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**Minutes of a Meeting of the Juan de Fuca Land Use Committee  
Held Tuesday, July 17, 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  
**Staff:** Emma Taylor, Planner, Local Area Planning; Wendy Miller, Recorder  
**ABSENT:** Dale Risvold  
**PUBLIC:** 6

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

**1. Approval of the Agenda**

The Chair requested that the agenda be amended to consider application RZ000252 first followed by application RZ000253.

**MOVED** by Sandy Sinclair, **SECONDED** by Art Wynans that the agenda be approved, as amended. **CARRIED**

**2. Approval of the Supplementary Agenda**

None.

**3. Adoption of Minutes from the Meeting of June 19, 2018**

**MOVED** by Sandy Sinclair, **SECONDED** by Ron Ramsay that the minutes from the meeting of June 19, 2018, be adopted. **CARRIED**

**4. Chair's Report**

The Chair reported that he attended the first meeting of the Wild Salmon Advisory Council in Vancouver.

The Chair further reported that the CRD Board adopted Bylaw No. 4000, "East Sooke Official Community Plan Bylaw No. 5, 2018" and Bylaw No. 4001, "Shirley – Jordan River Official Community Plan Bylaw No. 5, 2018" at its July 11, 2018 meeting.

**5. Planner's Report**

Emma Taylor confirmed that the Land Use Committee will adjourn for the month of August and advised of the following meetings:

Juan de Fuca Board of Variance

Date: Monday, July 23, 2018

Time: 6 pm

Place: Juan de Fuca Local Area Services Building, 3 – 7450 Butler Road, Otter Point, BC

Public Hearing on Bylaw No. 4216

Date: Thursday, August 9, 2018

Time: 6 pm

Place: Port Renfrew Community Centre, 6638 Deering Road, Port Renfrew, BC

**6. Official Community Plan Amendment and Rezoning Application**

**a) RZ000252 - Lot 1, District Lot 17, Renfrew District, Plan VIP57304 (Osprey Place)**

Emma Taylor spoke to the staff report and the request to re-designate the subject property from Residential (R) to Tourism Commercial (TC), and to rezone the land from Community Residential – One (CR-1) to Tourism Commercial - One (TC-1), in order to provide guest accommodation in conjunction with an existing fishing guide business.

Emma Taylor confirmed that:

- a land designation change is required to support the commercial operation
- use of the land as a tourism commercial operation would be in keeping with the majority of properties located on the west side of the Port Renfrew town site
- properties to the east of the subject property are zoned Residential (R) and have development potential to support future housing needs
- the bylaw will be referred to the CRD Board for a determination of consistency with the Regional Growth Strategy (RGS) prior to first reading as the application proposes to amend the Official Community Plan portion (Schedule 'A') of Bylaw No. 3109

The Chair confirmed that the applicants were present.

The LUC stated that there is demand for the commercial accommodation that is proposed.

**MOVED** by Roy McIntyre, **SECONDED** by Sandy Sinclair that staff be directed to refer proposed Bylaw No. 4254, "Comprehensive Community Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 10, 2018" to a Public Information Meeting, 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**

Staff confirmed that the Public Information Meeting will be held on August 9 in Port Renfrew after the close of the Public Hearing on Bylaw No. 4216.

Director Hicks turned the meeting over to the Vice Chair and left the meeting at 7:08 p.m., declaring conflict of interest with application RZ000253.

**7. Rezoning Application**

**a) RZ000253 - Lot 2, Section 97, Sooke District, Plan 15036 (6400 Block East Sooke Road)**

Emma Taylor spoke to the staff report and the request to rezone the subject property from Rural A to a new Rural Residential 6A (RR-6A) zone, in order to facilitate a 9-lot subdivision. Emma Taylor outlined the professional reports submitted by the applicant supporting the application.

Emma Taylor confirmed that:

- the bylaw will not be referred to the CRD Board for a determination of consistency with the RGS as the application does not propose to amend the Official Community Plan
- the proposed new zone would be added to Bylaw No. 2040
- the policies of the Settlement land use designation of the new East Sooke Official are supportive of a transition from the Rural A zone to a zone that accommodates fee simple subdivision
- a subdivision layout has not been finalized but access is proposed through a pending subdivision off Cole Road and from East Sooke Road
- the environmental overview assessment of the property identified areas as holding environmental significance due to larger old growth trees
- the area holding larger old growth trees is identified as an environmental protection area on the rezoning concept plan and would act as a natural wildlife corridor through the area

LUC comments included:

- support for reconsidering the location of the environmental protection area as it currently zigzags through the property
- support for moving the environmental protection area to the south to run above Lot 6, 7, 8 and 9 (VIP76234) to act as a privacy buffer

The applicant stated that the environmental protection area follows a steep ravine on the property.

Emma Taylor responded to questions from the LUC stating that:

- the environmental overview assessment examined the ecosystem values of the property
- there will be opportunity to review the proposed protection area through the development permit process
- due to the number and size of lots proposed by the subdivision, park dedication is required
- the LUC does not review subdivision applications or development permit applications
- the proposed zone has been drafted specifically for this application

The LUC questioned having Silviculture, Veterinary Clinic and Animal Hospital as permitted uses in a residential subdivision as proposed by Bylaw No. 4246.

**MOVED** by Art Wynans, **SECONDED** by Stan Jensen that the Land Use Committee strike Veterinary Clinic and Animal Hospital as permitted uses from proposed Bylaw No. 4246.

The applicant stated no objection to the amendment.

The Vice Chair called the question.

**CARRIED**

**MOVED** by Sandy Sinclair, **SECONDED** by Roy McIntyre that staff be directed to refer proposed Bylaw No. 4246, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 134, 2018", as amended, to the East Sooke Advisory Planning Commission, to appropriate CRD departments and the following external agencies for comment:

BC Hydro	Ministry of Transportation and Infrastructure	T'Sou-ke First Nation
District of Sooke	Ministry of Forests, Lands, Natural Resource Operation and Rural Development – Archaeology Branch	RCMP
Island Health	Scia'new First Nation	Sooke School District #62

**CARRIED**

Staff confirmed that a meeting of the East Sooke Advisory Planning Commission will be held on August 8.

**8. Adjournment**

The meeting adjourned at 7:27 p.m.

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Chair