



Making a difference...together

**Minutes of a Meeting of the Juan de Fuca Land Use Committee  
Held Tuesday, February 15, 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), Vern McConnell (EP)  
**Staff:** Iain Lawrence, Senior Manager, JdF Local Area Services (EP); Wendy Miller, Recorder (EP)

**PUBLIC:** Approximately 17 EP

EP – Electronic Participation

The meeting was called to order at 7:01 pm.

The Chair provided a Territorial Acknowledgment.

**1. Approval of the Agenda**

The Chair advised that the proposal approved under Temporary Use Permit Renewal Application TP000009 has changed and that a new permit would need to be considered at a future LUC meeting. Therefore, the item is to be removed from the agenda.

**MOVED** by Sandy Sinclair, **SECONDED** by Dale Risvold that the agenda be approved, as amended to strike consideration of Temporary Use Permit Renewal Application TP000009.

**CARRIED**

**2. Approval of the Supplementary Agenda**

**MOVED** by Dale Risvold, **SECONDED** by Ron Ramsay that the supplementary agenda be approved.

**CARRIED**

**3. Adoption of Minutes from the Meeting of January 18, 2022**

**MOVED** by Sandy Sinclair, **SECONDED** by Dale Risvold that the minutes from the meeting of January 18, 2022, be adopted.

**CARRIED**

**4. Chair's Report**

No report.

**5. Planner's Report**

No report.

**6. Development Permit with Variance Application**

**a) DV000076 – Lot 1, Section 18, Otter District, Plan VIP53538, Except Part in Plan VIP77828 (4460 Rannveig Place)**

Iain Lawrence spoke to the staff report for a riparian development permit with variance to reduce the requirement that 10% of the perimeter of a parcel front onto a highway for the purpose of creating a three-lot subdivision.

Iain Lawrence highlighted the subject property and proposed subdivision plan advising that the property was rezoned in 2021 (RZ000269) to rezone the Rural A-1 portion of the

property to Rural Residential 2 (RR-2) for the purpose of creating two 1.0 hectare parcels and to adjust the Agricultural 1 (AG-1) zone boundary to align with the proposed plan of subdivision. It was reported that Riparian Assessment report provided by the applicant addressed the *Riparian Areas Protection Regulations (RAPR)* and the Watercourses and Wetland Areas DP guidelines. The report confirmed that the driveway and all structures located on proposed Lot 3 are outside of the Streamside Protection and Enhancement Area (SPEA). It was advised that the owner will put in place a reciprocal access easement between proposed Lots 1 and 2 to utilize the existing driveway.

Iain Lawrence confirmed that no comments were received in response to the notice of intent mailed to the owners and occupiers of land within 500 m of the subject property.

The Chair confirmed that the applicant was present.

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

That Development Permit with Variance DV000076, for Lot 1, Section 18, Otter District, Plan VIP53538, Except Part in Plan VIP77828, to authorize a three-lot subdivision and to vary Juan de Fuca Land Use Bylaw No. 2040, Part 1, Section 3.10(4) by reducing the frontage requirement for proposed Lot 1 from 10% (67.27 m) of lot perimeter to 1.1% (7.31 m), and for proposed Lot 2 from 10% (56.36 m) of lot perimeter to 1.6% (9.35 m), as shown on the plans prepared by J.E. Anderson, dated January 4, 2022, be approved.

**CARRIED**

Stan Jensen entered the meeting at 7:09 pm.

## 7. Zoning Amendment Application

### a) **RZ000275 - Lots A-H, and J and K, District Lot 87, Renfrew District, Plan EPP31225 (Kirby Creek Road)**

Iain Lawrence spoke to the staff report for a joint application to rezone the subject properties from Forestry (AF) to Rural 2 (RU2).

Iain Lawrence highlighted the subject properties and outlined the RU2 zone. It was advised that the RU2 zone was created in response to the site specific rezoning of a split zoned Rural A and AF parcel in Shirley in 2019 and that the RU2 zone is considered appropriate for properties in the 4 ha range that have been removed from the Private Managed Forest Land program.

Iain Lawrence directed attention to one submission as included in the supplementary agenda which asks that consideration be given to adding equestrian use to the RU2 zone.

Iain Lawrence responded to questions from the LUC advising that the RU2 zone would permit such structures as barns and stables, as well as the outdoor keeping of livestock.

**MOVED** by Ron Ramsay, **SECONDED** by Vern McConnell that staff be directed to refer proposed Bylaw No. 4464, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 155, 2022" to the Shirley/Jordan River Advisory Planning Commission, appropriate CRD departments and the following external agencies and First Nations for comment:

BC Hydro

District of Sooke

FLNR - Archaeology Branch

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

FLNR - Water Protection Section  
Island Health  
Ministry of Agriculture  
Ministry of Transportation & Infrastructure  
RCMP  
Shirley Fire Department  
Sooke School District #62  
Pacheedaht First Nation  
T'Sou-ke First Nation

**CARRIED**

**8. Comprehensive Community Development Plan Amendment Applications**

**a) RZ000276 - Blocks D and E, District Lots 751 and 911, Renfrew District, Plan EPC2056 (Crown Lease #927321)**

Iain Lawrence spoke to the staff report for the application to rezone the subject area from Marine (M) to a new Commercial Marina (CM-1) zone in order to permit a commercial marina, community use services, food service establishments and retail establishments.

Iain Lawrence highlighted the subject property and advised that:

- the subject area is included in the Port Renfrew Water Supply Local Service Area
- an amendment is being pursued to add the subject area to the Port Renfrew Fire Protection Local Service Area
- the subject property was initially granted status as a Licence of Occupation area by the Province on February 25, 2016
- the marina is operating under Temporary Use Permit TP000008 which was issued by the CRD in 2016 and renewed in 2019
- Temporary Use Permit TP000008 will expire on July 24, 2022

Iain Lawrence outlined Bylaw No. 4473, which would create the proposed new CM-1 zone, and directed attention to one submission as included in the supplementary agenda which noted concern regarding notification of public participation at meetings.

The Chair confirmed that the application agent was present.

Iain Lawrence responded to questions from the LUC advising that, should the LUC support referral, the proposal will be referred to Planning and Protective Services to comment on fire protection requirements. The proposal would also be referred to a public information meeting as there is no active Advisory Planning Commission for Port Renfrew.

LUC discussion ensued regarding the option of the proposal not being considered at a public hearing.

Iain Lawrence clarified that a public hearing is not required when a proposed bylaw is consistent with a community's Official Community Plan. Direction to proceed or not proceed to public hearing is considered after the CRD Board gives a bylaw second reading.

The Chair confirmed that consideration of a public hearing would be considered after the public information meeting.

The applicant responded to questions from the LUC advising that:

- a separate application has been submitted for the upland portion of the development area
- the Ministry of Transportation and Infrastructure has indicated support for registration of an easement through the upland portion of the development area to the marina site

**MOVED** by Roy McIntyre, **SECONDED** by Ron Ramsay that staff be directed to refer proposed Bylaw No. 4473, "Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 14, 2022" to a Public Information Meeting, appropriate CRD departments and the following external agencies and First Nations for comment:

BC Hydro

Cowichan Valley Regional District

Department of Fisheries and Oceans

FLNR - Archaeology Branch

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

Island Health

Ministry of Transportation & Infrastructure

RCMP

Sooke School District #62

Pacheedaht First Nation

**CARRIED**

**b) RZ000277 - Lot 1, Section 97, Renfrew District, Plan EPP24972; and part of Section 97, Renfrew District Shown Coloured Red on Plan 344R (17110 Parkinson Road)**

Iain Lawrence spoke to the staff report for the application to rezone the subject properties from Community Residential – One (CR-1) to a new Multiple Family Residential (MR-1) zone in order to permit residential development in the form of single family dwellings, duplexes, townhomes, and apartment units.

Iain Lawrence highlighted the subject properties and outlined Bylaw No. 4477 which would create the proposed new MR-1 zone and define the uses that would be permitted by the MR-1 zone.

Iain Lawrence directed attention to one submission as included in the supplementary agenda which is the same submission received for the marina application (RZ000276).

Iain Lawrence responded to a question from the LUC confirming that the proposal will be referred to Planning and Protective Services for comment by the Port Renfrew Fire Department. It was further confirmed that the staff recommendation incorrectly notes the proposed as Bylaw No. 4473.

Kristine Gatzke stated that Pacheedaht First Nation has submitted comment on the application and that Pacheedaht will be considering the proposal through a parallel process.

The Chair reported that Iain Lawrence will be meeting directly with Pacheedaht to discuss the Port Renfrew applications.

**MOVED** by Roy McIntyre, **SECONDED** by Vern McConnell, that staff be directed to refer proposed Bylaw No. 4477, “Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 1, 2003, Amendment Bylaw No. 15, 2022” to a Public Information Meeting, appropriate CRD departments and the following external agencies and First Nations for comment:

BC Hydro

Cowichan Valley Regional District

Department of Fisheries and Oceans

FLNR - Archaeology Branch

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

Island Health

Ministry of Transportation & Infrastructure

RCMP

Sooke School District #62

Pacheedaht First Nation

**CARRIED**

## **9. Adjournment**

The meeting adjourned at 7:45 pm.

---

Chair