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**Minutes of a Meeting of the Juan de Fuca Land Use Committee  
Held Tuesday, September 24, 2024, 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), Les Herring, Roy McIntyre, Ron Ramsay,  
Dale Risvold, Anna Russell  
**Staff:** Iain Lawrence, Senior Manager, Juan de Fuca Local Area Services;  
Wendy Miller, Recorder  
**ABSENT:** Vern McConnell  
**PUBLIC:** 2 in-person; 3 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 Roy McIntyre, **SECONDED** by Dale Risvold that the agenda be approved.

**CARRIED**

**3. Adoption of Minutes of August 20, 2024**

**MOVED** by Ron Ramsay, **SECONDED** by Roy McIntyre that the minutes from the meeting of August 20, 2024, be adopted.

**CARRIED**

**4. Chair's Report**

The Chair welcomed everyone to the meeting.

**5. Planner's Report**

A thank you was extended to the Land Use Committee (LUC) for accommodating a change to the meeting schedule to permit the Chair's attendance at the Union of BC Municipalities convention.

**6. Zoning Amendment Applications**

**a) RZ000285 - That Part of Lot 2, Section 60, Renfrew District, Plan 6764 Lying to the South of the 66 Foot Road Dedicated by Said Plan (9333 Invermuir Road)**

Iain Lawrence spoke to the request to rezone the subject property from the Rural A zone to the Rural Residential 3 zone (RR-3) to facilitate a two-lot subdivision.

The application was initially considered by the LUC at its meeting of June 18, 2024. At that meeting, the LUC directed referral of the application to agencies and to the Shirley-Jordan River Advisory Planning Commission. Attention was directed to the referral comments included in the staff report.

The subject property and proposed subdivision plan were highlighted.

Iain Lawrence confirmed that proof of potable is a condition of subdivision and that, as the sole purpose of the amendment bylaw is to permit a development that is, in whole or in part, a residential development, the CRD must not hold a public hearing in accordance with Section 464(3)(c) of the *Local Government Act (LGA)*.

The Chair confirmed that the applicant was present.

At the LUC's request, the applicant spoke to the logging completed after blowdown damage in 2018, as referenced in the staff report.

**MOVED** by Ron Ramsay, **SECONDED** by Dale Risvold that the Juan de Fuca Land Use Committee recommends to the Capital Regional District Board:

1. That the referral of proposed Bylaw No. 4615, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 165, 2024", to the Shirley-Jordan River Advisory Planning Commission; CRD departments; Pacheedaht First Nation; T'Sou-ke First Nation; BC Hydro; District of Sooke; Island Health; Ministry of Forests – Archaeology Branch; Ministry of Forests – Water Protection Section; Ministry of Water, Land and Resource Stewardship; Ministry of Transportation & Infrastructure; RCMP; and Sooke School District #62 be approved and the comments received;
2. That proposed Bylaw No. 4615 be introduced and read a first, second and third time; and
3. That adoption of proposed Bylaw No. 4615 be withheld pending receipt by the CRD of a Preliminary Layout Review from the Ministry of Transportation and Infrastructure for subdivision application SU000763.

**CARRIED**

**b) RZ000286 - That Part of Section 90, Renfrew District, Shown Outlined in Red on Plan 913R Lying to the South of the Southerly Boundary of Plan 503RW and to the West of a Boundary Parallel to and Perpendicularly Distant 575 Feet from the Easterly Boundary of that Part of Said Section Shown Outlined in Red on Said Plan 913R, Except Part in Plan VIP80043 (9285 Invermuir Road)**

Iain Lawrence spoke to the request to rezone the subject property from the Rural A zone to the Rural Residential 6 (RR-6) zone to facilitate a three-lot subdivision.

The application was initially considered by the LUC at its meeting of June 18, 2024. At that meeting, the LUC directed referral of the application to agencies and to the Shirley-Jordan River APC. Attention was directed to the referral comments included in the staff report.

The subject property and proposed subdivision plan were highlighted.

The Chair confirmed that the applicant and application agent were present.

Iain Lawrence confirmed that:

- the Shirley-Jordan River Official Community Plan supports consideration of rezoning applications to permit subdivision of parcels zoned Rural A based on a ratio of one parcel in the proposed plan of subdivision per each one hectare of land in the parent parcel
- as the sole purpose of the amendment bylaw is to permit a development that is, in whole or in part, a residential development, the CRD must not hold a public hearing in accordance with Section 464(3)(c) of the *LGA*

**MOVED** by Ron Ramsay, **SECONDED** by Dale Risvold that the Juan de Fuca Land Use Committee recommends to the Capital Regional District Board:

1. That the referral of proposed Bylaw No. 4616, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 166, 2024", to the Shirley-Jordan River Advisory Planning Commission; CRD departments; Pacheedaht First Nation; T'Sou-ke First Nation; BC Hydro; District of Sooke; Island Health; Ministry of Forests – Archaeology Branch; Ministry of Forests – Water Protection Section; Ministry of Water, Land and Resource Stewardship; Ministry of Transportation & Infrastructure; RCMP; and Sooke School District #62 be approved and the comments received;
2. That proposed Bylaw No. 4616 be introduced and read a first, second and third time; and
3. That adoption of proposed Bylaw No. 4616 be withheld pending receipt by the CRD of a Preliminary Layout Review from the Ministry of Transportation and Infrastructure for subdivision application SU000766.

**CARRIED**

**7. Adjournment**

The meeting adjourned at 7:30 pm.

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Chair