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**Minutes of a Meeting of the Juan de Fuca Land Use Committee
Held Tuesday, July 18, 2017, at the Juan de Fuca Local Area Services Building
3 – 7450 Butler Road, Otter Point, BC**

PRESENT: Art Wynans (Vice Chair), Stan Jensen, Roy McIntyre, Ron Ramsay,
Dale Risvold, Sandy Sinclair,
Staff: Iain Lawrence, Manager, Local Area Planning; Wendy Miller, Recorder
ABSENT: Mike Hicks (Chair)
PUBLIC: 7

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

1. Approval of the Agenda

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

2. Approval of the Supplementary Agenda

No supplementary items.

3. Adoption of Minutes from the Meeting of June 20, 2017

MOVED by Sandy Sinclair, **SECONDED** by Dale Risvold that the minutes from the meeting of June 20, 2017, be adopted. **CARRIED**

4. Chair's Report

a) The Vice Chair advised that Director Hicks was not in attendance this evening as he was invited to attend the swearing-in of John Horgan as the premier of BC.

5. Planner's Report

a) Bylaw No. 4104 was adopted July 12, 2017. Bylaw No. 4104 amends Bylaw No. 3819, Otter Point Official Community Plan Bylaw No. 1, 2014, to incorporate updated steep slopes development permit area mapping for Otter Point and to revise the Land Use Designation map to re-designate a parcel that was previously excluded from the Agricultural Land Reserve from the Rural Lands – Agricultural Land Reserve Designation and adding it to the Settlement Area 1 Land Use Designation.

b) It was reported that, should the LUC support the staff recommendations presented this evening, application RZ000248 will be considered by the Shirley/Jordan River Advisory Planning Commission:

Date: Wednesday, August 2, 2017

Time: 7pm

Place: Shirley Community Hall

2795 Sheringham Point Road, Shirley, BC

Application RZ000245 will be considered at a public information meeting:

Date: Thursday, September 7, 2017

Time: 7pm
Place: Shawnigan Lake Community Centre
2804 Shawnigan Lake Road, Shawnigan Lake, BC

6. Rezoning Applications

a) RZ000245 - Block 1043, Malahat District (3950 Goldstream Heights Drive)

Iain Lawrence spoke to the staff report and the request to rezone the property from the Greenbelt 2 (Gb2) zone to a new Commercial Recreation – Medical Marihuana (CR1-MM) zone and to designate the property as a Commercial Development Permit Area in order to permit a campground facility, tourist cabins, outdoor amusement facilities, and a licensed medical marihuana production facility pursuant to Health Canada's *Marihuana for Medical Purposes Regulation (MMPR)*.

Iain Lawrence advised that the staff report references the *MMPR* although it is understood that the *MMPR* has been repealed and replaced by the *Access to Cannabis for Medical Purposes Regulations (ACMPR)*. As the application is at referral, there is time to align the proposed zone with the new federal regulations.

The Vice Chair confirmed that the applicant was present.

The applicant responded to questions from the LUC advising that:

- the paved portion of Goldstream Heights Drive stops approximately 2.5 km away from the subject property
- a 100 ft legal easement provides access to the subject property
- it is anticipated that this access will change as a new road is built to accommodate the development of the adjacent subdivision
- preliminary road work is currently being done as part of the adjacent subdivision development with paving and hydro pole placement starting this summer
- it is understood that an adjacent property has an easement for emergency access across the railway tracks to the Trans-Canada Highway (TCH)

A LUC member noted that the Malahat Official Community Plan (OCP) supports limited commercial development adjacent to the TCH. Although the subject property is not adjacent to the TCH, it was questioned if the proposal is supported by the OCP and if the proposal would be referred to all the Advisory Planning Commissions (APCs) in addition to a public information meeting as an APC has not been established for the Malahat.

Iain Lawrence reported that:

- it would out of the ordinary to refer a property specific bylaw amendment to all APCs
- it is not known what the community envisioned when it listed "limited commercial development" as an OCP goal
- scale of the proposal is similar to Rath Trevor Provincial Park but smaller than some federal campgrounds

The application representatives responded to questions from the LUC advising that:

- the proposed medical marihuana production facility will act as a learning centre, providing education and job skills to individuals wishing to enter the field of medical marihuana production
- water catchment and water repurposing are being considered for the production facility
- the application proposal will support an opportunity to "learn and stay"

- a helicopter pad for emergency servicing may be considered

Iain Lawrence responded to questions from the LUC confirming that the:

- current Regional Growth Strategy designates the subject property as being within the Rural/Rural Residential Policy Area
- Rural/Rural Residential Policy Area supports tourism and commercial activities
- campground can be serviced by rainwater capture
- subject property is outside the Malahat Fire Protection Service Area
- density proposed by the zone will be reviewed as the zone permits a minimum parcel size of 12 ha

MOVED by Dale Risvold, **SECONDED** by Sandy Sinclair that staff be directed to refer proposed Bylaw No. 4196, "Malahat Land Use Bylaw, 1981, Amendment Bylaw No 147, 2017" and proposed Bylaw No. 4197, "Malahat Official Community Plan, 2012, Amendment Bylaw No. 2, 2017" to a public information meeting and to the following agencies and departments for comment:

BC Hydro	Halalt First Nation	Pauquachin First Nation
BC Parks	Health Canada	Penelakut Tribe
City of Langford	Island Health	RCMP
Cowichan Tribes	JDF Electoral Area Parks and	School District #79
Cowichan Valley Regional	Recreation Advisory	Stz'uminus First Nation
District	Commission	Te'Mexw Treaty Association
CRD Building Inspection	Lake Cowichan First Nation	Tsawout First Nation
CRD Integrated Water	Lyackson First Nation	Tsartlip First Nation
Services	Malahat First Nation	Tseycum First Nation
CRD Protective Services	Ministry of Transportation &	
CRD Regional Parks	Infrastructure	

CARRIED

- b) **RZ000248 - Lot 2, Section 2, Renfrew District, Plan VIP4194; Lot 6, Section 2, Renfrew District, Plan VIP4194; Lot C, Section 2, Renfrew District, Plan VIP60061; Lot 1, Section 2, Renfrew District, Plan VIP11741; Lot 1, Section 2, Renfrew District, Plan VIP4194; Lot A, Section 2, Renfrew District, Plan VIP60061; Lot 8, Section 2, Renfrew District, Plan VIP4194; Lot 9, Section 2, Renfrew District, Plan VIP4194; Parcel Number 1 (DD130151I) of Parcel A (DD88175I), of Section 2, Renfrew District; Lot A, Section 2, Renfrew District, Plan VIP50879; Lot 1, Section 9, Renfrew District, Plan EPP59131; Lot 2, Section 9, Renfrew District, Plan EPP59131; and Lot 3, Section 9, Renfrew District, Plan EPP59132 (Jordan River)**

Iain Lawrence spoke to the staff report and the request to rezone four parcels from the Jordan River Hamlet (JR-1) zone to a new Restricted Development – Flood Hazard Area (RD-1) zone; to rezone five parcels from the Jordan River Hamlet Commercial (C-1B) zone to the RD-1 zone; to rezone one parcel from the Jordan River Destination Resort (CR-1A) zone to the RD-1 zone; and to rezone three parcels from the Rural A zone to the RD-1 zone (proposed Bylaw No. 4188) in order to restrict development within an area found to be at risk of catastrophic flooding due to dam failure associated with an extreme seismic event.

The Vice Chair confirmed that the applicant was present.

The applicant responded to questions from the LUC advising that:

- an early warning alarm system is already in place
- additional warning signs will be placed
- the campground is owned by the CRD
- BC Hydro has purchased all but one at-risk property
- the remaining property owner did not wish to sell
- all structures have been demolished with the exception of two restaurant buildings

Iain Lawrence responded to questions from the LUC advising that the proposed zone does not support an overnight component but permits restaurants and retail stores as well as light industrial, on lots 4.0 ha or greater.

MOVED by Ron Ramsay, **SECONDED** by Roy McIntyre that staff be directed to refer proposed Bylaw No. 4188, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 132, 2017" to the Shirley/Jordan River Advisory Planning Commission and to the following agencies and departments for comment:

CRD Building Inspection	Island Health	Pacheedaht First Nation
CRD Protective Services	Ministry of Environment	Te'Mexw Treaty Association
CRD Regional Parks	Ministry of Transportation &	T'Sou-ke First Nation
Fisheries & Oceans	Infrastructure	
Canada		

CARRIED

7. Adjournment

MOVED by Sandy Sinclair, **SECONDED** by Roy McIntyre that the meeting adjourn.

CARRIED

The meeting adjourned at 7:39 p.m.

Chair