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**Minutes of a Meeting of the Otter Point Advisory Planning Commission  
Held Wednesday, August 11, 2021, at Juan de Fuca Local Area Services Building,  
3-7450 Butler Road, Otter Point, BC**

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**PRESENT:** Anne Miller (Chair), Bud Gibbons, Sid Jorna, Stephen Smith (EP)  
**Staff:** Iain Lawrence, Manager, Juan de Fuca Community Planning (EP);  
Wendy Miller, Recorder (EP)  
**ABSENT:** Al Wickheim  
**PUBLIC:** 7 (EP)

EP – Electronic Participation

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

**1. Approval of the Agenda**

**MOVED** by Sid Jorna, **SECONDED** by Bud Gibbons that the agenda be approved.

**CARRIED**

**2. Approval of the Supplementary Agenda**

**MOVED** by Stephen Smith, **SECONDED** by Anne Miller that the supplementary agenda be approved.

**CARRIED**

**3. Adoption of the Minutes of July 6, 2021**

**MOVED** by Sid Jorna, **SECONDED** by Bud Gibbons that the minutes of the meeting of July 6, 2021, be adopted, as amended.

**CARRIED**

**4. Planner's Report**

No report.

**5. Zoning Amendment Application**

**a) RZ000273 – That Part of Section 17, Otter District, Lying East of Otter Point Road, Except Parcel C (DD43782I) And Except Parts in Plans 3054 And 17721 (3542 & 1-3542 Otter Point Road)**

Iain Lawrence spoke to the request to rezone a portion of the subject property to permit a range of general industrial and commercial uses.

Iain Lawrence highlighted the subject property. It was advised that property is also subject to an active subdivision application (SU000711) to create six rural residential parcels with a minimum lot size of 1 ha, and one 8.5 ha industrial sawmill parcel. The applicant now wishes to rezone the Industrial Sawmill (M-3) zoned area to permit a broader range of uses.

Iain Lawrence outlined proposed Bylaw No. 4423, which would create a new Rural Industrial (M-RU) zone. It was advised that the permitted uses proposed by the M-RU zone are similar to the uses permitted in the Sooke Business Park. The M-RU zone also proposes to permit personal services and recreational overnight accommodation.

Iain Lawrence responded to questions from the Advisory Planning Commission (APC) advising that:

- the minimum parcel size for subdivision permitted by the M-RU is proposed to be 2 ha, which would permit a total of four industrial lots
- a total of six residential lots are already permitted on the residential zoned portion of the subject property
- the four industrial lots would each be permitted one caretaker unit and up to 3 recreational vehicles for a length of stay not to exceed 7 nights
- park dedication and options for expansion of Wieland Road will be considered as part of subdivision application SU000711

Iain Lawrence confirmed that the land owner's agent was present.

The agent responded to questions from the APC advising that:

- the proposed uses will be less intrusive to the community in regards to noise and dust compared to the permitted industrial sawmill use
- the subject area will be accessed by a single driveway
- the Ministry of Transportation and Infrastructure will confirm access requirements
- the four proposed industrial lots will be serviced by individual septic tanks and a shared field
- sewerage will be provided in accordance with Island Health's regulations
- a stormwater management plan can be considered
- four industrial lots will be created through a bareland strata subdivision, should the rezoning be supported
- a sani-dump and shower/washroom facilities are not being considered for the proposed recreational vehicle accommodation

Iain Lawrence reported that as part of the review of this application and other rezoning and subdivision applications, the Juan de Fuca Land Use Committee will consider recommending a covenant for rainwater capture to supplement groundwater.

The agent responded to questions from the public advising that:

- six individual wells are required for the residential parcels
- four wells would be required for the four industrial properties
- it is assumed that the wells would draw from the same aquifer
- proof of potable water is a requirement for subdivision
- a stormwater/filtration system is anticipated to treat surface water runoff on the industrial zoned area
- there is an existing culvert in place to cross the watercourse on the subject property
- if a second culvert is required, it would be installed at a higher elevation

Chris Moss, Otter Point, stated:

- water is the issue and will continue to be the issue
- additional wells may impact already existing wells/groundwater users including ALM Farm
- supports the requirement for rainwater capture
- proposed Bylaw No. 4423 does not stipulate that RV users must be a patron of the industrial business

Iain Lawrence confirmed that:

- the Sooke Business Park is serviced by rainwater capture and trucked water
- proposed Bylaw No. 4423 does not regulate the types of amenities required/prohibited for overnight RV accommodation

John Steffa, Otter Point, stated:

- water supply is already an issue on his road
- property owners on his road have had to resort to rainwater capture and trucked water
- the rezoning proposal includes cannabis production on up to four lots
- cannabis facilities require a great amount of water
- retailers such as Walmart no longer support RV overnight accommodation as issues arose with long-term RV accommodation
- concern regarding runoff as the industrial zoned portion of the property slopes down towards a watercourse to the south

Lynn Moss, Otter Point, stated concern regarding any type of hydroponic use.

Lysa Steffa, Otter Point, stated that:

- RV accommodation will add a different element to the residential community
- existing taxpayers/residents were not anticipating RV accommodation

Iain Lawrence responded to questions from the APC advising that:

- reports of RVs being used as dwellings are addressed by CRD Bylaw Enforcement through the CRD's ticketing bylaw (Bylaw No. 1857)
- a fire protection covenant was registered on title as part of a prior rezoning application (RZ000267) which provides for 60,000 gallons of stored water for fire protection
- there is a mutual aid agreement in place between the fire departments in the region

APC comments included:

- there may be an increase in noise complaints due to the proposed new industrial uses
- there may be an increase in traffic due to the proposed new industrial uses
- there is concern regarding groundwater use, septic and runoff
- there is concern regarding the RV accommodation component of the proposed zone
- the owners of the four industrial lots could have very different business plans for RV accommodation
- in the event of a fire, there is only one access into/out of the subject property

**MOVED** by Bud Gibbons, **SECONDED** by Sid Jorna that the Otter Point Advisory Planning Commission report to the Juan de Fuca Land Use Committee (LUC) that:

- it recommends that the LUC monitor water use, considering the possibly of 10 wells feeding out of an already burdened aquifer
- the issue of fire suppression, especially in drought conditions, is a burden on water storage and water capture
- there is large concern for the possibility of twelve RVs being housed, placing demand on services and also potentially being another source of fire hazard due to the number of propane tanks
- it wishes to see the Wieland Road trail connector be part of the overall plan

**CARRIED**

## **6. Adjournment**

The meeting adjourned at 8:10 pm.

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Chair