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**Minutes of a Meeting of the Juan de Fuca Land Use Committee  
Held Tuesday, October 18, 2016, at the Juan de Fuca Local Area Services Building  
3 – 7450 Butler Road, Otter Point, BC**

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**PRESENT:** Mike Hicks (Chair), Ted Dixon, Stan Jensen, Roy McIntyre, Ron Ramsay,  
Sandy Sinclair, Art Wynans  
**PUBLIC:** 2

The meeting was called to order at 7:00 p.m.

**1. Approval of the Agenda**

**MOVED** by Art Wynans, **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 September 20, 2016**

**MOVED** by Sandy Sinclair, **SECONDED** by Ron Ramsay that the minutes from the meeting of September 20, 2016, be adopted.

**CARRIED**

**4. Chair's Report**

No report.

**5. Planner's Report**

Noting that year end is approaching, it was asked that outstanding travel claims for 2016 be submitted.

Iain Lawrence advised of the following hearing.

Public Hearing - Regional Growth Strategy Bylaw

Date: Wednesday, October 19, 2016

Location: CRD Headquarters, 625 Fisgard Street, Victoria, BC

Time: 3 – 6pm: Open house in the CRD storefront on Centennial Square, 6pm: Public hearing in the CRD Board Room

**6. Correspondence**

**a) Regional and Strategic Planning – Regional Growth Strategy (RGS) Hardcopy for Reference**

At the request of the Chair, Iain Lawrence spoke to Bylaw No. 4017, "Capital Regional District Regional Growth Strategy Bylaw No.1, 2016". It was advised that Bylaw No. 4017 was given first and second reading on July 13, 2016 and that the CRD Board will consider amending Bylaw No. 4017 at its October 12 meeting to amend Objective 2.2: Manage Regional Infrastructure Services Sustainability and to amend Map 3: Growth Management Concept Plan.

It is understood that that the amendments will support new water system services to areas within the Juan de Fuca Electoral Area if servicing is supported by the community's Official Community Plan (OCP) and if the area to be serviced is identified on Map 3 (Rural/Rural

Residential and Growth Area with the addition of Renewable Resource Lands in the Shirley/Jordan River OCP that are designated as Coastal Uplands, provided development potential is limited on those lands to 1 parcel per 4 ha).

LUC member comments included:

- expansion of private and CRD water services is not supported by the current 2003 RGS
- support for the proposed policy amendment to Bylaw No. 4017 for provision of new water system services
- due to a recent case between the Greater Vancouver Regional District and the Township of Langley, it is understood that the RGS has been deemed a policy guideline for municipalities
- unlike municipalities, Juan de Fuca Electoral Area bylaws and services must be deemed consistent with the RGS
- adoption of the new RGS, which will support new water system services, requires unanimous support from the full CRD Board
- OCP consistency and OCP amendments require majority support from the full CRD Board
- community zoning bylaws are consistent with the community's OCP
- growth is restricted by OCPs and by zoning bylaws

Zac Doeding, East Sooke, stated that zoning amendments for the Rural Resource Lands also require majority support from the full CRD Board.

Iain Lawrence responded to questions from the LUC advising that:

- the Province (*Local Government Act*) requires that the RGS be accepted by all affected local governments
- the lands identified as Renewable Resource Lands (Map 3) in Willis Point are lands assessed as Private Managed Forest Land
- the policy areas for Port Renfrew area (Map 3) are aligned with the land use designations in the Port Renfrew Comprehensive Community Development Plan, Bylaw No. 3109 and the Rural Resource Lands OCP, Bylaw No. 3591
- an OCP and the RGS must support water servicing to allow consideration of a water service establishment bylaw

## 7. Provision of Park Land for Subdivision

- a) **SU000679 - Easterly ½ of the Northwest ¼ of Section 36, Township 13, Renfrew District except that part shown coloured red on Plan 346-R and except those parts in Plans 22475, 24267, 24755, 29515, 41154, 50819 and VIP59967 (PID: 000-468-291); and the West ½ of the Northwest ¼ of Section 36, Township 13, Renfrew District except those parts in Plan 5109, 24267 and 24755 (17013 Wickanninish Road)**

Iain Lawrence spoke to the staff report and the request that the requirement for dedicated park land or cash-in-lieu be waived and that the voluntary commitment by the applicant to construct a 1.5 m wide trail be accepted. It was confirmed that, although the subject property is 48 ha, the area of land being subdivided is 4.5 ha. It was advised that the subdivision has triggered the provision of park land pursuant to Section 510 of the *Local Government Act*. It was further advised that the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission considered and supported the option to support trail construction.

The Chair confirmed that the applicant was present. The applicant spoke to the proposed plan of subdivision and proposed trail route advising that it is anticipated that the trail will be 1.5 m wide and that a culvert will separate the trail from the road.

LUC member comments included:

- support for the proposed trail as the trail will provide an alternative route to walking along Parkinson Road
- support for the proposed trail as it will provide a walking route to the store

**MOVED** by Roy McIntyre, **SECONDED** by Sandy Sinclair that the Land Use Committee recommends to the Capital Regional District Board:

That the requirement for dedicated park land or cash-in-lieu be waived for the proposed subdivision of the Easterly ½ of the Northwest ¼ of Section 36, Township 13, Renfrew District except that part shown coloured red on Plan 346-R and except those parts in Plans 22475, 24267, 24755, 29515, 41154,50819 and VIP59967; and the West ½ of the Northwest ¼ of Section 36, Township 13, Renfrew District except those parts in Plan 5109, 24267 and 24755, and that the voluntary commitment by 0983327 BC Ltd. to construct a 1.5 m wide trail to Juan de Fuca Electoral Area Parks and Recreation standards within the public road right-of-way be accepted.

**CARRIED**

## **8. Adjournment**

**MOVED** by Stan Jensen, **SECONDED** by Roy McIntyre that the meeting adjourn.

The meeting adjourned at 7:47 p.m.

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Chair