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**Minutes of a Meeting of the Juan de Fuca Land Use Committee  
Held Tuesday, June 19, 2018, 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, Sandy Sinclair, Art Wynans, Dale Risvold  
**Staff:** Iain Lawrence, Manager, Local Area Planning; Joyce Volek, Recorder

**ABSENT:** None

**PUBLIC:** 1

The meeting was called to order at 7:03 p.m.

**1. Approval of the Agenda**

**MOVED** by Art Wynans, **SECONDED** by Dale Risvold that the agenda be approved. **CARRIED**

**2. Approval of the Supplementary Agenda**

None.

**3. Adoption of Minutes from the Meeting of May 15, 2018**

An amendment was noted to add the word 'be' at the bottom of page two of the minutes.

**MOVED** by Dale Risvold, **SECONDED** by Art Wynans that the minutes from the meeting of May 15, 2018, be adopted as amended. **CARRIED**

**4. Chair's Report**

The Chair announced that he has been appointed by BC Premier Horgan to the Wild Salmon Advisory Council, which is comprised of fourteen people including the Chief of the Heiltsuk Nation. The Council's purpose is to provide guidance on protecting and managing of wild salmon.

**5. Planner's Report**

Iain Lawrence announced that the East Sooke Official Community Plan, Bylaw 4000, and the Shirley/Jordan River Official Community Plan, Bylaw No.4001 were given Third Reading at the June 13 Regional Board meeting. The Ministry of Transportation and Infrastructure (MOTI) has approved the Bylaws and it is anticipated that the Regional Board will adopt the Bylaws at their meeting on July 11.

**6. Rezoning Application**

**a) RZ000251 - Lot 12, District Lot 17, Renfrew District, Plan VIP13240 (17239 Parkinson Road)**

Iain Lawrence spoke to the staff report and displayed the subject property on the overhead projector. It was explained that the applicant proposes to rezone the property from Community Residential One (CR-1) to a new Mixed Commercial/Residential (CR-1A) zone, in order to allow a food truck and picnic shelter. A public information meeting was held in Port Renfrew and the application received

positive support. It was noted that a riparian report was also submitted to address work that has been done on the property. The recommended remediation work around the watercourse is to occur prior to adoption of the Bylaw. A referral comment received from the CRD Protective Services raised a water quantity concern and staff explained that water expansion is being looked at in the future. Staff recommended first and second reading and that a public hearing be held with respect to the proposed amendment.

A committee member questioned whether the “religious centre” permitted use should be included as it would increase off-street parking and it was explained that the religious use is a carryover permitted use. It was noted by another committee member that there is already one church building in town and that it is currently vacant. A short discussion ensued.

**MOVED** by Art Wynans, **SECONDED** by Roy McIntrye that the Land Use Committee strike Permitted Use 1b) Religious centres under 1. B. Schedule B, Part IV-Zones, Section 22A from the proposed bylaw.

The Chair called the question. It was six in favour, Ron Ramsay opposed. **CARRIED**

**MOVED** by Roy McIntrye, **SECONDED** by Art Wynans that the Land Use Committee recommends to the CRD Board:

- a) That the referral of proposed Bylaw No. 4216 directed by the Juan de Fuca Land Use Committee to the Port Renfrew Advisory Planning Commission, BC Hydro, Cowichan Valley Regional District, District of Sooke, Island Health, Ministry of Transportation and Infrastructure, Pacheedaht First Nation, RCMP and Sooke School District #62 and appropriate CRD departments be approved and the comments be received;
- b) That proposed Bylaw No. 4216, “Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 9, 2018”, as amended, be introduced and read a first time, read a second time; and
- c) 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. 4216.

**CARRIED**

### **Adjournment**

The meeting adjourned at 7:17 p.m.

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Chair