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**Minutes of a Meeting of the Juan de Fuca Land Use Committee
Held Tuesday, January 18, 2022 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), Roy McIntyre (EP),
Ron Ramsay (EP), Dale Risvold (EP), Sandy Sinclair (EP)
Staff: Iain Lawrence, Senior Manager, JdF Local Area Services (EP);
Wendy Miller, Recorder (EP)
ABSENT: Vern McConnell
PUBLIC: 2 EP

EP – Electronic Participation

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

The Chair provided a Territorial Acknowledgment.

1. Election of Vice Chair

The Chair called for nominations for the position of Vice Chair of the Juan de Fuca Land Use Committee (LUC) for 2022 and Roy McIntyre's name was put forward. The Chair called two additional times for further nominations and, as there were none, Roy McIntyre was acclaimed Vice Chair.

2. Approval of the Agenda

The Chair advised that the Kirby Creek zoning amendment application (RZ000275) requires an amendment/revision prior to being considered by the LUC.

MOVED by Roy McIntyre, **SECONDED** by Ron Ramsay that the agenda be approved, as amended to strike consideration of zoning amendment application RZ000275.

CARRIED

3. Approval of the Supplementary Agenda

No supplementary items.

4. Adoption of Minutes from the Meeting of November 16, 2021

MOVED by Sandy Sinclair, **SECONDED** by Stan Jensen that the minutes from the meeting of November 16, 2021, be adopted, as amended.

CARRIED

5. Chair's Report

The Chair thanked everyone for coming to the meeting. It was advised that the Province will be hosting a groundwater protection presentation electronically on January 26. It was further advised that Iain Lawrence has been promoted to Senior Manager, JdF Local Area Services.

6. Planner's Report

No report.

7. Zoning Amendment Application

a) RZ000274 - Lot 28, Section 15, Otter District, Plan VIP87643 (3312 Otter Point Road)

Iain Lawrence spoke to the staff report for the application to rezone to amend the Rural Residential A Kennel (RR-AK) zone to permit an existing accessory athletic facility.

Iain Lawrence highlighted the subject property and advised that the LUC directed referral of the proposal to agencies and to the Otter Point Advisory Planning Commission (APC) at its meeting of September 21, 2021.

Iain Lawrence directed attention to the referral comments as included in the staff report. It was advised that no agency comments expressed concern with the bylaw or proposed activity. The Otter Point APC considered the proposal at its meeting of November 2, 2021, and recommended that the rezoning proceed and the subject property's well be registered.

Iain Lawrence responded to a question from the LUC advising that registration of the well is not a condition of rezoning. Water licensing is a requirement of the Province and the owner has submitted an application to the Province. The CRD will have no further requirements in this regard.

The Chair confirmed that the applicant was present.

The applicant responded to questions from the LUC advising that:

- the athletic facility has been in place since approximately 2015
- the athletic facility is located adjacent to the Sooke Business Park and Otter Point Road
- no complaints have been communicated to the property owners/facility operator
- registration of the well with the Province is in progress
- water use is limited to one washroom equipped with a toilet and sink
- the athletic facility does not have a shower or onsite laundry

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

1. That the referral of proposed Bylaw No. 4454, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 154, 2021", to the Otter Point Advisory Planning Commission, appropriate CRD departments, BC Hydro, District of Sooke, FLNR - Archaeology Branch, FLNR - Ministry of Forests, Lands, Natural Resource Operations and Rural Development, FLNR – Water Protection, Island Health, Ministry of Environment & Climate Change Strategy – Environmental Protection and Sustainability, Ministry of Transportation & Infrastructure, Otter Point Fire Department, RCMP, Sc'ianew First Nation, and T'Sou-ke First Nation be approved and the comments received;
2. That proposed Bylaw No. 4454 be introduced and read a first time and read a second time; and
3. That in accordance with the provisions of section 469 of the *Local Government Act*, the Director for the Juan de Fuca Electoral Area, or Alternate Director, be delegated authority to hold a Public Hearing with respect to Bylaw No. 4454.

CARRIED

8. Adjournment

The meeting adjourned at 7:19 pm.

Chair