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**Minutes of a Meeting of the Juan de Fuca Land Use Committee
Held Tuesday, January 16, 2018, at the Juan de Fuca Local Area Services Building
3 – 7450 Butler Road, Otter Point, BC**

PRESENT: Mike Hicks (Chair), Stan Jensen, Roy McIntyre, Ron Ramsay, Sandy Sinclair, Art Wynans
Staff: Iain Lawrence, Manager, Local Area Planning; Emma Taylor, Recorder
ABSENT: Dale Risvold
PUBLIC: 5

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

1. Approval of the Agenda

MOVED by Art Wynans, **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 November 21, 2017

MOVED by Sandy Sinclair, **SECONDED** by Roy McIntyre that the minutes from the meeting of November 21, 2017, be adopted. **CARRIED**

4. Chair's Report

The Chair acknowledged Wendy Miller's absence.

The Chair reported that the mediation process for the Regional Growth Strategy (RGS) lasted two days, finishing on December 6, 2017. The mediated outcome identifies the settlement areas in East Sooke, Otter Point and Port Renfrew and provides them the right to receive community water extensions to a set capacity. The CRD Board resolved to refer the mediated RGS to municipalities and municipal responses are requested within 60 days.

5. Planner's Report

Iain Lawrence stated that public hearings are scheduled to be held on January 24, 2018, at the Shirley Hall for proposed Bylaw No. 4179 and proposed Bylaw No. 4188.

6. Rezoning Application

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

Iain Lawrence spoke to the staff report to receive referral comments and to consider a modified rezoning proposal that would create a two-lot subdivision and rezone a portion of the property to permit medical marijuana production. Proposed amendments to the Official Community Plan (OCP), including adding industrial use as a supported use in the settlement area designation and identifying the property as a Commercial and Industrial Development Permit Area, were explained.

Staff outlined the referral comments from agencies including stated opposition to the initial campground rezoning proposal due to anticipated traffic concerns, proximity to CRD park and watershed lands, and insufficient RCMP staffing levels to respond to incidents in

remote areas. Comments from a public information meeting held in Shawnigan Lake were also outlined.

The Chair confirmed that the applicants were present.

The applicant, Dennis Nixon, presented a map of the property showing the proposed plan of subdivision and area available for medical marihuana production. The applicant questioned the rationale for 90 metre setbacks from the side and rear property lines adjacent to the park, and compared them to lesser setback regulations for intensive agriculture and industrial uses in the bylaw. The applicant also stated concern about the community's potential reaction to the medical marihuana production use being classified as industrial in the OCP. Preference for holding future public meetings within the Juan de Fuca Electoral Area was stated.

The Chair stated that the question the LUC is considering is whether to refer the revised proposal to agencies.

Comments from LUC members included:

- no traffic impacts resulting from the revised proposal
- medical marihuana production provides employment and property tax revenue
- parkland is adjacent

MOVED by Roy McIntyre, **SECONDED** by Stan Jensen that the Land Use Committee recommend to the CRD Board:

- a) That the referral of Bylaw Nos. 4196 and 4197 directed by the JdF Land Use Committee on July 18, 2017, to a public information meeting, BC Hydro, BC Parks, City of Langford, Cowichan Tribes, Cowichan Valley Regional District, CRD Building Inspection, CRD Integrated Water Services, CRD Protective Services, CRD Regional Parks, CRD Regional and Strategic Planning, Halalt First Nation, Health Canada, Island Health, JdF Electoral Area Parks and Recreation Advisory Commission, Lake Cowichan First Nation, Lyackson First Nation, Malahat First Nation, Ministry of Transportation & Infrastructure, Pauquachin First Nation, Penelakut Tribe, RCMP, School District #79, Stz'uminus First Nation, Te'Mexw Treaty Association, Tsawout First Nation, Tsartlip First Nation and Tseycum First Nation be approved and the comments be received;
- b) That staff be directed to refer revised 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 department for comment:

Cowichan Tribes	CRD Aboriginal Initiatives	Malahat First Nation
Cowichan Valley Regional District	CRD Regional Planning	MFLNRORD
CRD Integrated Water Services	Island Health	MoTI
CRD Regional Parks	JdF EA Parks & Recreation Advisory Commission	School District #79
CRD Protective Services	Westshore RCMP	

CARRIED

Director Hicks excused himself from the meeting at 7:25pm, declaring a potential conflict of interest as a family member has an interest in an adjacent property.

Art Wynans took position of Chair.

b) RZ000251 – Lot 12, District Lot 17, Renfrew District, Plan 13240 (17239 Parkinson Road)

Iain Lawrence spoke to the staff report and the application to rezone the subject property to permit food service establishments, including the proposed food truck. It was stated that a Riparian Assessment Report will be requested of the applicant as a stream flows through the property that is subject to the *Riparian Areas Regulation*. Proposed Bylaw No. 4216 is recommended for referral to agencies and the Port Renfrew Advisory Planning Commission.

The Chair confirmed that the applicant was present.

The applicant responded to questions from the LUC confirming that:

- the proposal is for a mobile food truck and a picnic shelter
- a stream flows through the property

Iain Lawrence responded to questions from the LUC confirming that:

- a new definition for food service establishment has been drafted that includes food trucks
- notification of an APC meeting would include owners and occupants within 500 metres of the subject property as well as a mail drop
- no other tourist commercial uses are proposed
- setbacks outlined in proposed Bylaw No. 4216 will apply to construction of a picnic shelter

An LUC member commented that commercial taxation may not apply to a mobile food truck.

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

That staff be directed to refer proposed Bylaw No. 4216, "Comprehensive Community Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 9, 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	District of Sooke
Sooke School District #62	Pacheedaht First Nation	

CARRIED

7. Adjournment

The meeting adjourned at 7:32 p.m.

Chair