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**Minutes of a Meeting of the Juan de Fuca Land Use Committee
Held Tuesday, November 17, 2020, at the Juan de Fuca Local Area Services Building
3 – 7450 Butler Road, Otter Point, BC**

- PRESENT:** Director Mike Hicks (Chair), Stan Jensen (EP), Vern McConnell, Ron Ramsay, Dale Risvold (EP), Sandy Sinclair
Staff: Emma Taylor, Planner, Community Planning (EP); Brandin Schultz, Manager, Planning Resource Management and Development, Regional Parks (EP); Megan Walker, Planning Assistant, Regional Parks; Wendy Miller; Recorder (EP)
- ABSENT:** Roy McIntyre
- PUBLIC:** 5 in-person; approximately 9 EP

EP – Electronic Participation

The meeting was called to order at 7:02 pm.

The Chair provided a Territorial Acknowledgment.

1. Approval of the Agenda

MOVED by Vern McConnell, **SECONDED** by Ron Ramsay that the agenda be approved. **CARRIED**

2. Approval of the Supplementary Agenda

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

3. Adoption of Minutes from the Meeting of October 20, 2020

MOVED by Vern McConnell, **SECONDED** by Ron Ramsay that the minutes from the meeting of October 20, 2020, be adopted. **CARRIED**

4. Chair's Report

The Chair thanked attendees for coming to the meeting.

5. Planner's Report

No report.

6. Non-Farm Use Agricultural Land Reserve Application

a) AG000081 - Section 81, Sooke District (East Sooke Regional Park)

Emma Taylor spoke to the staff report and the application received for non-farm use of land in the Agricultural Land Reserve (ALR) for the purpose of expanding a parking lot and replacing a picnic shelter in East Sooke Regional Park on a portion of the land known as Aylard Farm. It was advised that the improvements, including the addition of 27 parking stalls, are being proposed in response to increased park visitation. Emma Taylor highlighted photos reflecting the volume of use at the present parking lot as well as design plans for the picnic shelter. It was confirmed that 31 proposed parking stalls are not within the ALR; 70 proposed parking stalls are within the ALR.

Emma Taylor directed attention to the submission received in response to the notices delivered to owners and occupants within 500 m of the subject property, as included on the supplementary agenda. It was confirmed that representatives from CRD Regional Parks are present.

Megan Walker responded to questions from the Chair advising that:

- the proposal is to expand parking in the current grassed overflow parking area
- surfacing to be either gravel or asphalt
- engineering consultants will determine design options next year

LUC comments included:

- the East Sooke Official Community Plan only supports passive recreational uses that do not preclude future agricultural use on the portion of the parcel within the ALR on Aylard Farm
- objection to asphalt paving as it would preclude future agricultural use and does not support the purpose of the ALR
- current grassed overflow parking is too wet to use in the spring
- support for returning the current parking stalls within the ALR, paved and grassed, to field and clearing outside of the ALR to support a new parking lot
- support for increasing visitor services including more asphalt parking to respond to the exceptional increase in park use

Emma Taylor responded to a question from the Chair confirming that, should the CRD forward the application onto the Agricultural Land Commission (ALC), the ALC is the final decision maker.

June Graham, East Sooke, spoke of her late mother and CRD volunteer, Louise Paterson, and to the supplementary submission submitted by her sister, Robin Graham, and her family's long-established endeavours to protect their East Sooke property. June Graham stated that her family does not support the application.

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

That the non-farm use and soil deposit within the Agricultural Land Reserve application AG000081 for expansion of a parking lot and construction of a picnic shelter on Section 81, Sooke District, be supported and forwarded to the Agricultural Land Commission, subject to the asphalt paving option being removed from the application, along with any public comments received.

Opposed: Director Hicks, Stan Jensen
CARRIED

7. Radio Communication and Broadcasting Antenna Systems Application

a) LP000019 - Block A, District Lot 49, Otter District (3727 Otter Point Road)

Emma Taylor spoke to the staff report for the application received to install a 45 metre (m) radio communication tower with a 48.2 m antenna at 3727 Otter Point Road for the purpose of improving public safety radio coverage in the community. In accordance with the Juan de Fuca Radiocommunication and Broadcasting Antenna Systems Application Policy, notices were delivered to owners and occupants within 500 m of the subject property advising the public of the application and the opportunities to provide written comments and questions. Emma Taylor outlined the submissions included in the staff report which were received in response to the notice as well as the applicant's response to the submissions.

Emma Taylor confirmed that a representative for the application is present.

The LUC questioned if other companies are permitted to co-locate on the tower and if the applicant has full authority over the tower.

The representative for the applicant, Capital Regional Emergency Services Telecommunication Inc. (CREST), stated:

- proposed location would be CREST's most westerly facility
- coverage in Otter Point and Shirley has been challenging
- western coverage has been coming from the US
- proposed tower would fill first responder coverage gaps
- consideration was initially given to co-locate with a private cellular company
- at this time, the private cellular company has withdrawn its interest
- it is anticipated that interest in co-locating will be received once the tower is installed
- private companies have co-located on other CREST towers
- CREST's agreement with the CRD for a tower on the subject property has not been finalized
- CREST has agreements with the CRD for towers at other locations

Maureen Hunter, Otter Point:

- questioned if the proposed tower would be limited to emergency communications by a private cellular company, if support was granted for a company to co-locate on the tower

The Chair stated that:

- should a private cellular company co-locate on the tower, communications would not be limited to emergency communications
- the Otter Point Volunteer Fire Department supports the CREST application
- should any revenue be received from the tower, it is anticipated that the revenue would be directed to the Otter Point Volunteer Fire Department

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

That a statement of concurrence be provided for the proposed 45.0 m radio communications tower and 48.2 m antenna on Block A, District Lot 49, Otter District for the purpose of improving public safety radio coverage.

CARRIED

8. Rezoning Applications

a) RZ000269 - Lot 1, Section 18, Otter District, Plan VIP53538, Except Part in Plan VIP77828 (4460 Rannveig Place)

Emma Taylor spoke to the staff report and the request to rezone the subject property to create two additional rural residential parcels by rezoning a portion of the subject property from Rural A-1 to Rural Residential 2 (RR-2) and rezoning a portion of the property from Rural A-1 to Agricultural AG-1.

The Chair questioned the meeting format for the Otter Point Advisory Planning Commission meeting, should the LUC support referral of the proposal.

Emma Taylor confirmed that the meeting format will be a hybrid of in-person and online attendance. It was further confirmed that the applicants are present.

MOVED by Sandy Sinclair, **SECONDED** by Ron Ramsay that the staff be directed to refer proposed Bylaw No. 4380, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 148, 2020" to the Otter Point Advisory Planning Commission, appropriate CRD departments and the following external agencies for comment:

BC Hydro

District of Sooke

FLNR - Archaeology Branch

Island Health

Ministry of Environment & Climate Change Strategy – Water Stewardship Division

Ministry of Forests, Lands, Natural Resource Operations and Rural Development – Environmental Stewardship Division

Ministry of Transportation & Infrastructure

RCMP

Sooke School District #62

T'Sou-ke First Nation

CARRIED

b) RZ000270 - Section 4, Renfrew District Except Those Parts in Plans 427R, 23879, VIP68644, VIP79213, VIP80549, VIP82411 and EPP69011 (12036 West Coast Road)

Emma Taylor spoke to the staff report and the request to amend the Wildwood Terrace Neighbourhood Commercial C-1A zone to add food and beverage processing in order to permit a micro-brewery and accessory service and sales on the subject property. It was confirmed that the applicants were present and that a request has been received by the applicants to increase the total floor area permitted by the C-1A zone from 1000 m² to 4000 m².

The applicants responded to questions from the LUC advising that:

- there are existing structures on the C-1A zoned portion of the property
- the proposed brewery use would exceed the current total floor area allowance due to the existing structures
- the increase in total floor area is not requested to accommodate a single structure
- access to the brewery site will be from an interior road
- parking for the brewery will be provided on the subject property
- screening and concrete barriers can be considered

MOVED by Ron Ramsay, **SECONDED** by Dale Risvold that the staff be directed to refer proposed Bylaw No. 4381, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 149, 2020" to the Shirley/Jordan River Advisory Planning Commission, appropriate CRD departments and the following external agencies for comment:

BC Hydro

District of Sooke

FLNR - Archaeology Branch

Island Health

Liquor and Cannabis Regulation Branch

Managed Forest Land Council

Ministry of Environment & Climate Change Strategy – Water Stewardship Division

Ministry of Forests, Lands, Natural Resource Operations and Rural Development

Ministry of Public Safety & Emergency Services – Wildfire Service

Ministry of Transportation & Infrastructure

Pacheedaht First Nation

RCMP

Sooke School District #62

T'Sou-ke First Nation

CARRIED

9. Adjournment

The meeting adjourned at 7:43 pm.

Chair