites and suggested alternative campsite locations, as recommended by the environmental report included in the staff reported, were highlighted.

The Chair confirmed that the applicant was present.

The applicant responded to questions from the LUC advising that:

- campsites would be serviced by commercial bottled water delivery and waste-sewerage removal companies; operating a water system to serve the public would be cost-prohibitive based on the number of campsites
- Jacob Creek and existing quarries on site could be utilized for water storage for fire protection
- cleared areas established by previously constructed logging roads would be utilized for the campsites
- camping would be limited to tent camping

Staff responded to questions from the LUC advising that:

- should the LUC support referral, the proposal would be referred to CRD Protective Services to comment on the proposal and fire protection and BC FireSmart recommendations provided in the environmental report
- a referral would be sent to the Ministry of Transportation and Infrastructure (MoTI) to comment on Cedar Coast Road
- the covenant registered on Strata Lot 13 prohibits subdivision and the construction or placement of structures
- Bylaw No. 2040 provides a definition of *campground*

LUC discussion ensued regarding removing Silviculture as a permitted use in the proposed zone.

The applicant stated support for retaining Silviculture as a permitted use to support continued forest management on those parts of the land that would not be used for a campground.

MOVED by Anna Russell, **SECONDED** by Ron Ramsay that Silviculture be removed as a permitted use from the proposed Wilderness Campground (WC) zone.

Opposed: Director Al Wickheim, Les Herring, Vern McConnell, Roy McIntyre, Dale Rivold.

DEFEATED

Public comments included:

- the extent of Aleda Creek has not been reflected in the environmental report provided by the applicant
- concern regarding campground use impact on surface water licences and groundwater wells including impact of the proposed campsite locations
- concern regarding use of Cedar Coast Road as the road does not meet MoTI standards
- concern regarding onsite campground management and monitoring

The LUC stated support for referring the proposal to the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission and BC Wildfire Service.

MOVED by Vern McConnell, **SECONDED** by Roy McIntyre that staff be directed to refer proposed Bylaw No. 4550, "Juan de Fuca Land Use Bylaw, 1992, Amendment No. 160, 2023" to the Shirley-Jordan River Advisory Planning Commission, the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission, appropriate CRD departments, First Nations and the following external agencies and for comment:

Pacheedaht First Nation

T'Sou-ke First Nation

BC Hydro

BC Parks

District of Sooke

Island Health

Ministry of Forests – Archaeology Branch

Ministry of Forests – BC Wildfire Service

Ministry of Forests – Water Protection Section

Ministry of Land, Water and Resource Stewardship

Ministry of Transportation & Infrastructure

RCMP

Sooke School District #62

CARRIED

9. Zoning and Official Community Plan Amendment Application

a) RZ000284 - Section 4, Renfrew District, Except Those Parts in Plans 427R, 23879, VIP68644, VIP79213, VIP80549, VIP82411, EPP69011 and EPP117093 (12036 West Coast Road)

Darren Lucas spoke to the staff report for the application to amend the Shirley-Jordan River Official Community Plan (OCP), Bylaw No. 4001, by redesignating a 3.3 ha portion of the subject property from Pacific Acreage (PA) to Commercial (CO) with amendments and to amend Bylaw No. 2040 to amend the Wildwood Terrace Neighbourhood Commercial (C-1A) zone to permit additional commercial uses and a smaller average and minimum parcel size to facilitate subdivision.

The subject property and concept plan were highlighted.

The Chair confirmed that the applicant was present.

Applicant comments included:

- Jordan River Brewing Company would be located in the subdivision and would be the focus of initial development
- long-term development envisions a village gathering place that would serve the community, and support local tourism
- the commercial development would include improvements to support vehicle access and parking
- the lots would be subject to the requirements of Commercial Development Permit Area designation
- park land requirements for the larger subject property were satisfied at the time of initial residential subdivision

Staff responded to questions from the LUC advising that:

- the 120 ha lot size stipulated by the Restricted Development Permit Area designation would be retained
- the Shirley-Jordan River OCP supports consideration of amenities as a condition of rezoning
- as the subject property is not located within community water, sewer or fire protection local service areas, a covenant is registered on the title of the property and requires that all buildings and structures require an automatic sprinkler system

The LUC stated support for referring the proposal to the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission.

MOVED by Vern McConnell, **SECONDED** by Roy McIntyre that staff be directed to refer proposed Bylaw No. 4598, "Shirley-Jordan River Official Community Plan Bylaw No. 5, 2018, Amendment Bylaw No. 2, 2024", and Bylaw No. 4599, "Juan de Fuca Land Use Bylaw, 1992, Amendment No. 162, 2024" to the Shirley-Jordan River Advisory Planning Commission, the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission, appropriate CRD departments, First Nations and the following external agencies and for comment:

Pacheedaht First Nation

T'Sou-ke First Nation

BC Hydro

BC Parks

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

10. Adjournment

The meeting adjourned at 9:26 pm.

Chair