



Making a difference...together

**Minutes of a Meeting of the Juan de Fuca Land Use Committee
Held Tuesday, May 16, 2023, at the Juan de Fuca Local Area Services Building
3 – 7450 Butler Road, Otter Point, BC**

PRESENT: Director Al Wickheim (Chair), Natalia Day, Vern McConnell, Roy McIntyre, Ron Ramsay, Dale Risvold, Anna Russell
Staff: Iain Lawrence, Senior Manager, JdF Local Area Services; Darren Lucas, Planner; Wendy Miller, Recorder
PUBLIC: 7 in-person; 3 EP

EP – Electronic Participation

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

1. Territorial Acknowledgement

The Chair provided a Territorial Acknowledgment.

2. Approval of the Agenda

MOVED by Vern McConnell, **SECONDED** by Anna Russell that the agenda be approved, as amended to add comment on low-impact tourism as defined by the Shirley-Jordan River Official Community Plan (OCP), Bylaw No. 4001, under Planner's Report.

CARRIED

3. Approval of the Supplementary Agenda

MOVED by Anna Russell, **SECONDED** by Natalia Day that the supplementary agenda be approved.

CARRIED

4. Adoption of Minutes from the Meeting of January 17, 2023, and February 21, 2023

MOVED by Vern McConnell, **SECONDED** by Anna Russell that the minutes from the meeting of January 17, 2023, be adopted.

CARRIED

MOVED by Anna Russell, **SECONDED** by Vern McConnell that the minutes from the meeting of February 21, 2023, be adopted.

CARRIED

5. Chair's Report

The Chair thanked everyone for coming to the meeting and thanked staff for their ongoing service to the communities.

6. Planner's Report

Comment on Low Impact Tourism: Iain Lawrence stated that, at the time the Shirley-Jordan River OCP was under review, low-impact tourism was intentionally not defined to allow low-impact tourism proposals to be considered at the political level through submission of individual zoning amendment applications and public consultation through the Juan de Fuca Land Use Committee (LUC) and Advisory Planning Commissions (APCs) on a site-specific basis.

Iain Lawrence responded to questions from the LUC advising that the Juan de Fuca Land Use Bylaw, Bylaw No. 2040, and the Rural Resource Lands Bylaw, Bylaw No. 3602, were amended in 2021 to delete the definition and use of outdoor recreation in order to provide more thorough regulation of that use through the submission of zoning amendment applications.

7. Zoning Amendment Application

- a) RZ000282 – Parcel A (DD 104752I) of District Lot 745, Renfrew District; Parcel B (DD52657I) of District Lot 745, Renfrew District; District Lot 175, Renfrew District; and Strata Lot 13 of Section 76 and District Lot 745, Renfrew District, Strata Plan VIS4766 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1 (10700 Block of West Coast Road)**
- Darren Lucas spoke to the staff report for the application to rezone the subject property from the Forestry (AF) and Resource Land (RL) zones to a new Wilderness Campground (WC) zone.

The subject property map, concept plans and proposed Bylaw No. 4550 were highlighted.

Attention was directed to the four submissions received and circulated in the supplementary agenda.

Staff confirmed that the applicant was present.

Applicant comments included:

- campsites are fully intended to be walk-in with road access provided for clients with mobility restrictions and for campsite servicing related to water delivery and portable toilet servicing
- proposed campsites would be gravel with steel fire rings sited away from vegetation
- a water license application is in progress and pre-application comment was sought from the past and present fire chiefs of the Shirley Volunteer Fire Department

The Chair opened the floor to comments from the public regarding the proposal.

Public attendee comments included:

- specific concern regarding rezoning of Strata Lot 13, Strata Plan VIS4766 and modification of Covenant EN21276 to permit campground use on that lot
- concern regarding the proposal's impact on designated Steep Slope, Sensitive Ecosystem, and Riparian Development Permit Areas, as well as unmapped creeks
- support for the applicant hosting a public information meeting in the in the community before the proposal moves any further forward
- support for requesting more information and submission of professional assessments for consideration of by the LUC and prior to the proposal being referred to external agencies and to the Shirley – Jordan River APC

LUC discussion ensued regarding requiring Qualified Professional reports for consideration by the LUC prior to referring the proposal to agencies and to the Shirley – Jordan River APC.

MOVED by Dale Risvold, **SECONDED** by Anna Russell that zoning amendment application RZ000282 not proceed until the applicant provides more information including an environmental report, a water report and clarity regarding on-site service routes intended for water delivery, portable toilet servicing and for guests with mobility issues.

CARRIED

8. Adjournment

The meeting adjourned at 8:36 pm.

Chair