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**Minutes of a Meeting of the Juan de Fuca Land Use Committee
Held Tuesday, October 19, 2021 at the Juan de Fuca Local Area Services Building
3 – 7450 Butler Road, Otter Point, BC**

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

PUBLIC: Approximately 11 EP

EP – Electronic Participation

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

The Chair provided a Territorial Acknowledgment.

1. Approval of the Agenda

MOVED by Roy McIntyre, **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 September 21, 2021

MOVED by Dale Risvold, **SECONDED** by Vern McConnell that the minutes from the meeting of September 21, 2021, be adopted.

CARRIED

4. Chair's Report

The Chair thanked everyone for coming to the meeting.

5. Planner's Report

No report.

6. Liquor Lounge Endorsement Application

a) LP000023 – Jordan River Brewery (10236 West Coast Road)

Iain Lawrence spoke to the staff report for the application for a liquor manufacturing licence with lounge endorsement from the provincial Liquor and Cannabis Regulation Branch (LCRB). It was advised that, in order to participate in the decision-making process, local governments must conduct public consultation and provide comments to LCRB.

Iain Lawrence directed attention to the four letters support and the one letter of opposition included in the supplementary agenda.

The Chair confirmed that the applicant was present.

The applicant responded to questions from the LUC advising that beverages will be limited to beer manufactured onsite, and to a variety of non-alcoholic options, some of which may also be produced onsite. Food service will also be provided; however, the full scope of options has not yet been decided.

Iain Lawrence responded to a question from the LUC confirming that the subject property is also being considered for rezoning to permit a brewery with accessory sales, lounge and special event area (RZ000270) and that the zoning amendment bylaw (Bylaw No. 4381) has received third reading.

MOVED by Sandy Sinclair, **SECONDED** by Vern McConnell that the Juan de Fuca Land Use Committee recommends to the Capital Regional District Board:

1. That comments be provided to the LCRB confirming the CRD Board has considered the proposed location, person capacity, hours of liquor service, impact of noise, the general impact on the community, and public comments received for the proposed lounge endorsement application for Jordan River Brewery (LP000023);
2. That public comments received on application LP000023 be provided to the LCRB;
3. That a recommendation of approval-in-principle for lounge endorsement application for Jordan River Brewery (LP000023) be provided to the LCRB subject to the following conditions:
 - a. final adoption of rezoning Bylaw No. 4381.

CARRIED

The Chair responded to a question from a member of the public advising that all submissions received by the LUC as part of the meeting will be forwarded as submitted to the LCRB, and that the public may also submit comment directly to the LCRB.

7. Radio Communication and Broadcasting Antenna Systems Applications

- a) LP000026 - Lot 205, Renfrew District (6215 Powder Main Road); and LP000027 - Block C, District Lot 251, Renfrew District as shown on Plan EPP100555 (West Coast Road at Minute Creek)**

Iain Lawrence spoke to the staff report for the applications received from Rogers Communications for a 68 m radio communication tower with antennas and lightening rod on Lot 205, Renfrew District, located at 6215 Powder Main Road in Port Renfrew and a 63 m radio communication tower with antennas and lighting rod on Block C, District Lot 251, Renfrew District as shown on Plan EPP100555, located on the south side of West Coast Road, near Minute Creek.

Iain Lawrence highlighted the subject properties, site plans and tower plans. It was advised that the radio communication tower applications are part of the initiative to expand service between Sooke and Port Renfrew.

Iain Lawrence directed attention to the one submission received and included in the staff report.

The Chair confirmed that the application representative was present.

Brian Gregg, representative for Rogers, responded to questions from the LUC advising that:

- the height of the towers differ due to topography and the requirement that each tower must have a line of sight to the neighbouring tower to be able to tie into the network
- the towers are built to take into account future tree growth and ensure that the top of the tower remains above the highest trees
- there is opportunity for other service providers to co-locate on the towers in future
- the Gordon Creek and marina area is in the anticipated service area
- the towers will provide wireless internet through the cellular network
- tower construction is to begin as soon as possible

MOVED by Sandy Sinclair, **SECONDED** by Roy McIntyre that the Juan de Fuca Land Use Committee recommends to the Capital Regional District Board:

1. That a statement of concurrence be provided to Rogers Communications for the proposed 68 m radio communication and broadcasting antenna system on Lot 205, Renfrew District (LP000026); and
2. That a statement of concurrence be provided to Rogers Communications for the proposed 63 m radio communication and broadcasting antenna system on Block C, District Lot 251, Renfrew District as shown on Plan EPP100555 (LP000027).

CARRIED

8. Development Permit with Variance Application

a) DV000083 - Lot 9, Section 129, Sooke District, Plan VIP67208 (590 Seedtree Road)

Iain Lawrence spoke to the staff report for the application for a development permit with variance to authorize subdivision on a parcel designated as Steep Slope, Riparian, and Sensitive Ecosystem Development Permit (DP) areas, and to vary the requirement that 10% of the lot perimeter of a parcel front onto a public highway.

Iain Lawrence highlighted the subject property map and proposed subdivision phases. It was advised that the geotechnical report and the environmental assessment report submitted as part of the application address the Steep Slope and Sensitive Ecosystem DP guidelines, and that no further land alteration is proposed within designated Riparian DP areas as a part of the subdivision.

Iain Lawrence directed attention to one submission included in the supplementary agenda which outlined concerns regarding water supply. It was reported that proof of potable water is required for subdivision; sewerage is required as part of the building permit process.

The Chair confirmed that the applicant was present.

Iain Lawrence responded to a question from the LUC confirming that the subject property was rezoned from Rural (A) to RR-6A (RZ000260) in accordance with the Settlement policies of the East Sooke Official Community Plan, 2018, Bylaw No. 4000, as an alternative to a building strata development.

MOVED by Stan Jensen, **SECONDED** by Sandy Sinclair that the Juan de Fuca Land Use Committee recommends to the Capital Regional District Board:

That Development Permit with Variance DV000083 for Lot 9, Section 129, Sooke District, Plan VIP67208 to authorize the subdivision of land designated as Steep Slope, Riparian, and Sensitive Ecosystems Development Permit Areas; and to vary Juan de Fuca Land Use Bylaw, 1992, Bylaw No. 2040, Part 2, Section 3.10(4) by reducing the minimum frontage requirement from 10% to 8.49% for proposed Lot A and 10 % to 6.4% for proposed Lot B, as shown on the plans prepared by J.E. Anderson, dated August 30, 2021, be approved.

CARRIED

9. Adjournment

At this time, the Chair advised that electronic meetings are anticipated to continue into 2022.

The meeting adjourned at 7:36 pm.

Chair