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**Minutes of a Meeting of the Juan de Fuca Land Use Committee  
Held Tuesday, February 21, 2017, 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, Dale Risvold,  
Art Wynans  
**ABSENT:** Sandy Sinclair  
**PUBLIC:** 4

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

**1. Approval of the Agenda**

**MOVED** by Roy McIntyre, **SECONDED** by Dale Risvold that the agenda be approved.

**CARRIED**

**2. Approval of the Supplementary Agenda**

**MOVED** by Ron Ramsay, **SECONDED** by Dale Risvold that the supplementary agenda be approved.

**CARRIED**

**3. Adoption of Minutes from the Meeting of January 17, 2017**

**MOVED** by Roy McIntyre, **SECONDED** by Art Wynans that the minutes from the meeting of January 17, 2017, be adopted.

**CARRIED**

**4. Chair's Report**

a) The Regional Growth Strategy (RGS) update (Bylaw No. 4017) was referred to the municipalities for acceptance. Seven municipalities have resolved to reject the RGS. It is understood that five out of the seven municipalities rejected the RGS on the basis of the proposed water servicing policies for the Juan de Fuca. The CRD will consider initiating the provincial process to resolve the issues in the RGS at its February 22 meeting. A request will be made at the February 22 meeting to ask that the Juan de Fuca Electoral Area be given an equal voice in any dispute resolution process.

**5. Planner's Report**

No report.

**6. Rezoning Application**

a) **RZ000246 - Lot 3, District Lot 17, Renfrew District, Plan VIP13240 and Lot A, District Lot 17, Renfrew District, Plan VIP54121 (Parkinson Road)**

Iain Lawrence spoke to the staff report and the request to re-designate two properties from Residential (R) to Tourism Commercial (TC), and to rezone the parcels from Community Residential – One (CR-1) to Tourism Commercial - One (TC-1), in order to expand the Trailhead Resort in Port Renfrew.

Iain Lawrence directed attention to the supplementary agenda reflecting submission of a site plan by the applicant.

The Chair confirmed that the applicant was present.

LUC members noted that numerous parcels along Parkinson Road are zoned TC-1.

**MOVED** by Roy McIntyre, **SECONDED** by Art Wynans that staff be directed to refer proposed Bylaw No. 4167, “Comprehensive Community Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 8, 2017” to the Port Renfrew Advisory Planning Commission, to appropriate CRD departments and the following external agencies for comment.

BC Hydro	Island Health	RCMP
Cowichan Valley Regional District	Ministry of Transportation and Infrastructure	Sooke School District #62
District of Sooke	Pacheedaht First Nation	

**CARRIED**

## 7. Proposed Bylaw

### a) Bylaw No. 4104, “Official Community Plan for Otter Point Bylaw No. 1, 2014, Amendment Bylaw No. 1, 2016”

Iain Lawrence spoke to the proposed amendment to the Otter Point Official Community Plan (OCP). It was advised that the bylaw amendment was initiated by staff to incorporate updated steep slopes development permit area mapping and to revise the Land Use Designation map to re-designate a parcel that was previously excluded from the Agricultural Land Reserve (Lot 1, Section 7, Otter District, Plan 22721). Iain Lawrence directed attention to the staff report outlining the referral comments received from agencies and CRD departments. It was advised that CRD Regional Planning reviewed the proposed bylaw amendment against the 2003 Regional Growth Strategy (RGS), identifying no implications from an RGS policy perspective.

**MOVED** by Dale Risvold, **SECONDED** by Roy McIntyre that the Land Use Committee recommends to the CRD Board:

- a) That the referral of proposed Bylaw No. 4104 directed by the Juan de Fuca Land Use Committee to the Otter Point Advisory Planning Commission, the Agricultural Land Commission, the Cowichan Valley Regional District, the District of Sooke, Island Health, the Ministry of Transportation and Infrastructure, School District No. 62, Scia’new First Nation, Te’Mewx Treaty Association, T’Sou-ke First Nation and appropriate CRD departments be approved and the comments be received;
- b) That proposed Bylaw No. 4104, “Otter Point Official Community Plan Bylaw No. 1, 2014, Amendment Bylaw No. 1, 2016” be considered by the full CRD Board for consistency with the Regional Growth Strategy;
- c) That proposed Bylaw No. 4104, “Otter Point Official Community Plan Bylaw No. 1, 2014, Amendment Bylaw No. 1, 2016” be introduced and read a first time, read a second time; and

- d) That in accordance with the provisions of Section 469 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. 4104.

**CARRIED**

**8. Adjournment**

**MOVED** by Art Wynans, **SECONDED** by Ron Ramsay that the meeting adjourn.

**CARRIED**

The meeting adjourned at 7:11 p.m.

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Chair