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**Minutes of a Meeting of the Otter Point Advisory Planning Commission
Held Tuesday, November 2, 2021, at Juan de Fuca Local Area Services Building,
3-7450 Butler Road, Otter Point, BC**

PRESENT: Sid Jorna (Vice Chair), Bud Gibbons, Stephen Smith (EP), Al Wickheim
Staff: Iain Lawrence, Manager, Juan de Fuca Community Planning (EP);
Wendy Miller, Recorder (EP)
ABSENT: Anne Miller (Chair)
PUBLIC: 1 (EP)

EP – Electronic Participation

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

1. Approval of the Agenda

MOVED by Bud Gibbons, **SECONDED** by Al Wickheim that the agenda be approved.

CARRIED

2. Approval of the Supplementary Agenda

MOVED by Bud Gibbons, **SECONDED** by Stephen Smith that the supplementary agenda be approved.

CARRIED

3. Adoption of the Minutes of August 11, 2021

MOVED by Stephen Smith, **SECONDED** by Bud Gibbons that the minutes of the meeting of August 11, 2021, be adopted.

CARRIED

4. Planner's Report

No report.

5. 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 amend the Rural Residential A Kennel (RR-AK) zone to permit an existing accessory athletic facility.

Iain Lawrence highlighted the subject property map and advised that:

- the building permit for the accessory building used for the athletic facility has lapsed and the use to which the uncompleted building permit is being put does not comply with the RR-AK zone
- the zoning amendment would legalize the athletic facility and allow the building permit to be completed
- the athletic facility is serviced by an onsite well and septic
- eleven letters of support submitted at application intake are included in the staff report considered by the Juan de Fuca Land Use Committee
- there have been no bylaw enforcement complaints regarding the athletic facility

Iain Lawrence directed attention to the supplementary agenda which includes a further submission of support, as well as one submission regarding a water licence for use of groundwater for non-domestic purposes.

Iain Lawrence confirmed that the applicant was present.

The applicant responded to questions from the APC stating that:

- the athletic facility has one washroom with a toilet and a sink
- there have been no issues with the well, even during the last drought
- trucked water has not been required
- one septic field services the single family dwelling
- the secondary suite and athletic facility are serviced by a separate septic field
- increased sewerage is not anticipated
- the Province has been contacted regarding the well licence

MOVED by Sid Jorna, **SECONDED** by Bud Gibbons that the Otter Point Advisory Planning Commission recommends to the Juan de Fuca Land Use Committee (LUC) that the zoning amendment proceed and that the well be registered.

CARRIED

6. Adjournment

The meeting adjourned at 7:12 pm.

Chair