



Making a difference...together

JUAN DE FUCA LAND USE COMMITTEE

Notice of Meeting on Tuesday, **April 15, 2014 at 7:00 p.m.**

Juan de Fuca Local Area Services Building, #3 – 7450 Butler Road, Otter Point, BC

SUPPLEMENTARY AGENDA

1. Correspondence received to be dealt with under the following agenda item:
 - a) Agenda Item 11 a) ALR-01-13 - That Part of Section 34, Otter District Shown Outlined in Red on Plan Deposited Under DD 17655, Except That Part on Plan 459-R and 39411 (Richardson & Hanslip - 4164 and 4188 Otter Point Road)
 - Colin Corby, Otter Point
 - b) Agenda Item 12 c) Z-01-14 - Lot 2, District Lot 17, Renfrew District, Plan 32241 (Lum - 6649 Godman)
 - Mike Conlin, Port Renfrew
 - Lynne Conlin, Port Renfrew
 - Steve Forseth, Port Renfrew
 - Jon and Tim Cash, Port Renfrew
 - Tomi and Wayne Smith, Port Renfrew
 - c) Agenda Item 13 a) ALR-01-13 - Marihuana for Medical Purposes Regulations (Bylaw Nos. 3922, 3927, 3928 and 3929)
 - Otter Point and Shirley Residents and Ratepayers Association



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Juan de Fuca Electoral Area Planning
3 - 7450 Butler Road
Sooke, BC V9Z 1N1
T: 250.642.1500 F: 250.642.5274 www.crd.bc.ca

February 26, 2014

File: ALR-01-13

TO THE PROPERTY OWNER AND/OR OCCUPIER
NOTICE OF INTENT
AGRICULTURAL LAND COMMISSION APPLICATION

That Part of Section 34, Otter District, Shown Outlined in Red on Plan Deposited Under DD 17655, Except That Part on Plan 459-R and 39411 - 4164 Otter Point Road

This is to advise you that there will be a meeting of the Juan de Fuca Agricultural Advisory Planning Commission on **March 12, 2014 at 7:00 p.m.** in the **Juan de Fuca Local Area Services Building, #3 - 7450 Butler Road, Sooke, BC** to consider the following requested Agricultural Land Reserve application (ALR-01-13):

To subdivide a 14.5 ha parcel of land located within the Agricultural Land Reserve into two 7.2 ha parcels.

As an owner/occupier within 500 metres of the subject site, the Commission welcomes you to attend this meeting to hear the proposal, ask questions of the applicant and to offer the Commission any comments you feel necessary. Any written submissions regarding this application may be forwarded to the **Capital Regional District (CRD), Juan de Fuca Electoral Area Planning, 3-7450 Butler Road, Sooke, BC V9Z 1N1** or via email to **jdinfo@crd.bc.ca** and must be received prior to **3:00 p.m. on March 12, 2014** to ensure availability at the Agricultural Advisory Planning Commission meeting. Submissions can also be received at the meeting.

The staff report may be viewed at the **Juan de Fuca Local Area Services Building, 3 - 7450 Butler Road, Sooke, BC**, between the hours of **8:30 a.m. and 4:30 p.m.**, Monday to Friday, excluding statutory holidays. It may also be accessed on the CRD website at:

<https://www.crd.bc.ca/about/document-library/documents/committeedocuments/juandefucalandusecommittee/20140121>

If you have any questions or wish to discuss this application with Planning staff, please contact **Iain Lawrence**, at 642-8104.

Yours truly,

June Klassen
Manager Local Area Planning

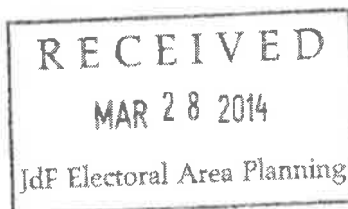
Attachments: 1) Location Map, 2) Proposed Plan of Subdivision

March 4 / 2014
- We still support this application to Subdivide - get on with it !!
Cozin Corby



emailed to J. Klassen

1491555



Wendy Miller

From: directorjdf
Sent: Tuesday, April 15, 2014 10:21 AM
To: June Klassen
Cc: Wendy Miller
Subject: FW: Re zoning application re- Lums re-zoning

June and Wendy
Please add this as a supplementary
Mike

From: Ellen
Sent: Tuesday, April 15, 2014 10:09 AM
To: directorjdf
Subject: Re zoning application

It is my feeling that before there are any more zoning changes, we need to revisit our OCP. It is long overdue and no longer reflects the wishes of the community.
The zoning needed for the development is a new zone not presently allowed in the current OCP.
It is a higher density and without community sewer.
I understand this is a long process and could take sometime to complete. It took us 6 years to get the OCP passed the first time, hopefully once we start, we can do it in a timely matter .
We have exceeded where we thought we would be, and we need time to plan we we are going.
I am opposed to the development until this is done.

Mike Conlin

Port Renfrew

Wendy Miller

From: directorjdf
Sent: Tuesday, April 15, 2014 1:32 PM
To: June Klassen; Wendy Miller
Subject: Fwd: ZONING AMENDMENT APPLICATION LOT 2, DISTRICT LOT 17, RENFREW DISTRICT, PLAN 32241

Sent from my iPhone

Begin forwarded message:

From: _____
Date: April 15, 2014 at 1:30:04 PM PDT
To: directorjdf <directorjdf@crd.bc.ca>
Subject: ZONING AMENDMENT APPLICATION LOT 2, DISTRICT LOT 17, RENFREW DISTRICT, PLAN 32241

I do not agree this property should be rezoned. The current OCP does not support this high density proposal and until it is updated no changes should be made to our current zoning.

The current infrastructure (water etc.) is not in place for this development.

As usual the community has not been adequately informed. The Sooke News Mirror is not read by most residents as we only receive a few papers in town one day a week.

The community should have had ample time to respond after proposals are posted in Port Renfrew and a community meeting has been called.

Please consider this a NO to this proposal.

Thank you,

Lynne Conlin

Port Renfrew, BC

Wendy Miller

From: directorjdf
Sent: Tuesday, April 15, 2014 2:36 PM
To: June Klassen
Cc: Wendy Miller
Subject: FW: ZONING AMENDMENT APPLICATION LOT 2, DISTRICT LOT 17, RENFREW DISTRICT, PLAN 32241

From: Steve Forseth
Sent: Tuesday, April 15, 2014 2:14 PM
To: directorjdf
Subject: ZONING AMENDMENT APPLICATION LOT 2, DISTRICT LOT 17, RENFREW DISTRICT, PLAN 32241

To whom it may concern,

Re

ZONING AMENDMENT APPLICATION LOT 2, DISTRICT LOT 17, RENFREW DISTRICT,
PLAN 32241

<https://www.crd.bc.ca/docs/default-source/crd-document-library/committeedocuments/juandefucalandusecommittee/20140415/pps-jdf-2014-04-15-z-01-14-lucreport-referral-withoutsignatures.pdf?sfvrsn=4>

I had not seen this application/link until 1pm today and am concerned that this proposal will move forward without proper discussion . After initial review, I am not in favour of the development proposing a cluster of seven smaller lots including main building and tourist accessory buildings on each. I am the owner of two lots (5 and 6 on the map) with our small cabin on the southern border of the property being discussed.

What are the next steps involved? I understand my other neighbours are not in favour of the proposed development.

Best regards,
Steve Forseth

Wendy Miller

From: directorjdf
Sent: Tuesday, April 15, 2014 3:52 PM
To: June Klassen; Wendy Miller
Subject: Fwd: plan 32241

Sent from my iPhone

Begin forwarded message:

From: Soule Creek Lodge
Date: April 15, 2014 at 3:40:53 PM PDT
To: directorjdf <directorjdf@crd.bc.ca>, June Klassen <jklassen@crd.bc.ca>
Subject: re: plan 32241

<https://www.crd.bc.ca/docs/default-source/crd-document-library/committeedocuments/juandefucalandusecommittee/20140415/pps-jdf-2014-04-15-z-01-14-lucreport-referral-withoutsignatures.pdf?sfvrsn=4>

In regard to the above mentioned (see hyperlink) rezoning plan 32241 I do not believe any rezoning should take place until a new OCP is in place for Port Renfrew which is long overdue as sighted in the Royal Roads Destination Study (MATM 503) and expressed to the June Klassen and Mike Hick at a meeting regarding the Gateway Marina last year. Also in reviewing the Confidential Investment Memorandum filed with the BCSC for WealthTerra (AKA 3 Point) I would like to see an economic impact study undertaken before 1600 units over 7-10 years if given the green light. I believe this community needs to grow but that that growth needs to be measured and paced to the size of the community and above all the process be open and transparent, much more so than it is now. Lastly I would like to see a mail out for these rezoning applications brought back for these issues which have seemed to stop as of late. Having operated a lodge for the last 13 years we have seen no decrease in occupancy in the summer months but the low and shoulder season have certainly seen an impact from the influx of vacation rentals on the market which are zoned for 6 months occupancy but seem to be rented year round. It is the shoulder and low season which determines our income for the year. I would also propose a model similar to that on Salt Spring Island which licences needed accommodation only for the summer months as adopted by the Island Trust. Thank you for your consideration, Jon and Tim Cash.

Port Renfrew, BC

Wendy Miller

From: directorjdf
Sent: Tuesday, April 15, 2014 4:00 PM
To: June Klassen; Wendy Miller
Subject: Fwd: ZONING AMENDMENT APPLICATION LOT 2, DISTRICT LOT 17, RENFREW DISTRICT, PLAN 32241

Sent from my iPhone

Begin forwarded message:

From:
Date: April 15, 2014 at 3:36:50 PM PDT
To: directorjdf <directorjdf@crd.bc.ca>
Subject: ZONING AMENDMENT APPLICATION LOT 2, DISTRICT LOT 17, RENFREW DISTRICT, PLAN 32241

We feel the high density development proposal will have a negative impact on our family lot which is adjacent to the potential Lum Construction development.

This lot has been a family gathering spot year round for four generations. It is a place all our family has used for over 30 years for recreation, reunions, weddings and celebrations.

It is a safe haven for elk, eagles, cormorants, ospreys and bears. With all the current development in Port Renfrew our wildlife is being displaced and need such a place to feed, nest & rest.

As a local business owner, we are not proposed to change but not at the expense of our lifestyle for generations to follow.

We therefore say NO to the proposed change of zoning.

Thank you,

Tomi & Wayne Smith

Port Renfrew, BC`

Summary of OPSRRA Survey on Medical Marijuana Facilities

In March 2014, OPSRRA surveyed our membership regarding the establishment of medical marijuana facilities in our communities. We also asked questions regarding location, setback and spot zoning for these facilities.

Here is a summary of these responses:

- A large majority respondents agreed that medical marijuana facilities should be located in the JdFEA, with a smaller majority agreeing that these facilities should be considered intensive agriculture.
- A large majority of respondents agreed that setbacks for these facilities should be at least 30 metres on all sides, with another smaller majority agreeing that setbacks from the front property line should be 90 metres.
- When asked the location of the facilities in the JDfEA, the majority of the respondents felt they should be located on land which is zoned industrial/business.
If these facilities were to be located on land zoned Rural, a small majority felt that the minimum property size should be 5 acres.
- A small majority of the respondents agreed that these facilities should be spot zoned.
- A majority of respondents saw some economic benefits to the location of medical marijuana facilities in the JdFEA
- A majority of respondents felt that the location of these facilities should be public knowledge.

When asked to comment on the establishment of medical marijuana facilities in the JdFEA, a large number of respondents felt that use of agricultural land for these facilities was inappropriate and that they should be located on industrial/business land away from residential areas.

There were concerns about contamination of the ground water from the chemicals used in growing the plants and concerns about odor when the facilities are vented. Others were concerned about the lack of tax revenue and that the JdFEA will be subsidizing these operations as Agriculture Canada recognizes them as intensive agriculture.

The entire survey with the responses and comments can be found at <http://www.opsrra.ca/Surveys>

