

**JUAN DE FUCA LAND USE COMMITTEE**

Notice of Meeting on Tuesday, **October 19, 2021, at 7:00 pm**

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

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**SUPPLEMENTARY AGENDA**

1. Additional information received for the following agenda item:
  - a) Agenda Item 6 a) LP000023 – Jordan River Brewery (10236 West Coast Road)
    - Rebecca Oldroyd, Jordan River
    - Michelle Buxbaum, Jordan River
    - Jerrett Taylor, Jordan River
    - Cam Shook, Jordan River
    - Kate Vallance, Jordan River
  - b) Agenda Item 7 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)
    - Heather Phillips, Otter Point
  - c) Agenda Item 8 a) DV000083 - Lot 9, Section 129, Sooke District, Plan VIP67208 (590 Seedtree Road)
    - Heather Phillips, Otter Point

## jdf info

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**From:** becs Oldroyd  
**Sent:** Wednesday, October 06, 2021 4:57 PM  
**To:** jdf info  
**Subject:** Support For Jordan River Brewing company

**CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.**

Hi,  
I'm a part time resident of Jordan River.  
I'm writing to give my support for the brewery that is trying to get all the permits to open across from Waters Edge road  
I also support their idea of having a lounge with some food service.  
I hope this helps and please feel free to contact me  
Rebecca

**jdf info**

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**From:** Michelle Buxbaum  
**Sent:** Wednesday, October 06, 2021 5:40 PM  
**To:** jdf info  
**Subject:** Jordan river brewery

**CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.**

Hi! We have a property in Jordan River and would love to see a lounge and food option at the new brewery. It would add so much to the community.

All the best,

Michelle

**jdf info**

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**From:** Jerrett Taylor  
**Sent:** Wednesday, October 06, 2021 7:04 PM  
**To:** jdf info  
**Subject:** Brewery jdf planning

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Hello! As a resident of Jordan River I would like to voice my support for the lounge and brewery. It would be a great thing for the community to have a space like that here!

I would be interested in attending the meeting virtually as well

Thanks

- Jerrett

## Wendy Miller

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**From:** Wendy Miller  
**Sent:** Tuesday, October 12, 2021 3:51 PM  
**To:** Wendy Miller  
**Subject:** FW: Fwd: Jordan River Brewing Co. - CRD Land Use Oct 19th, 2021

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**From:** cameronshook  
**Sent:** Wednesday, October 06, 2021 7:52 PM  
**To:** jdf info <jdfinfo@crd.bc.ca>  
**Subject:** Re: Fwd: Jordan River Brewing Co. - CRD Land Use Oct 19th, 2021

**CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.**

As a property owner in Jordan River I support a lounge and food service permit for Jordan River Brewing Co.

Cheers  
Cam Shook

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

**Re: Brewery lounge endorsement application**

October 14<sup>th</sup>, 2021

Dear Juan de Fuca Land Use Committee,

I am a property owner in Jordan River and work in the field of alcohol policy research for the Canadian Institute for Substance Use Research at the University of Victoria. For over ten years my research has focused specifically on alcohol-caused harms and the implementation of effective alcohol policy in Canada.

You will soon vote on whether to support a lounge endorsement application for a brewery in Jordan River with a proposed capacity of 96 seats indoors and 60 seats outdoors with proposed liquor service from 12pm-10pm daily. **I write against supporting this endorsement application (i.e., *Alternative 2*), as it is likely to increase alcohol use and related harms in Jordan River and the surrounding communities;** the CRD Board should not opt out of the review process.

Alcohol is the most harmful substance in Canada because of its numerous physical harms to both the drinker (seven types of cancer, cirrhosis, stroke, diabetes, heart disease) and to others (violence, road collisions, trauma). Each year, alcohol causes more than 15,000 deaths, more than three times as many as opioids. Alcohol-caused harms are not limited only to those with problematic or heavy use, for example, even moderate drinking increases risk of certain types of cancer including breast and colorectal. Measures that increase the availability of alcohol, such as introducing large capacity drinking venues, have long been shown to increase drinking and alcohol-caused harms. Greater access to alcohol increases both individual-level harms such as injuries, violence, poor mental health, and acute and chronic diseases as well as community-level harms including impaired driving, vandalism, nuisance, and noise issues.

Because the proposal is for a venue whose *primary focus* is to consume alcohol (as opposed to a restaurant where food is the primary focus and alcohol may be served) the proposed location for the brewery and lounge is problematic and has significant community impacts. Given the relatively remote surroundings, the only way to access the venue is via motor vehicle; there is no regular public transit in and out of Jordan River and no nearby taxi services (and currently no cellular service). This will greatly increase the likelihood of alcohol-impaired driving. It is also important to note that under BC's Commercial Host Liability laws, the brewery could potentially be held liable for injuries, accidents, or road crashes resulting from over-service of alcohol to patrons. Further, there are no safe, well-lit walking paths or sidewalks anywhere near the proposed location, which puts pedestrians at increased risk of harm. For those visiting the area to hike or surf, there are no hotels and few rental accommodations nearby thereby requiring patrons to drive for between 35-120 minutes to reach their homes – potentially late at night

given the proposed closing time of 10pm. Emergency services in the area are extremely limited and any accidents or injuries resulting from intoxicated patrons will further tax these stretched resources. **Unfortunately, neither the staff report to the Land Use Committee nor the Letter of Intent from the brewery included in the agenda package for the October 19<sup>th</sup> meeting address any of these community impacts or suggest how they will be mitigated.**

The District of Tofino recently implemented a municipal alcohol policy after becoming aware that alcohol caused by far the highest number of harms in their community. Working together with a variety of different stakeholders they have increased dialogue around alcohol's impact in their community and identified important goals around promoting health, enjoyment, safety, and inclusivity and taking a harm-reduction approach to alcohol issues. They recently voted *not* to support new primary liquor license applications and denied rezoning for proposed liquor sales at a local service station. The Juan de Fuca Land Use Committee and the CRD Board could continue this trend of making community health, safety, and inclusivity a priority by not endorsing this proposal and instead seeking to support other community-building initiatives.

If a new brewery is seen to provide a net benefit to the community despite the previously mentioned public health risks, potential harm could be somewhat mitigated in a few ways:

- offering only packaged takeaway alcohol for consumption off-premises
- having a limited size tasting room with small beer flights and snacks
- offering a more extensive food menu than pizza/nachos to reduce emphasis on alcohol
- providing a regular shuttle service for patrons during opening hours
- having opening hours that do not extend past 8pm
- brewing a selection of non-alcohol beers and ciders to be more inclusive of non-drinkers and designated drivers

The COVID-19 pandemic has placed an immense burden on our healthcare system and this committee may not want to add yet more strain by creating the opportunity for increased alcohol use and therefore increased harms in Jordan River and the surrounding areas.

Sincerely,

A handwritten signature in black ink, appearing to be 'K. Vallance', with a long, sweeping underline that extends to the right.

Kate Vallance, MA  
Jordan River, BC

## Wendy Miller

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**From:** Bob & Heather Phillips  
**Sent:** Sunday, October 17, 2021 10:09 AM  
**To:** Wendy Miller; Bob and Heather Phillips  
**Subject:** JdF LUC meeting Oct. 19 2021 Agenda Item 7 a

**CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.**

October 16, 2021

Re: 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 )

I have no objections to these structures or their locations, just some thoughts to share.

There may be space in the compounds of the proposed towers for a weather station kind of installation.

Maybe there is no need for such installations. In case a need is recognized, I put forward the suggestion that the communication tower compounds might be secure, accessible locations.

The towers are proposed at elevations between 180 and 200 metres, Although the compounds would be secure and accessible, the elevation might not be advantageous for the purpose.

Heather Phillips



## Wendy Miller

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**From:** Bob & Heather Phillips  
**Sent:** Sunday, October 17, 2021 12:48 PM  
**To:** Wendy Miller; Bob and Heather Phillips  
**Subject:** JdF LUC meeting Oct. 19 2021 Agenda item 8 a

**CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.**

Heather Phillips

October 16, 2021

Re: 8. Development Permit with Variance Application a) DV000083 590 Seedtree Road

My concern is water supply for new owners and the proposed new dwellings. The property was listed at \$597, 500, advertised as having the rezoning process underway, and sold after being listed for 22 days. I do not know when it was listed.

The subdivision process was underway in January 2018. A report to the LUC that year shows a slightly different configuration for the bare land strata than the configuration shown in the report to the LUC October 2021.

The 2018 Concept Strata Plan shows three well sites: one is an existing well and two are proposed each within 40 metres of the existing well. The well shown as an "existing well" on the 2018 plan also appears on the BC well map.

The BC well map says it was established in 2010 and goes approximately 122 metres into various layers of volcanic rock. The yield measured was 3 US gallons per minute, or 0.19 Litres per second (equivalent taken from the CRD Aquifer study, 2004). The flow equivalent to 1400 liters per day is .016 Litres per second. I am not an expert, only curious and interested in good outcomes. To me, this existing well seems productive.

It seems possible that three wells located as close to each other as shown for 2018 could affect each other by drawing water from the same set of fractures.

The plan submitted to the LUC October 2021 shows the same "existing well" and another well across the property, on the west side, near the existing house. This second well does not show on the BC well map I looked at. No other wells are shown on the 2021 plan.

The 2021 plan shows a sewage disposal area for each of the three dwellings proposed for the property. They are located so close to each other, they may function the same as one big unit serving all three dwellings. These sewage areas are the required 30 + meters from the existing well and the wells proposed in 2018.

Does the study for the Development Permits assess how dispersal from the three sewage areas located at the top of the property may affect water in rock fractures supplying wells located elsewhere on the property? The 30 + meters prescribed as the distance between a septic field is a rule-of-thumb number. The interaction of sewage dispersal areas and well fields needs real consideration for a development to succeed.

I would measure success by the comfort of the residents five or ten years from the time their new homes are built. Seedtree Road has already made the news with residents having problems with their water supply. East Sooke residents imagined they would have community water services to solve their water problems when they prepared their 2018 OCP. Such water services may be a long time coming, if at all.