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**Minutes of a Meeting of the Juan de Fuca Land Use Committee  
Held Tuesday, June 16, 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:** 4

The meeting was called to order at 7:01 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**

**MOVED** by Stan Jensen, **SECONDED** by Roy McIntyre that the supplementary agenda be approved.

**CARRIED**

**3. Adoption of Minutes from the Meeting of May 20, 2015**

**MOVED** by Ron Ramsay, **SECONDED** by Roy McIntyre that the minutes from the meeting of May 20, 2015 be adopted.

**CARRIED**

**4. Chair's Report**

No report.

**5. Planner's Report**

June Klassen requested that, unless a pressing matter comes forward, that the LUC adjourn for the month of August. The membership stated no objection to the request.

June Klassen advised of the below meeting:

Public Information Meeting – Rezoning Application RZ000236 – Soule Creek  
Wednesday, June 24, 2015 at 7:00 p.m.  
Port Renfrew Community Centre, Port Renfrew, BC

**6. Rezoning Application**

**a) RZ000238 – Section 90, Renfrew District, Plan VIP919R – Delete Parcel Size Provision for Country Inn Use (9171 West Coast Road – Ocean Wilderness)**

June Klassen spoke to the staff report and application to rezone the property to permit the existing country inn use. It was noted that the parcel was rezoned in 2002 from Rural A to the Country Inn Zone (CR-4) although British Columbia Assessment Authority information indicates that the parcel is 1.86 ha in size. It was advised that CRD legal counsel has indicated that this incongruity results in the existing inn being unlawful and not a legal non-conforming use.

June Klassen directed attention to the supplementary agenda noting that two submissions state support for the proposal and three submissions state concern regarding amending the CR-4 zone to amend permitted uses by deleting the reference to parcel size (2 ha).

To support legalizing the existing use and to address concerns raised by residents, it was reported that staff has revised proposed Bylaw No. 4028 to create a new Country Inn Ocean Wilderness Zone (CR-4OW) which would delete reference to parcel size. It was confirmed that the CR-4 zone would remain unrevised.

June Klassen responded to questions from the LUC confirming that no other properties in the Electoral Area are currently zoned CR-4 and that the zone was in existence when the Land Use Bylaw was adopted in 1992. It was further confirmed that, until the Land Use Bylaw undergoes full review, any property owner wanting to rezone to CR-4 would have to meet the 2 ha requirement.

LUC member comments included:

- no other zone outlines a parcel size for a permitted use
- the parcel's rezoning from Rural A to CR-4 took place when measurements were converting from imperial to metric
- it is understood that the Ministry of Transportation and Infrastructure expropriated land which may have also contributed to the parcel size not meeting the CR-4 parcel size requirement
- supplementary submissions cover thoughts and concerns shared by others
- new zone addresses those concerns

The Vice Chair confirmed that the applicant was present. The applicant stated that the property was purchased in 2007 with the understanding that it complied with the CR-4 zone and that rezoning is being pursued to allow sale of the property.

Zac Doeding, East Sooke, stated support for the creation of a new CR-4OW zone to assist the applicant's efforts to sell. Further support was stated for striking reference to parcel size (2 ha) from the CR-4 zone when the Land Use Bylaw undergoes full review.

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

- 1) That proposed Bylaw No. 4028, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 125, 2015", be amended to create a new Country Inn Ocean Wilderness Zone (CR-4OW).
- 2) That proposed Bylaw No. 4028, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 125, 2015", as amended, be referred to appropriate CRD departments and the following agencies for comment:

District of Sooke  
Island Health  
Ministry of Transportation and  
Infrastructure  
School District #62

Shirley Fire Department  
Shirley/Jordan River Advisory Planning Commission  
T'Sou-ke First Nation

**CARRIED**

7. Adjournment

**MOVED** by Ted Dixon, **SECONDED** by Sandy Sinclair that the meeting adjourn.

The meeting adjourned at 7:18 p.m.

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Chair