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**Minutes of a Meeting of the Juan de Fuca Land Use Committee  
Held Tuesday, March 17, 2015 at the Juan de Fuca Local Area Services Building  
3 – 7450 Butler Road, Otter Point, BC**

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**PRESENT:** Art Wynans (Vice Chair), Ted Dixon, Stan Jensen, Roy McIntyre, Ron Ramsay, Sandy Sinclair, Wally Vowles (Alternate Director)  
**Staff:** June Klassen, Local Area Planning Manager; Wendy Miller, Recorder  
**PUBLIC:** 1

The meeting was called to order at 7:02 p.m.

**1. Approval of the Agenda**

**MOVED** by Sandy Sinclair, **SECONDED** by Ted Dixon that the agenda be approved.

**CARRIED**

**2. Approval of the Supplementary Agenda**

No supplementary items.

**3. Adoption of Minutes from the Meeting of February 17, 2015**

**MOVED** by Roy McIntyre, **SECONDED** by Stan Jensen that the minutes from the meeting of February 17, 2015 be adopted.

**CARRIED**

**4. Chair's Report**

The Vice Chair welcomed everyone to the meeting.

**5. Planner's Report**

June Klassen advised of the below:

Public Hearing – To consider proposed Bylaw No. 3927 and 3960  
Monday, April 13, 2015 at 7 p.m.  
Kerry Park Recreation Centre, Mill Bay, BC

Land Use Committee  
Thursday, April 23, 2015 at 7 p.m.  
#3 – 7450 Butler Road, Otter Point, BC

**6. Official Community Plan Amendment and Rezoning Application**

**a) Z-04-14 - Lot 1, District Lot 17, Renfrew District, Plan VIP79040 (17242/17245 Parkinson Road – Coastal Kitchen/Hicks)**

June Klassen spoke to the staff report and application to amend the Port Renfrew Comprehensive Community Development Plan, Bylaw No. 3109 to reconcile existing land use, including an established dwelling unit and restaurant, with the property's land use designation and zoning.

June Klassen outlined the referral agency comments included in the staff report and advised that:

- the application was considered at a public information meeting held in Port Renfrew on December 1, 2014

- the CRD Board determined that the proposed bylaw was consistent with the Regional Sustainability Strategy at its meeting of February 11, 2015
- proposed Bylaw No. 3986 will amend the percentage of residential area in a retail building for the subject property
- the Tourism Commercial 1A (TC-1A) zone proposed by Bylaw No. 3986 is based on the Tourism Commercial 1 (TC-1) zone but addresses the existing building setbacks of the subject property
- rezoning to TC-1A can be considered by other property owners although rezoning to TC-1 would be considered first

**MOVED** by Roy McIntyre, **SECONDED** by Sandy Sinclair that the Juan de Fuca Land Use Committee recommends to the CRD Board that:

- a. Bylaw No. 3986, "Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 7, 2014" be introduced and read a first time, read a second time; and
- b. 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 Bylaw No. 3986, "Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 7, 2014".

**CARRIED**

## 7. Proposed Bylaw

### a) Bylaw No. 3941, "Juan de Fuca Electoral Area Soil Removal or Deposit Bylaw No. 2, 2015"

June Klassen advised that proposed Bylaw No. 3941 will repeal and replace the Soil Removal or Deposit Bylaw No. 3297. June Klassen spoke to proposed amendments which would incorporate changes suggested by the community and sand and gravel operators.

June Klassen directed attention to tracked changes made to Bylaw No. 3297 including:

- Section 8.0 (Permit Exemptions)
- Subsection 9.2 (b) (General Manager may require a survey)
- Subsection 10.2 (General Manager may refer for consideration by the Land Use Committee and recommendation from the Board)
- Section 16.0 (Incorporating offence language from Section 13)
- Section 17.0 (Indemnification)
- Schedule "A" (Fees and Security Deposit)

LUC members forwarded comment supporting the changes made to Section 8.0 and Schedule "A" noting that the changes are fair.

June Klassen responded to questions from the LUC advising that:

- sand and gravel operations can be regulated but not denied
- Engineer Reports are parcel specific and will outline remediation measures including monitoring requirements
- although Section 8.0 provides an exemption when soil is being relocated within the boundaries of a parcel, a development permit would be required if work is being done in a development permit area
- the definition of watercourse is from the *Water Act*

A LUC member stated support for amending the definition of Qualified Professional.

**MOVED** by Art Wynans, **SECONDED** by Sandy Sinclair that the Juan de Fuca Land Use Committee support amending the definition of Qualified Professional to read:

**“QUALIFIED PROFESSIONAL (QP)** may include a landscape architect, qualified environmental professional, a registered professional biologist or a registered professional engineer, who is working within their field of expertise and is in good standing with the applicable professional organization.” **CARRIED**

Zac Doeding, East Sooke, made no comment on proposed Bylaw No. 3941 but asked if, in future, copies of the supplementary agenda could be provided to the petitioner and the general public.

Staff confirmed that practice has been to post the supplementary agenda to the CRD website after review by the Land Use Committee.

**MOVED** by Wally Vowles, **SECONDED** by Stan Jensen that a supplementary agenda be made available to the applicant with copies made available to the general public on the meeting date. **CARRIED**

**MOVED** by Wally Vowles, **SECONDED** by Ted Dixon that the Juan de Fuca Land Use Committee recommends to the CRD Board:

That proposed Bylaw No. 3941, “Juan de Fuca Electoral Area Soil Removal or Deposit Bylaw No. 2, 2015”, as amended, which repeals and replaces Bylaw No. 3297, “Juan de Fuca Electoral Area Soil Removal or Deposit Bylaw No. 1, 2006” be referred to a public information meeting and appropriate CRD departments and the following agencies for comment:

Agricultural Land Commission	Malahat First Nation
Archaeology Branch (FLNRO)	Ministry of Agriculture
BC Hydro	Ministry of Energy and Mines
City of Colwood	Ministry of Environment
City of Langford	Ministry of Forests, Land and Natural Resource
Cowichan Tribes	Operations (FLNRO)
Cowichan Valley Regional District	Ministry of Transportation and Infrastructure
District of Central Saanich	Pacheedaht First Nation
District of Highlands	Managed Forest Land Council
District of Metchosin	School District #62, # 63 and #79
District of Saanich	Scia'new First Nation
District of Sooke	T'Sou-ke First Nation
Island Health	

**CARRIED**

## 8. Adjournment

**MOVED** by Ted Dixon, **SECONDED** by Stan Jensen that the meeting adjourn.

The meeting adjourned at 7:38 p.m.

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Chair