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**Minutes of a Meeting of the Juan de Fuca Land Use Committee  
Held Thursday, April 23, 2015 at the Juan de Fuca Local Area Services Building  
3 – 7450 Butler Road, Otter Point, BC**

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

The meeting was called to order at 7:05 p.m.

**1. Approval of the Agenda**

**MOVED** by Roy McIntyre, **SECONDED** by Ron Ramsay that the agenda be approved as amended to strike consideration of rezoning application RZ000236 - Lot 205, Renfrew District - Rezone from Rural Resource Land to Comprehensive Development One – Soule Creek (6215 Powder Main Road - Cash c/o West Coast Design).

**CARRIED**

June Klassen advised that the request to strike consideration of the application came from the agent. Application to be considered next month.

**2. Approval of the Supplementary Agenda**

**MOVED** by Sandy Sinclair, **SECONDED** by Ron Ramsay that the supplementary agenda be approved.

**CARRIED**

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

**MOVED** by Sandy Sinclair, **SECONDED** by Stan Jensen that the minutes from the meeting of March 17, 2015 be adopted.

**CARRIED**

**4. Chair's Report**

The Chair welcomed everyone to the meeting.

**5. Planner's Report**

June Klassen advised of the below:

Public Hearings – To consider proposed Bylaw No. 3927 and 3960  
Monday, April 27, 2015 at 7 p.m.  
West Shore Parks and Recreation, Victoria, BC

East Sooke OCP Review – Open House  
Saturday, May 2, 2015 from 11 a.m. – 3 p.m.  
East Sooke Fire Hall, East Sooke, BC

Public Hearing – To consider proposed Bylaw No. 3986  
Tuesday, May 5, 2015 at 7 p.m.  
Port Renfrew Community Centre, Port Renfrew, BC

Shirley/Jordan River OCP Review – Open House  
Saturday, May 9, 2015 from 11 a.m. – 3 p.m.  
Shirley Community Hall, Shirley, BC

Public Information Meeting – Soil Bylaw  
Monday, May 11, 2015 at 7:00 p.m.  
Juan de Fuca Local Area Services Building, Otter Point, BC

## 6. Rezoning Application

### a) RZ000237 - Rezone from Resource Land to Resource Land - Meteorological Tower (TimberWest Forest Corp/Couverdon)

June Klassen spoke to the staff report and application to rezone eight properties from Resource Land (RL) to Resource Land – Meteorological Tower (RL-MT) in order to permit meteorological towers. It was advised that Temporary Use Permits were issued in 2010 and 2013 for the construction and use of meteorological towers. To date, two towers have been constructed on five of the subject properties. The permits issued in 2010 have been renewed once, and may not be renewed a second time. The permits issued in 2013 will expire on June 17, 2015 and may be renewed to extend their expiry date to June 2018. However, the applicant has advised that longer-term data collection is required, with a timeframe extending past the maximum time that a Temporary Use Permit may remain active.

June Klassen directed attention to the supplementary submission received from Heather Phillips, Otter Point, suggesting that a height for meteorological towers could be identified in the proposed zone and that an amendment to the Rural Resource Lands Official Community Plan (OCP), Bylaw No. 3591, could be considered at this time to follow the Temporary Use Permit expiration and renewal periods outlined in the *Local Government Act*. June Klassen advised that proposed Bylaw No. 4022 identifies meteorological towers under Section 2.8 Height Exemptions which avoids the need for a development variance permit. It was further advised that the suggestion of amending the OCP can be considered in future.

The Chair determined that the application agent, Frank Limshue, was present.

Frank Limshue stated that more wind data collection is required to explore the feasibility of wind farms in the area. Frank Limshue spoke to the location of the towers stating that the towers leave a small footprint making them compatible with forestry and resource operations.

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

- a) That proposed Bylaw No. 4022, “Land Use Bylaw for the Rural Resource Lands, Bylaw No. 1, 2009, Amendment Bylaw No. 6, 2015” be referred to a public information meeting, to appropriate CRD departments and to the following external agencies for comment:

BC Hydro	District of Metchosin	MoTI
City of Colwood	District of Sooke	Pacheedaht First Nation
City of Langford	Ministry of Environment	RCMP
Cowichan Tribes	MFLNRO – Archaeology Branch	Sooke SD No. 62
Cowichan Valley Regional District	MFLNRO – Forests	T’Sou-ke First Nation

- b) That proposed Bylaw No. 4022, "Land Use Bylaw for the Rural Resource Lands, Bylaw No. 1, 2009, Amendment Bylaw No. 6, 2015", as included in Appendix C, be referred to the full CRD Board for a determination of consistency with the Regional Growth Strategy in accordance with the Juan de Fuca Development Procedure Bylaw No. 3110.

**CARRIED**

**7. Adjournment**

**MOVED** by Roy McIntyre, **SECONDED** by Ron Ramsay that the meeting adjourn.

The meeting adjourned at 7:20 p.m.

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Chair