

JUAN DE FUCA LAND USE COMMITTEE

Notice of Meeting on Tuesday, **July 19, 2016 at 6:00 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 8 b) Bylaw No. 4001, "Official Community Plan for Shirley – Jordan River, Bylaw No. 1, 2016"
 - Gerard LeBlanc, Shirley
 - Brenda Mark, Shirley

Wendy Miller

From: Wendy Miller
Sent: Tuesday, July 19, 2016 9:37 AM
To: Wendy Miller
Subject: FW: Proposed Bylaw No. 4001

From: Gerard LeBlanc
Sent: Tuesday, July 19, 2016 9:15 AM
To: Emma Taylor <etaylor@crd.bc.ca>
Cc: directorjdf <directorjdf@crd.bc.ca>; Brenda Mark
Subject: Proposed Bylaw No. 4001

Good morning Emma

I've had a quick review of the proposed OCP. I have no comment regarding its consistency with the RGS however I have a concern that the review of the consistency of the proposed OCP with the existing RGS may not reflect the required consistency with the revised RGS which will be coming before the CRD Board for consideration in the near future.

I have one comment related to an editorial correction. On page 68, in the 2nd paragraph of Section 380 there's a reference to "Cedar Cove"; it should read "Cedar Coast".

The change in designation of the residential area of the Cedar Coast Subdivision to Pacific Acreage is appropriate and accurately reflects the intent of the subdivision and the desires of the residents who spoke at the meetings held with the APC. Any other land use designation would cause confusion and would require special policies and provisions to reflect required minimum lot size requirements.

I am very concerned that there are no specific policies to protect eagle nesting and roosting trees in the Development Permit section of the OCP. Having a 100 m buffer around one known tree is a small start that needs to be built on and expanded before the OCP is adopted. Specific policies to protect eagles, and raptors generally, and their nesting and roosting areas need to be included in the revised OCP. The DP guidelines should include a requirement that when a building permit is applied for within 300 metres of the Strait of Juan de Fuca that there is a requirement for a site assessment by a qualified R. P. Bio. to determine if eagle nesting or roosting trees exists on the site for which the permit is applied for. If there is none then no restrictions would apply. However if a nesting tree exists it should be reported and placed on the CRD SEI maps and the applicant/land owner should be made aware of appropriate behaviour and activities that can be conducted on the site during specific times of the year. For example no site clearing activities, tree falling, slash burning, levelling or excavation, etc., should occur during the period from early-April to late-July to protect any chicks that are reared in the nest. Typical residential construction could occur but no heavy construction activity would be permitted in order to assure the mature parents remain on the nest and with the chicks before they fledge the nest. Eagles will abandon a nest and an unhatched egg or chick if site disturbances are excessive; they will tolerate some disturbance but not the operation of heavy machinery, chain saws and other very loud noisy equipment. Construction activity outside the late-July to early-April period would not have restrictions except that the nesting/roosting trees cannot be removed as they are protected by the provincial *Wildlife Act* – of course the same restrictions on tree removal exist for the protection of the nest and tree exists throughout the year and must be respected or otherwise significant federal penalties and fines apply. A good example for DP policies and guidelines to protect eagle and other raptor trees can be found in OCPs in effect in the Comox Valley Regional District.

The manner in which the potential development of the dedication of DL 23, Malahat District is dealt with in the policies of the OCP can be strengthened; it does not reflect the public comments and requirements expressed at the APC

Wendy Miller

From: Wendy Miller
Sent: Tuesday, July 19, 2016 2:03 PM
To: Wendy Miller
Subject: Contact Us - Submission

From:
Sent: Tuesday, July 19, 2016 1:13 PM
To: jdf info <jdfinfo@crd.bc.ca>
Subject: Contact Us - Submission

The following message was received through the form at '<https://crd.bc.ca/contact-us?r=juan-de-fuca-information>'. Neither the name nor the e-mail address can be confirmed as accurate.

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Your Name:
Brenda Mark

Your Email Address:

Message:
Re: LUC Meeting July 19 2016. In the Shirley/JR OCP, proposed Bylaw # 4001, the name Swallow Creek is not printed in alignment with the actual watercourse on the maps.

This needs to be corrected to ensure the name corresponds with the creek placement on the maps to avoid possible misinterpretation or confusion.

Submitted at:7/19/2016 1:12:35 PM
Submitted via:<https://crd.bc.ca/contact-us?r=juan-de-fuca-information>
User Agent:Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko)
Chrome/46.0.2486.0 Safari/537.36 Edge/13.10586
User Host Address:96.50.121.86