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**Minutes of a Meeting of the Juan de Fuca Land Use Committee  
Held Tuesday, October 20 2020, at the Juan de Fuca Local Area Services Building  
3 – 7450 Butler Road, Otter Point, BC**

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**PRESENT:** Director Mike Hicks (Chair), Stan Jensen (EP), Vern McConnell, Roy McIntyre, Ron Ramsay, Dale Risvold (EP), Sandy Sinclair  
**Staff:** Iain Lawrence, Manager, Community Planning (EP); Wendy Miller; Recorder (EP)  
**PUBLIC:** 0

EP – Electronic Participation

The meeting was called to order at 7:00 pm.

The Chair provided a Territorial Acknowledgement.

**1. Approval of the Agenda**

**MOVED** by Sandy Sinclair, **SECONDED** by Ron Ramsay that the agenda be approved.

**CARRIED**

**2. Approval of the Supplementary Agenda**

**MOVED** by Vern McConnell, **SECONDED** by Roy McIntyre that the supplementary agenda be approved.

**CARRIED**

**3. Adoption of Minutes from the Meeting of September 15, 2020**

**MOVED** by Sandy Sinclair, **SECONDED** by Ron Ramsay that the minutes from the meeting of September 15, 2020, be adopted.

**CARRIED**

**4. Chair's Report**

The Chair provided an update on the Pacific Gateway Marina proposal (RZ000242), advising that Pacheedaht First Nation and the applicant were delegates at the October 14, 2020, CRD Board meeting. At that meeting, the CRD Board resolved to defer consideration of the proposal to its December 9, 2020, meeting. The CRD CAO will be meeting with Pacheedaht and the applicant prior to the December meeting.

**5. Planner's Report**

- a) At its meeting of October 14, 2020, the CRD Board considered rezoning and OCP amendment application RZ000267, deeming Bylaw No. 4317 consistent with the 2018 Regional Growth Strategy (RGS) and giving Bylaw Nos. 4316 and 4317 third reading. Adoption of the bylaws is withheld pending confirmation that vegetative screening requirements are met and pending registration of a covenant for fire protection works, which requires installation and conveyance of said works to the CRD for the sawmill operation prior to subdivision or building construction.

## 6. Juan de Fuca Agricultural Land Reserve Application Policy BRD05

Iain Lawrence spoke to the proposed policy for considering Agricultural Land Reserve (ALR) applications in the Juan de Fuca Electoral Area. It was advised that the policy will complement the Juan de Fuca Electoral Area Development Fees and Procedures Bylaw, Bylaw No. 3885. It was further advised that an ALR application is anticipated for the November LUC meeting.

Iain Lawrence outlined the types of applications that would be addressed by the policy, as well as the application review process that would be established by the policy.

Iain Lawrence reported that:

- ALR exclusion applications from private landowners are no longer received by the Agricultural Land Commission (ALC)
- the ALC will only accept exclusion applications from the provincial government, local or First Nation government, or a prescribed public body
- the proposed policy provides a process for receiving exclusion applications from private property owners
- exclusions are anticipated to require an Official Community Plan (OCP) and zoning bylaw amendment
- should the LUC support the policy, staff is recommending that Bylaw No. 3885 be amended to specify a fee for zoning and OCP amendments associated ALR exclusion
- as a result of the public comments received and circulated in the supplementary agenda, staff have amended the proposed policy to clarify consultation processes

Iain Lawrence responded to a question from the LUC confirming that the RGS designates and maps ALR lands. Accordingly, an ALR exclusion would require an amendment to the RGS.

The Chair noted that RGS amendments require the approval of the thirteen municipalities in the CRD as well as the CRD Board.

The LUC stated support for exclusion applications being referred to the CRD Board to deem if an exclusion request will require a RGS amendment prior to an application being referred to an Advisory Planning Commission (APC).

Iain Lawrence confirmed that property owners are advised during application intake if an application is anticipated to require a RGS amendment. It was further confirmed that the policy provides for application review by the CRD Board prior to review by an APC.

**MOVED** by Sandy Sinclair, **SECONDED** by Vern McConnell that the Land Use Committee recommends to the Capital Regional District (CRD) Board:

- a) That the Agricultural Land Reserve Application Policy be approved, as amended; and
- b) That the staff be directed to initiate an amendment to the Juan de Fuca Electoral Area Development Fees and Procedures Bylaw, 2018, Bylaw No. 3885, to increase the application fees for OCP and zoning amendment applications where exclusion from the ALR is also required or requested.

**CARRIED**

## 7. Adjournment

The meeting adjourned at 7:25 pm.

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Chair