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**Minutes of a Meeting of the Juan de Fuca Land Use Committee
Held Tuesday, May 21, 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: Darren Lucas, Planner; Juan de Fuca Local Area Services;
Wendy Miller, Recorder
PUBLIC: 1 in-person; 1 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.

CARRIED

3. Adoption of Minutes of March 19, 2024, and April 16, 2024

4. Chair's Report

The Chair stated that the application under consideration this evening has opportunity to provide trail to enhance park connectivity and advance the Active Transportation Network Plan.

5. Planner's Report

No report.

6. Administrative Bylaw

a) Provision of Park Land Requirement for Subdivision

SU000711 and SU000756 - That Part of Section 17, Otter District, Lying East of Otter Point Road, Except Parcel C (DD43782I) and Except Parts in Plans 3054 and 17721: PID: 009-499-369 (3542 Otter Point Road)

Darren Lucas spoke to the staff report addressing the provision of 5% park land or cash-in-lieu pursuant to Section 510 of the *Local Government Act (LGA)* regarding a 6-lot subdivision.

The subject property, proposed subdivision and Wieland Road right-of-way were highlighted.

Attention was directed to the proposal submitted by the landowner, as included in the staff report, to satisfy provision of park land requirement, which was as supported by the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission at its meeting of March 26, 2024.

It was confirmed that the application agent was present.

Darren Lucas stated that:

- as part of the subdivision process, a segment of land would be added to the Wieland Road right-of-way held by the Ministry of Transportation and Infrastructure
- the JdF Community Parks Program has a Licence of Occupation over the Wieland Road right-of-way which permits trail improvements

LUC discussion ensued regarding the applicant's proposal relative to the value of park land or cash-in-lieu required by the *LGA* and the improvements proposed in the right-of-way not held by the CRD.

MOVED by Roy McIntyre, **SECONDED** by Vern McConnell that the Land Use Committee recommends to the Capital Regional District Board:

That in accordance with Section 510 of the *Local Government Act*, park dedication in the amount of 5% be required for the proposed subdivision of That Part of Section 17, Otter District, Lying East of Otter Point Road, Except Parcel C (DD43782I) and Except Parts in Plans 3054 and 17721 (the "Land"); PID: 009-499-369; except that a lesser amount may be acceptable where the owner agrees to construct a trail built to JdF Community Parks and Recreation standards prior to subdivision approval on that part of the Land that will become the Wieland Road right-of-way.

CARRIED

At the request of the Chair, Darren Lucas outlined resources which guide consideration of park land requirements including local Official Community Plans, the Juan de Fuca Community Parks and Recreation Strategic Plan, and, in future, the Active Transportation Network Plan.

MOVED by Anna Russell, **SECONDED** by Director Wickheim that a representative for the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission be invited to the next Land Use Committee meeting to make a presentation regarding considerations for determining park land requirements.

CARRIED

The Director supported extending an invite to the Chair of the Commission.

7. Adjournment

The meeting adjourned at 7:46 pm.

Chair