

JUAN DE FUCA LAND USE COMMITTEE

Notice of Meeting on Tuesday, **July 21, 2020 at 7:00 p.m.**

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

SUPPLEMENTARY AGENDA

1. Additional information received for the following agenda item:
 - a) Agenda Item 6 b) DV000072 - Lot A, Section 89, Sooke District, Plan VIP54145 (7004 East Sooke Road)
 - CRD Regional Parks
 - b) Agenda Item 8 a) RZ000267 - That Part of Section 17, Otter District, Lying East of Otter Point Road, Except Parcel C (DD437821) And Except Parts in Plans 3054 And 17721(3542 & 1-3542 Otter Point Road)
 - Corvidae Environmental Consulting Inc.
 - Mary Alice Johnson, Otter Point (x2)
 - Lara Bell and Jamie Smith, Otter Point
 - Cheryl Travis and Ron Watson, Otter Point
 - Robyn Bishop, Otter Point
 - Jo Phillips, Otter Point
 - Ina and Jim Gawne, Sooke
 - Ann Clement, Otter Point
 - Carolyn Bateman, Sooke
 - Anika Lacerte, Sooke
 - Joanne Bains, Otter Point
 - Veronica Rogers, Metchosin
 - Mike Hagel, Metchosin
 - Chris Rogers, Metchosin
 - Samantha Rogers, Metchosin
 - Sheila Whincup, Otter Point
 - Michael J. Tacon, Sooke
 - Rochelle Patenaude, Otter Point
 - Patrick Gale, Sooke
 - Marria Gauley, Colwood
 - Alan Dolan, Sooke

Wendy Miller

From: Wendy Miller
Sent: Monday, July 20, 2020 3:37 PM
To: Wendy Miller
Subject: Referral - FW: Development Permit with Variance Application DV000072 (7004 East Sooke Road)

From: Doug Carmichael
Sent: Wednesday, July 15, 2020 9:48 AM
To: Wendy Miller <wmiller@crd.bc.ca>
Cc: Kathy Moore <kmoore@crd.bc.ca>
Subject: RE: Referral - FW: Development Permit with Variance Application DV000072 (7004 East Sooke Road)

Hi Wendy, Kathy,

I've reviewed the application, and Regional Parks has no concerns or comments on the Variance Application.

Thanks,
Doug

Doug Carmichael | Capital Regional District | T: 250.360.3322

From: Kathy Moore
Sent: Wednesday, July 08, 2020 10:14 AM
To: Doug Carmichael <dcarmichael@crd.bc.ca>
Cc: Wendy Miller <wmiller@crd.bc.ca>
Subject: Referral - FW: Development Permit with Variance Application DV000072 (7004 East Sooke Road)

Hi Doug,

Please see email below.

Kathy

From: Wendy Miller
Sent: Wednesday, July 08, 2020 9:32 AM
To: Kathy Moore <kmoore@crd.bc.ca>
Subject: Development Permit with Variance Application DV000072 (7004 East Sooke Road)

Hi Kathy,

This application will be considered by the Juan de Fuca Land Use Committee (LUC) at its July 21 meeting.

CRD Regional Parks owns property within 500 m of the subject property (East Sooke Regional Park).

I attach the notice mailed to adjacent property owners.

Should Regional Parks wish to make comment, comment is requested by July 20.

All comments received will be added to the LUC's supplementary agenda for consideration at their July meeting.

Thank you,

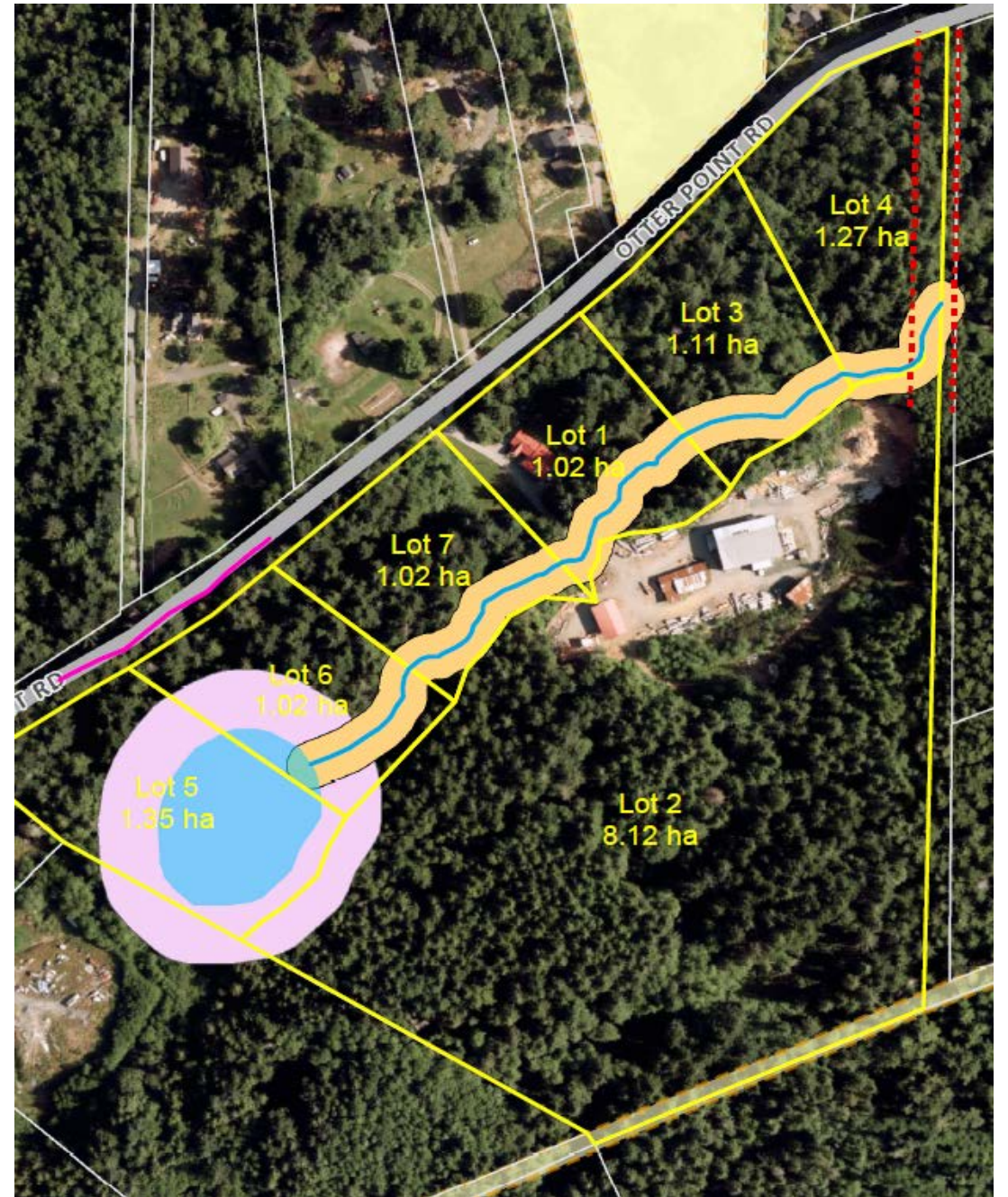
Wendy Miller

Administrative Clerk | JDF Community Planning | **250.642.8100**

JDF Local Area Services Building | Capital Regional District

3 – 7450 Butler Road, Sooke, BC V9Z 1N1

3542 Otter Point Rezoning



Regulatory Processes to Date

- Applications, fees, forms and reports to the following regulators:
 - CRD
 - Ministry of Transportation and Infrastructure
 - Ministry of Environment
 - Vancouver Island Health Authority
 - Forest Lands and Natural Resources
 - Otter Point Fire Department
- CRD Parks – discussions of the trail



Completed on Site to Date

Drilling water wells on site. The flow rates for the three new wells are:

Depth	US Gallons per minute
460	0.33
320	1.5
560	0.33

Percolation tests on each site for VIHA, septic requirements.

Planting >1000 Douglas fir and western red cedar trees in the riparian area.

Planning for fire control – cistern storage and conservation.





Environmental Protection Measures

- Protection of the riparian area in perpetuity.
- Natural revegetation in cleared, logged areas.
- Planted conifer trees.
- Reduction in noise.
- Fire protection.
- Streamlined operations.





Benefits to you:

- More tax money.
- Trail at southern side of the property.
- Reduction in noise.
- Fire protection.
- Local employment.



Juan de Fuca Land Use Committee

To: Otter Point Advisory Planning Commission

From: Mary Alice Johnson

Date: September 24, 2019

RE: application for rezoning CRD Bylaw # 4316 and 4317

RECEIVED

SEP 25 2019

JdF Electoral Area Planning

Honourable members of the JdF Land Use Planning Commission,

I was unable to attend the September 9th, 2019 meeting of the Otter Point Advisory Planning Commission because I was out of the country at that time. I have read the minutes of the meeting and as a neighbouring land owner would like to send you my concerns about this application.

My property is which two properties to the west of 3542 Otter Point property in question. I am also downstream on King Creek into which the wetlands of 3542 Otter Point feed. I am dependant on water from the creek having a licence to take water from the creek, and also use well water, and I am concerned that these are threatened by the drilling of wells, cutting of trees and general land degradation up creek and on nearby land.

The proposal for an aquaponics business also concerns me. I would like to know how much water it will use and where that water will be sourced.

As I have been working outdoors on my property, I am hearing considerable noise which sounds like heavy equipment working from early morning to dusk. Considerable rain has fallen this September and I am concerned about erosion and sediment runoff.

I urge the Commission to place strict guidelines for the landowner to follow as he develops this land.

Sincerely,
Mary Alice Johnson

Mary Alice Johnson

ALM Organic Farm and Full Circle Seeds
Sooke, BC.

Juan de Fuca Community Planning
3-7450 Butler Road,
Sooke, BC V9Z 1N1

July 18, 2020

Re: application for rezoning and subdivision of Part of Section 17, Otter Point District, Lying East of Otter Point Road.

Dear Land Use Committee and CRD Board

I have operated an organic farm at [redacted] Otter Point Road for over 30 years supplying my local community with food, locally adapted seed and teaching others how to grow food. I depend on an adequate supply of both ground and surface water to operate. This property has rights to use ground water for agriculture use and surface water for domestic use with an application in for agriculture use for surface water. It has been operating as a farm since 1911.

At our farm we carefully guard the ground and surface water available to us using only drip irrigation, capturing rainwater off our roofs, storing water in large tanks, mulching crops and using whatever other water saving techniques possible. We transport water by pipe from a well on an adjacent property and from a holding pond to the creek in the driest part of the summer to assure the creek does not run dry. No heavy equipment is used within 30 meters of the creek.

I am concerned that [redacted] subdivision could have an adverse effect on the ground water and surface water supply thereby affecting my ability to operate as a farm.

Watching what is happening on this nearby property makes me doubt that that the works there will not impact the water available to not only my farm but to other neighbours who are dependent on wells. As I drive past this property, I see that it has been logged to the maximum right up to the wetlands which feed East King Creek.

I have learned that [redacted] did not get an approval from CRD before logging along the wetlands. I do not have confidence that he will not continue to disturb them while he undertakes subdivision and development of his milling operation. Six additional wells will certainly affect the aquifer that underlies this area.

If the CRD is in favor of the rezoning I would hope that **before** granting the rezoning they require that

- The riparian area be restored
- third party expertise is brought in to assess how water users in the area will be affected by the logging of the wetlands and the drilling of wells for the 6 lots requested.
- wells adequate to serve a household be proven for each of 6 new lots or alternative plans be made for providing adequate water to each new lot. These wells should not be in the riparian zone.

Sincerely,
Mary Alice Johnson

Wendy Miller

From: Jamie Smith
Sent: Thursday, September 26, 2019 9:31 AM
To: Wendy Miller
Subject: In regards to: Rezoning application for 3542 Otter Point Rd

This letter is in regards to the application to rezone the property at 3542 Otter Point Rd. It has been running as a grandfathered small lumber mill for many years. We are in opposition of it being changed from that. The increase in noise, large fires, smoke pollution, possible light pollution, the destruction of the wildlife corridor, destruction of habitat in forests and streams, lack of water, increased smell, increased rodent population and increased traffic all make this a bad choice. It doesn't fit with our rural community and will effect the neighbourhood in a negative way, not to mention take away our peace and quiet.

The noise over the years has been predictable and tolerable. Every once and a while there would be the odd day with louder noise events. That would be irritating, but they were familiar and understandable. This past year all of that has changed. Logging activities such as falling trees, streams of logging trucks, excavators and drilling has been a constant source of irritating noise. The site as of now, is not zoned industrial, but the noise coming from it for close to a year and a half has sounded like an industrial area. The site has been totally clearcut over the last year except for a line of trees around the riparian area and a line of trees on the road allowance. There are no trees now to buffer the sounds of the machinery and mill noise. This takes away from the serenity of living in the country. On a regular basis machines are active from 6am and some days till dusk. The land owner has been very disrespectful to his neighbours. This makes it impossible to enjoy time outdoors, as we are constantly listening to grinding, beeping, scraping, yelling, etc.

The location of the site is in a valley setting. There are a number of rural properties right across the road on a hill. The sounds coming from this site are like an eco chamber and noise is directed directly at these properties. Noise of excavator activity can be heard over half of a kilometre away. Why should the residents of this neighbourhood have to shut its doors and stay inside their houses to get away from the noise? This noise causes not only irritation, but anxiety to the residents of the neighbourhood.

The accumulation of wood waste piles can be seen from the road. Subsequently huge, dangerous fires have been set frequently to deal with all of the waste. Large towering flames could be seen. The current log pile is massive and I cannot imagine what run off pollution will come off of that, not to mention the smoke inhalation and pollution for the neighbours. Large waste piles are a fire hazard. Internal combustion from rotting wood or a spark could set off a pile and potentially start a forest fire. Are there not any rules as to how big and how often they can burn at this site? It seems to me that there should be.

With increased industrial activities and several new building we will see an increase in lights during the night. One of the best thing about living this far away from the towns and cities is that there is no light pollution. Having all of these industrial buildings will change that. We will no longer be able to sit outside and star gaze. Another favourite past time that will be destroyed if this rezoning is to be approved.

All of these activities lead to the destruction of our local habitat and destroy our rural setting. It makes it impossible for wildlife to live in areas where they have been forever. The storing of cedar waste wood can impact riparian areas and stream. The water runoff from these piles can acidify the riparian area and destroys habitat in the down stream creeks. The riparian area on this property drains into King Creek. King Creek is a salmon bearing creek. We have already made a huge impact on the amount of salmon that are running each year. Should we not be doing all we can to protect these areas?

Water is a huge issue for most residents. Where do they plan to get this water? They have drilled two additional wells that have been shown to produce poorly. Warburton's representation spoke to using cisterns to alleviate pulling from the aquifer constantly. Well they won't be able to pull from an aquifer that has no water. Most people run out of water in Otter Point and use it sparingly. Almost all residents need to have water delivered throughout the year. There are two shallow wells that have been dug on two of the five residential sites. Each well is producing water, but with regular household usage, I doubt they will last through out the year. These 5 residential lots each have the potential to be duplexes. That is up to 10 additional families drawing from our already poor water supply. They are then adding a industrial aquaponics facility and mill on top of that. That's a huge draw on an already poor aquifer. These places will need to get water deliver which will increase traffic to this area and take away what precious water we have.

There is also potential for an odour coming from a composting fish plant. Not to mention possible rodent issues with the aquaponics proposal.

Otter point road is seeing more and more traffic. The road is not in the best of shape to start with. More vehicles such as constant logging trucks (as it has been for the better part of a year) , water trucks, industrial trucking, residents and employees will cause more traffic issues. Not too mention the traffic that is expected to increase to the road by the planned cannabis growing facility being built at the business park now, this estimates potential of 200 employees. Warburton's will add 20-40 more employees according to their estimate of people working for them. This does not include deliveries and customer traffic.

There are lots of big asks for the rezoning of this property. What is the great benefit for the community in this? There is little being offered in the way of green space or public park space.

It seems as if this proposal would be a great gain for the property owner and a detriment to the people living in this community. It's not the right place for this to happen. If the zoning changes there will be no going back. Industrial activity will be the future of Otter Point. Is Otter Point to become the industrial area of Sooke? I certainly didn't sign up to live in an industrial area. This will be at great detriment to our property investments and will forever change this community. In my opinion it is a horrible decision. It will make what is a peaceful rural setting into a noise polluted area. If there is a change in zoning there will be more and constant noise with no recourse. This is not where Otter Point should be heading. There is all ready the business park on Butler Road that is zoned industrial. This sounds like poor planning to have random patches of industrial zoned areas. Please do not approve this application.

Lara Bell/Jamie Smith

Re:
Property rezoning
at 3542 Otter Pt. Rd.

C. Travis, R. Watson

Sept. 22, 2019

Dear Sir or Madam;

I am writing to express our concerns with the application to rezone the sawmill to commercial property.

We live downhill from this property and we have a surface well. Any pollutants from the proposed expanded mill would contaminate our water. Also, increased usage above us could impact our water supply.

There will be an increase in the potential for fires. Wood piles can spontaneously combust; set fires can get out of hand. We have had four summers of drought lately and the forest around us gets tinder dry. Water around this area is limited for fighting fires.

Noise will exceed tolerable levels. With log processing and mill works, there will be heavy ~~equipment~~ and chain saws running all day. This does not fit in our residential setting.

Our real estate agent says this rezoning will significantly reduce the value of surrounding properties because of noise and extra traffic.

We know the owner is not complying with CRD regulations now. Neighbours confirmed at

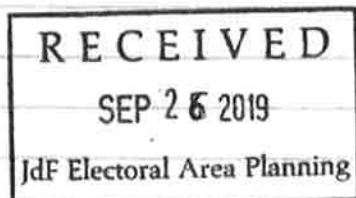
the Sept. 9 meeting that he was working on equipment at 6:30 am. It was mentioned that he also logged too close to the creek that runs through his property.

Will he ignore the restrictions or bylaws that apply to the new rezoning?

We do not want an expanded mill/commercial property in our residential area.

Yours sincerely,
Cheryl Travis
Cheryl Travis

P.S. We like the idea of aquaculture and sustainability - a food source for our community. We hope the CRD can make this happen (with proper restrictions) in the Butler commercial area.



jdf info

From: Robyn
Sent: Tuesday, March 17, 2020 12:13 PM
To: jdf info
Subject: Rezoning application

My name is Robyn Bishop, I live at the immediate neighbour of the applicant. I did attend the previous meeting re this issue and am unable to attend this evening due to illness (no not that one) Just wanted to voice my opinion on the matter again, along with my fellow neighbors I do not support rezoning due to the various reasons stated at the prior meeting, most particular the water issue which is huge for all of us not to mention the flora and fauna of our area but also in my particular case the noise and business aspect is already overwhelming more days than not and see only more negative impact with this change. In short the environmental impact for this area is too great to approve this application.

Thank you for your attention,
Robyn Bishop



This email has been checked for viruses by Avast antivirus software.
www.avast.com

jdf info

From: j phillips
Sent: Thursday, July 16, 2020 11:20 AM
To: jdf info
Subject: file # RZ000267

Hello Juan de Fuca CRD folks.....

I am emailing to express my concern re the properties being developed on 3542 Otter Point Rd. where the owner has already logged down to East King Creek and the wetlands that supply it. I was under the assumption that logging next to creeks or in wetlands is expressly forbidden by provincial laws. Is deliberately destroying a creek ecosystem allowed?

Thanks for your reply!
Jo Phillips

jdf info

From: Ina Gawne ·
Sent: Thursday, July 16, 2020 5:42 PM
To: jdf info
Subject: Regarding file: RZ000267 - 3542 & 3542 Otter Point Road.

Hello. I am a Sooke resident - almost 20 years. We have in that time for many years purchased our produce through ALM Farm - and I am sending this email in response to the above rezoning/development application.

As a family that rely's on ALM'S fresh organic produce through out the year/each year, this rezoning development plan at a nearby property is deeply concerning to us as it will directly affect the farm's water source.

I would like to take this opportunity to say that myself, husband, and daughter strongly oppose this development, and rezoning. It would devastatingly affect the livelihood of ALM Farm, as well as directly affect all the people in Sooke that rely on the farm's produce for their weekly/monthly food. Not to mention, the environmental affect.

In the name of "development" in Sooke, this is a travesty to say the least. It is one thing to bring development to Sooke - but not at the expense of many many others.

If there is a way for this "development" to occur without harming necessary water availability to the farm as well as other neighbors, then due consideration is a fair approach. However, as this is clearly not the case here, please understand, again I and my family strongly oppose this development/rezoning application.

Sincerely,

Ina and Jim Gawne

jdf info

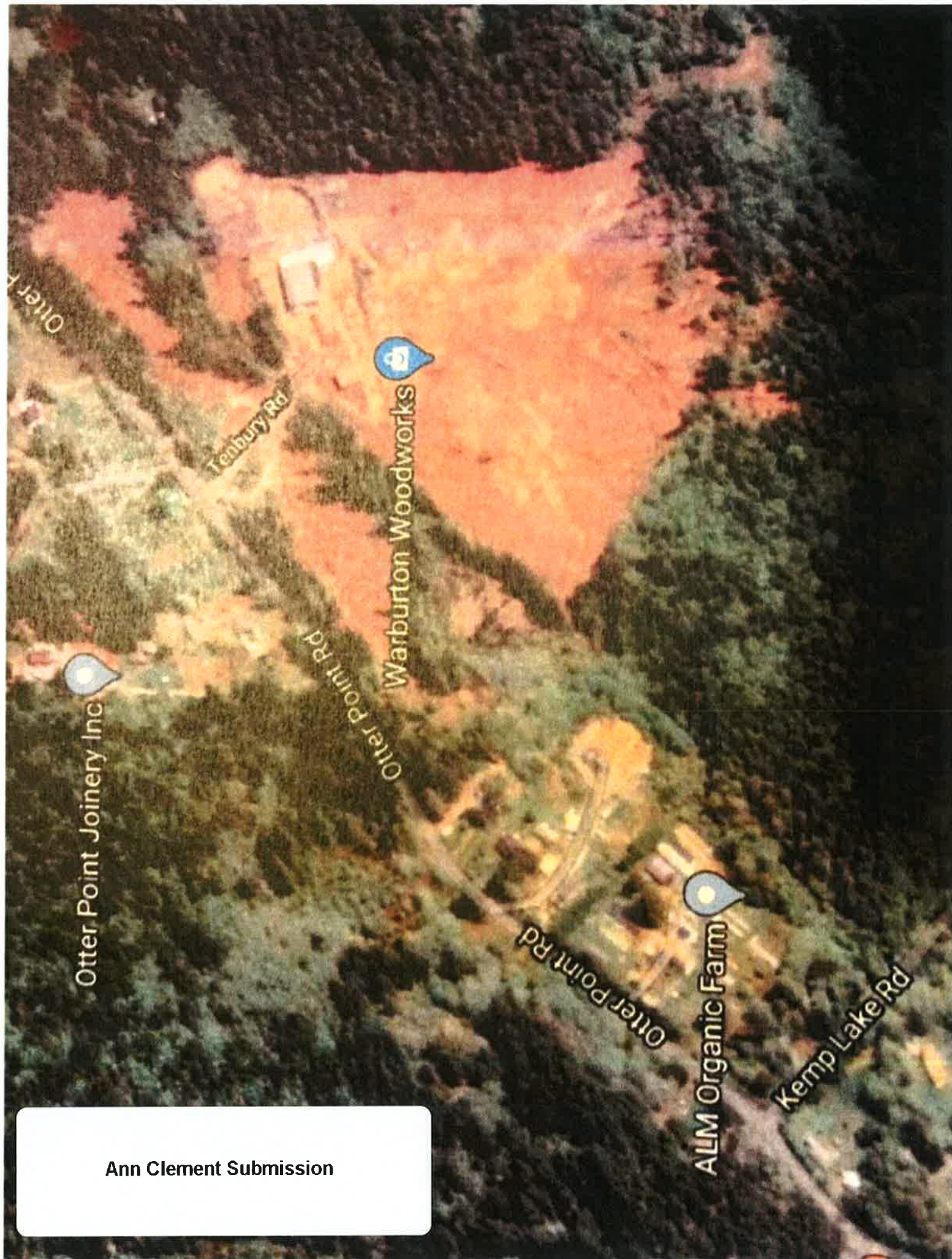
From: Ann Clement
Sent: Friday, July 17, 2020 11:34 AM
To: jdf info
Cc: info@almfarms.org
Subject: RZ000267
Attachments: image1.jpeg; ATT00001.txt

I am writing in support of ALM farm's objection to the proposed development - 3542 Otter Pt Rd - due to its current and future impact on the local environment and clean water sources.

I'm concerned about maintaining and expanding local food production/security, preserving clean water sources for neighbouring existing homes and businesses, and mitigating adverse impacts on the immediate ecosystem.

Frankly, I am shocked by the extend of existing land disturbance, as seen in the photo below, , and would be horrified to see more.

Yours sincerely,
Ann Clement



Ann Clement Submission

From: CAROLYN BATEMAN
Sent: Friday, July 17, 2020 3:33 PM
To: jdf info
Subject: subdivision application affecting ALM Organic Farm

July 17, 2020

Juan de Fuca Electoral District
#3 - 7450 Butler Road
Sooke, BC V9Z 1N1
Re: Development Affecting ALM Farm

To Whom it May Concern:

I do not live in Otter Point but I am an avid gardener and eater of fresh, organic, garden-grown produce. I have been buying seeds, plants and organic fruits and vegetables from ALM Farm for many years and consider the farm an irreplaceable part of this community. ALM Farm and Full-Circle Seeds have been a pioneering force in organic farming and farm-to-table growing and cooking on the South Island for decades. It is alarming to think this could be threatened in any way.

So I was saddened and very concerned to hear that a neighbouring property is being considered for a subdivision that could threaten ALM Farm's legal right to water. As you know, the farm has a license to take water from East King Creek, which runs through the property to the east. The owner of the land under consideration for subdivision has, for several years, been logging right down to the wetlands running through the property and feeding East King Creek, endangering the farm's source of water as well as that of neighbouring properties. Neighbours are very concerned about their wells, and so is ALM. The farm has an agriculture use license for a deep well and also has the right to take water from the creek. Both are crucial to growing food.

Food security is an issue on Vancouver Island. Currently, we grow only about 4 percent of our food here and import the other 96 percent. This is a shocking statistic but perhaps not so shocking when you consider the amount of land lost to housing each year. Another much-quoted statistic is that we have on average only three days worth of fresh food on the Island at any given time.

This situation is more alarming when one considers the precarious state of affairs in the U.S., where much of our food comes from. Covid-19 infections are up to 3.68 million there with the death rate climbing. I think there's a good chance this will affect the fall harvest this year and in years to come as the fallout from the pandemic continues to affect fragile systems all over the world.

These are unprecedented times. It is more important than ever that communities be more self-sufficient, be acutely aware of irreplaceable resources such as food and water, and to make decisions based on the common good. I would respectfully ask that you reject this subdivision application that endangers so many people's access to water and to the bushels of healthy, organic food that ALM Farm grows every year.

Thank you.

Carolyn Bateman

jdf info

From: Anika Lacerte
Sent: Saturday, July 18, 2020 7:34 AM
To: jdf info
Subject: RZ000267 or 3542 & 3542 Otter Point Road

I think farmland is important, and the water supply for ALM Farm shouldn't be affected by subdivision of nearby property.

The development of the property should not negatively impact the wells and water sources of neighbouring properties.

Anika Lacerte

jdf info

From: Joanne Baines
Sent: Sunday, July 19, 2020 3:23 PM
To: jdf info
Subject: Saw mill potential lots

Hello,

I live in Otter Point and hear that the owner of the sawmill on Otter Point Road is asking to subdivide. There is concern about logging down to the wetlands that will inevitably have an environmental impact. I am wondering how it will affect the water for the local organic farm ALM and natural habitat for wildlife. One of the many reasons I enjoy the area I live at Gordon's Beach is the produce available at local farms. As ALM is an already established farm with a large community support is it reasonable to ask that their environmental needs are fully considered in your decision make.

With appreciation,

Joanne Baines

jdf info

From: Veronica Rogers
Sent: Monday, July 20, 2020 10:40 AM
To: jdf info
Cc: info@almfarms.org
Subject: File # RZ000267 - 3542 Otter Point Rd rezoning - OPPOSED

File # RZ000267

To whom it may concern:

I am strongly opposed to the rezoning of property 3542 Otter Point Rd.

My family depends on the produce, seedlings & seeds from this pristine farm... their produce is exceptional and I very much support the future viability of these farmlands, which must be protected now if we as an island community want the ability to provide for ourselves.

Self sustainability needs to be the goal, rather than rezoning & ridiculous developments in farmland/forest areas.

Best Regards
Veronica Rogers
(Metchosin)

jdf info

From: mike hagel
Sent: Monday, July 20, 2020 10:43 AM
To: jdf info
Cc: info@almfarms.org
Subject: RZ000267 , 3542 Otter Point Road.

File # RZ000267

To whom it may concern: .

I am against the rezoning of property 3542 Otter Point Rd.

The rezoning of this property will cause an unnecessary strain on the water table/availability for the neighbouring properties/farms.

Now more than ever we as a community need to pay more attention to our choices which affect the future of the community as a whole. The need for more rural farms & to support our existing farms is imperative for our viability & prosperity. As we look to the future of becoming more self sufficient, as a community, a province, and as a country; relying more & more on local produce is imperative.

Thank you

Regards
Mike Hagel
Metchosin Resident

jdf info

From: Chris Rogers
Sent: Monday, July 20, 2020 11:00 AM
To: jdf info
Cc: info@almfarms.org
Subject: File # RZ000267 - Rezoning - Opposed

File # RZ000267

To whom it may concern:

I oppose the rezoning of property 3542 Otter Point Rd.

The rezoning of this property would greatly impact the water table/availability for neighbouring properties/farms. ALM Farms provides the community a valuable service in the form of quality/sustainable produce. To discount the importance of local farms does the community a grave disservice. As a country/province/city, it's imperative that we as a people encourage local farming for the sustainability of future generations.

Thank you,

Regards,
Chris Rogers
(Metchosin Resident)

jdf info

From: Samantha Rogers
Sent: Monday, July 20, 2020 11:05 AM
To: jdf info
Cc: info@almfarms.org
Subject: File # RZ000267 - Opposed

File # RZ000267

To whom it may concern:

I oppose the rezoning of property 3542 Otter Point Rd.

Farms matter!
Forests matter!
Heritage Matters!
ALM Matters!

Best Regards,
Sam Rogers
(Metchosin Resident)

jdf info

From: Whincup
Sent: Monday, July 20, 2020 3:19 PM
To: jdf info
Subject: RZ000267 or 3542 & 3542 Otter Point Road

Dear JdF Planning Office:

I am writing to voice concern about the proposal to subdivide the property at 3542 & 3542 Otter Point Road. To date the owner has already logged right down to the wetlands running through the property and feeding East King Creek.

This and his proposed development of 6 lots and a sawmill would endanger the water supply of neighbouring properties on East King Creek, which includes ALM Organic Farm which has been producing organic vegetables for people in Otter Point, Sooke, and beyond for over 30 years.

Please do not allow this development to go through without ensuring the remediation and future protection of the creek.

Thank you for your consideration in this matter.

Sheila Whincup

jdf info

From: michael
Sent: Monday, July 20, 2020 3:55 PM
To: jdf info
Subject: RE: RZ00267 or 3542, 3542 Otter Point Rad

TO WHOM IT MAY CONCERN:

I wish to support ALM Farms with regard to their water supply concerns.
I trust that you will do everything possible to support this unique source of organic food and seeds for this region.
I write as a Sooke citizen and as the President of the Sooke Transition Town Society which include among its key members residents of the area west of Sooke. We need to support our local farmers Water supply and private interests need t be carefully rebalanced in favour of sustainability.

Your Truly,

Michael J. Tacon

jdf info

From: Rochelle Patenaude
Sent: Monday, July 20, 2020 4:11 PM
To: jdf info
Subject: Regarding 3452 Otter Point Road Rezoning Application

To Whom it may concern at CRD

I moved to the Otter Point area in 2018 and although I was supplied by the Kemp Lake water System for my residence, I quickly became aware of the well water supply issues in nearby properties.

I attended the JDF meeting in the fall of 2019 and heard the concerns of numerous community members regarding this rezoning application. The most serious of which was the related increase in demand for well water for the proposed added residences, the negative impact on East King Creek that runs through that property, and the wildlife who routinely traverse that property, or depend on the Creek for survival. In addition to subdivision for residential use, there was also great concern of the potential negative impact of the proposed Aquaponics business being added to that property.

It appears that the above noted rezoning application will undoubtedly impact the water supply of nearby residents, including the ALM farm which already has approved usage of King Creek East.

Thank you for considering my input in this matter.

Rochelle Patenaude

jdf info

From: Patrick Gauley Gale
Sent: Monday, July 20, 2020 4:53 PM
To: jdf info
Subject: Re: development effecting King Creek at 3542 Otter Point Rd

Hello,

As a local resident, parent, and educator, I would like to express my concerns regarding the development application at 3542 Otter Point Rd. I would like to advocate that any approved development must consider and mitigate negative impacts to King Creek which runs through or adjacent to the property. Local sustainable farms as well as important ecosystems rely on intact and preserved waterways. In this case, King Creek helps to feed many residents in our region by providing a reliable clean water source for those with existing water rights. Various important local plants and animals also depend on King Creek. For these reasons, developments must protect and when Danegeld remediate King Creek and embankments. Thank you, please feel free to contact me with any questions or comments.

Patrick Gale

Educator, Parent, Active and Concerned Citizen

Sent from my iPhone

To: Juan de Fuca Planning Office

3-7450 Butler Road

From: Marria Gauley

To whom it may concern;

Consider this a letter of dissent to the application of the owner of 3542 & 3542 Otter Point Road to subdivide the properties into six lots and a sawmill. This application would not only jeopardize the wells of many neighbours but the agriculture use license for a deep well held by ALM farm. It would also impede the right of the owners of ALM Farm to take water from the creek. Both are crucial to growing food on ALM farm. I am concerned that this development without remediation to the creek jeopardizes their source of water.

As you may be aware, ALM has been certified as an organic farm since 1994. It has been a reliable source of healthy food to hundreds (dare I say thousands) of people across CRD since that time. Its founder, Mary Alice Johnson has trained both farmers and government officials in organic farming and guided many bylaws into existence.

Access to clean water is a right for all, and a necessity for food production. The aforementioned property owner has logged right down to the wetlands running through the property and feeding East King Creek. To approve a development such as this will jeopardize not only the wells of neighbours, but the ability for ALM to continue its 26 years of being a productive teaching farm and providing service to its community.

I do hope you will take these serious consequences to water safety and food sustainability into serious consideration when deliberating this application.

Many thanks,

Marria Gauley

Wendy Miller

From: Wendy Miller
Sent: Thursday, July 23, 2020 10:14 AM
To: Wendy Miller
Subject: Webex meeting invitation: July 21 Juan de Fuca Land Use Committee Meeting

From: Alan Dolan
Sent: Tuesday, July 21, 2020 6:02 PM
To: Wendy Miller <wmiller@crd.bc.ca>
Subject: Re: Webex meeting invitation; July 21 Juan de Fuca Land Use Committee Meeting

Well I have three minutes. I do not support this proposal as written. Why is it people can beg forgiveness when they should have been asking permission?

I don't think a sawmill belongs here. It should be in the industrial park.

The lot sizes should not be made any smaller for the residential development.

Enforcement of all this is critical. To make sure the land owner does what he is supposed to do.

Alan Dolan
Sooke.

Alan Dolan