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**Minutes of a Meeting of the Juan de Fuca Land Use Committee
Held Tuesday, April 16, 2013 at the Juan de Fuca Electoral Area Office, #2-6868 West Coast
Road, Sooke, BC**

PRESENT: Director Mike Hicks (Chair), Roy McIntyre, Heather Phillips, Harold Shipton, Art Wynans
Staff: Marg Misesk-Evans, Acting General Manager, Planning and Protective Services; June Klassen, Local Area Planning Manager; Susan Palmer, Senior Project Coordinator; Wendy Miller, Recording Secretary

ABSENT: Ted Dixon, Kara Middleton

PUBLIC: Approximately 7

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

1. Approval of the Agenda

June Klassen reported that, after recalculation, a height variance is no longer required for DP-05-13 (Città Construction Ltd. – 6966 Mark Lane).

MOVED by Harold Shipton, **SECONDED** by Roy McIntyre that the agenda be approved as amended, striking consideration of DP-05-13. **CARRIED**

2. Approval of the Supplementary Agenda

MOVED by Harold Shipton, **SECONDED** by Heather Phillips that the supplementary agenda be approved as amended, striking the submission received in response to DP-05-13 (Gary and Debbie Howell). **CARRIED**

3. Adoption of Minutes from the Meeting of March 19, 2013

June Klassen responded to a question directed through the Chair confirming that the draft minutes of the March 11 Otter Point Advisory Planning Commission were received as part of the March 19 LUC supplementary agenda.

A LUC member asked that future LUC minutes record when draft minutes are received.

Comment was received questioning the minute record for Item 11 a) (Juan de Fuca Electoral Area Regional Growth Strategy Dispute Resolution Process). The Chair clarified that, if a dispute were to arise, he would proceed with using the process recently approved by the CRD Board including use of a subcommittee of anonymous members (from the Development Planning Advisory Committee).

MOVED by Art Wynans, **SECONDED** by Roy McIntyre that the minutes from the meeting of March 19, 2013 be adopted with the following amendment: (1) Page 4, Item 9 a) insert “under the temporary use permit” after “food service”. **CARRIED**

4. Chair’s Report

The Chair welcomed everyone to the meeting.

5. Planner's Report

June Klassen advised of the below meetings:

April 22 – Shawnigan Lake Community Centre
Public Information Meeting

- Bylaw No. 3874 – Proposed Amendments - Langford Electoral Area Zoning Bylaw, 1981, Bylaw No. 980 (for the Malahat area)

April 23 – Shirley Community Hall
Shirley/Jordan River Advisory Planning Commission

- Bylaw No. 3759 – Proposed Amendments - Juan de Fuca Land Use Bylaw, 1992, Bylaw No. 2040

6. Rezoning Applications

a) Z-04-12 - Lot 1, Section 31, Otter District, Plan 25582 Except Plan VIP63956 (Young - 2276 Kemp Lake Road)

June Klassen spoke to the staff report and proposed Bylaw No. 3872 which would rezone the 4.66 ha property from RR-3 to a new Rural Residential 3 Kennel (RR-3K) zone to legalize an existing dog breeding kennel. Proposed Bylaw No. 3872 was considered by the LUC on January 15 and referred to agencies for comment by the CRD Board on February 13. June Klassen directed attention to agency comments included in the staff report and the supplementary submission from the Otter Point Volunteer Fire Department stating no concern with the application and the supplementary submission from Karel Pokorny not supporting the application. It was confirmed that Karel Pokorny is not a direct adjacent property owner and that the kennel operation has received no noise complaints.

The Chair confirmed that the applicants were present.

Beverley Boyce-Young stated that miniature Schnauzers are not a loud breed and outlined obedience training techniques to deter barking.

June Klassen responded to a question directed through the Chair confirming that noise regulations apply to facilities and residences.

MOVED by Heather Phillips, **SECONDED** by Roy McIntrye that the Juan de Fuca Land Use Committee support the staff report and recommendation and recommend to the CRD Board:

1. That proposed Bylaw No. 3872, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 116, 2013" be introduced and read a first time, read a second time; and
2. That in accordance with the provisions of Section 890 and 891 of the *Local Government Act*, the Director for the Juan de Fuca Electoral Area, or Alternate Director, be delegated authority to hold a Public Hearing with respect to proposed Bylaw No. 3872, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 116, 2013".

CARRIED

b) Z-06-12 - Lot 28, Section 15, Otter District, Plan VIP87643 (Orza/Read - 3312 Otter Point Road)

June Klassen spoke to the staff report and proposed Bylaw No. 3873 which would rezone the 1.01 ha property from from RR-A to a new Rural Residential A Kennel (RR-AK) zone to legalize an existing dog training kennel. Proposed Bylaw No. 3873 was considered by the LUC on January 15 and referred to agencies for comment by the CRD Board on February 13. June Klassen directed attention to agency comments included in the staff report and the supplementary submission from the Otter Point Volunteer Fire Department stating no concern with the application and the supplementary submission from Doug Brubaker supporting the application.

A LUC member stated that it is understood that a property cannot operate as a breeding kennel and a boarding kennel. June Klassen confirmed that licensing requirements under the animal regulation bylaw (Bylaw No. 1465) and are not addressed directly by the zone.

The Chair confirmed that the applicants were present.

MOVED by Roy McIntyre, **SECONDED** by Art Wynans that the Juan de Fuca Land Use Committee support the staff report and recommendation and recommend to the CRD Board:

1. That proposed Bylaw No. 3873, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 117, 2013" be introduced and read a first time, read a second time; and
2. That in accordance with the provisions of Section 890 and 891 of the *Local Government Act*, the Director for the Juan de Fuca Electoral Area, or Alternate Director, be delegated authority to hold a Public Hearing with respect to proposed Bylaw No. 3873, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 117, 2013".

CARRIED

At this time, Jacklyn Orza stated that she has no interest in pursuing dog breeding on her property.

7. Presentation

a) Regional Growth Strategy Review Report

Marg Misek-Evans spoke to Regional Sustainability Strategy (RSS) policy components and development process to date. It was confirmed that the RSS is a re-titling of the Regional Growth Strategy (RGS). The RGS is mandated by the Province. The *Local Government Act (LGA)* outlines the requirements and components of the RGS.

LUC member and public attendee comments/questions included:

- questioned if the RSS will identify the communities' Settlement Containment Areas (SCAs) as part of the Regional Urban Containment and Servicing Policy Area (RUCSPA) or if the SCAs will be identified as a separate designation
- RSS should build upon local Community Official Community Plans (OCPs)
- water servicing is currently only allowed within the RUCSPA
- considering population growth and aging infrastructure, questioned when CRD water servicing can be expanded
- noted water is provided by wells, provincial licenses, community water districts (Kemp Lake, Sheringham Point) and CRD managed systems (Port Renfrew, Seagirt, Wilderness Mountain)

- questioned population figures and First Nation community counts
- further breakdown of tables by Juan de Fuca Electoral Area (JDFEA) community would be appreciated
- Pacific Marine Circle Route should be reflected as Regional Multi-Modal Network (RMN) priority or, alternatively, as an emergency route
- questioned reflecting alternative emergency route through to Shawnigan Lake
- questioned policy document's ability to communicate transit needs to BC Transit
- questioned household income noting the JDFEA median household income is higher than the CRD median income
- housing prices vary greatly between JDFEA communities
- presentation compares JDFEA averages against CRD averages - essentially comparing rural against urban – there are significant differences between these areas when considering policy options
- there are challenges to finding services to assist aging-in-place resources in rural areas, including accessible transit buses and HandyDART
- noted obstacles associated with working with the larger land holders in the Rural Resource Lands (RRL)
- Nature Needs Half (NNH) concept should consider the ocean
- NNH concept implies “man needs half” – sometimes, to protect water systems and rural life styles, nature needs more
- tree farming/harvesting is a green initiative
- tourism opportunities within the RRL could provide economic benefit, supporting local employment and limiting travel commutes
- economic benefit of the RRL should not be limited by regional concern for access to recreation
- development proposals need to be considered on an individual basis
- use of an urban model may not capture all local businesses as business licenses are not required in the JDFEA
- rural businesses tend to operate on a smaller/home based scale – bed and breakfasts, fishing charters, smaller farms, etc.
- rural businesses are directly impacted by provincial regulations that fall outside of the CRD (fish catch limits/food processing)
- farming is happening on lands not designated ALR – small farm value should be recognized
- water is critical to rural life style – this may be hard to tie into an urban policy
- if CRD cannot supply water, watershed protection should be recognized
- for the communities to support the RGS/RSS, they must see community concerns/lifestyle reflected in the policy document

8. Adjournment

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

CARRIED

The meeting adjourned at 9:03 p.m.

Chair