

OTTER POINT ADVISORY PLANNING COMMISSION

Notice of Meeting on Wednesday, **August 11, 2021 at 7 pm**

Juan de Fuca Local Area Services Building, #3 – 7450 Butler Road, Otter Point, BC

AGENDA

1. Approval of Agenda
2. Approval of the Supplementary Agenda
3. Adoption of Minutes of July 6, 2021
4. Planner's 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)
6. Adjournment

Please note that during the COVID-19 situation, the public may attend the meeting electronically through video or teleconference. Should you wish to attend, please contact us by email at jdfinfo@crd.bc.ca so that staff may forward meeting details. Written submissions continue to be accepted until 4:00 pm the day before the meeting.



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**Minutes of a Meeting of the Otter Point Advisory Planning Commission
Held Tuesday, July 6, 2021 at Juan de Fuca Local Area Services Building,
3-7450 Butler Road, Otter Point, BC**

PRESENT: Anne Miller (Chair), Bud Gibbons, Sid Jorna, Stephen Smith (EP)
Staff: Iain Lawrence, Manager, Juan de Fuca Community Planning (EP);
Emma Taylor, Planner; Wendy Miller, Recorder (EP)
ABSENT: Al Wickheim
PUBLIC: 10 (EP)

EP – Electronic Participation

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

1. Elections

Iain Lawrence called for nominations for the position of Chair of the Otter Point Advisory Planning Commission (APC) for 2021 and Sid Jorna's name was put forward. Sid Jorna declined the nomination. Iain Lawrence called a second time for nominations and Anne Miller's name was put forwarded. Anne Miller accepted the nomination. Iain Lawrence called a third time for nominations and, as there were none, Anne Miller was acclaimed Chair.

The Chair called for nominations for the position of Vice Chair of the Otter Point Advisory Planning Commission (APC) for 2021 and Sid Jorna's name was put forward. The Chair called two times for further nominations and, as there were none, Sid Jorna was acclaimed Vice Chair.

2. Approval of the Agenda

MOVED by Sid Jorna, **SECONDED** by Anne Miller that the agenda be approved.

CARRIED

3. Approval of the Supplementary Agenda

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

CARRIED

4. Adoption of the Minutes of December 8, 2020

MOVED by Sid Jorna, **SECONDED** by Bud Gibbons that the minutes of the meeting of December 8, 2000, be adopted.

CARRIED

5. Planner's Report

No report.

6. Zoning Amendment Application

a) RZ000272 – Section 42, Otter District (Clark Road & Aythree Way)

Emma Taylor spoke to the request to rezone a portion of the subject property to permit two dwelling units, agriculture, and an equestrian riding facility with an ancillary campground.

Emma Taylor reported that the subject property is also subject to an active subdivision application (SU000704), soil deposit permit (SP000092), development permit (DP000291), and radio communication tower application (LP000021).

Emma Taylor highlighted the subject property and subdivision layout. It was advised that the applicants propose to rezone proposed Lot 2.

A member of the public stated:

- the proposed subdivision plan incorrectly notes that the subdivision will be accessed by Amanda Place
- the road incorrectly identified as Amanda Place is an unconstructed public road referred to as Blue Grouse Way

The applicants responded to questions from the APC stating:

- the subject property is accessed from Clark Road and Aythree Way
- the access referred to as Blue Grouse Way is a riparian area
- the provincial Approval Officer did not support access from Blue Grouse Way when it was proposed by the previous owner of Section 42
- seven lots are currently proposed
- a hydrological study has been completed for the full property
- the hydrological study reports that there is water available for residential subdivision
- the proposed equestrian use will use less water than a single-family residential use
- the fire department has been on site
- there is a portable water truck on site, as well as 5,000 gallons of stored water for fire protection
- additional water storage for fire protection is proposed as part of the subdivision
- the equestrian use is considered to be in keeping with a hobby farm as horses will be limited to six
- campground use will be limited by bylaw
- equestrian events will be limited to day trips, birthday parties and equestrian-assisted therapy
- campsites will be limited to tent camping
- campsite amenities will be limited to a communal fire pit
- showers and a sani-station will not be provided
- they have not received any complaints from adjacent property owners regarding the proposal
- it is understood that the Ministry of Transportation and Infrastructure has directed that Clark Road cannot be widened

Iain Lawrence confirmed that:

- the subject property is within the Otter Point Fire District
- the hydrological study was not provided as part of the application intake
- Regional Director Mike Hicks supports use of Community Works Funds to support a groundwater study for areas in Otter Point that are outside the community water system

- there is a covenant registered on the title of the subject property that requires fire protection works in the form of a 14,000 gallon tank, installed to the satisfaction of the CRD, as a condition of subdivision

The Chair directed attention to the concerns received in the supplementary submissions including:

- environmental impact
- fire
- single road access and increased traffic
- flammability of animal feed
- animal runoff
- the size of the proposed equestrian facility and the potential for the zoning to set precedence for future facilities

The applicants stated:

- there are horses already in the area
- the Province regulates manure management
- four vehicles are anticipated a day
- the density proposed on Lot 2 is less than if the property was developed for residential use
- the owner will be residing on proposed Lot 2
- the indoor equestrian facility will be 30 x 50 feet
- the overall facility will be used for training and therapy use in the winter or when it rains
- the water table is 340 feet deep
- blasting for road development is not anticipated to impact the water table

Emma Taylor responded to a question from the public advising that proposed Bylaw No. 4422 limits campsites to one site per 2 ha. A total of five sites would be permitted on the subject area based on this density.

Bev Brow, Otter Point, stated:

- has attended horse shows and understands horse owners wishing to camp on site to care for their horses
- understands that agricultural zoning permits tourism
- tourism includes camping
- submitted a rezoning application (Z-07-10) for campground use that was denied due to concerns regarding water and traffic
- has been a resident for 30 years
- application Z-07-10 should be re-opened if this proposal proceeds

Iain Lawrence responded to questions from the public advising that:

- the subject property is designated Rural by the Otter Point Official Community Plan
- the Rural designation supports forestry and agriculture
- the Juan de Fuca Land Use Committee supported the campground use being an accessory use as the Rural designation does not support tourism as a principal use
- rezoning proposals are considered on individual merit
- the previous speaker is not restricted from submitting a new rezoning application

Howard Taylor, Otter Point, stated:

- supports the concept proposed by the current property owner
- concerned about the scale of the operation should the current owner sell
- a larger operation will require more water

- the proposed AG-2 zone is too broad

Emma Taylor responded to a question from the public advising that, at present, the Juan de Fuca Land Use Bylaw does not limit the number of livestock except for rabbits.

Heather Phillips, Otter Point, stated:

- water is a big issue
- the CRD commissioned an aquifer study in 2004 for the Juan de Fuca Electoral Area
- the report provides very little information for the subject property as at that time the subject property was Forest Land
- the hydrological study commissioned by the owner should be shared before a decision on the rezoning is made
- the study proposed by the Director should be received before a decision on the rezoning is made
- development is moving from the low lands into the high lands
- the impacts of high land development are not known
- it is understood that the Sooke-Metchosin Aquifer is surface water charged
- the subject property is in the catchment area for King Creek and Orveas Creek
- King Creek and Orveas Creek are fish-bearing creeks
- the Regional Growth Strategy limits community water systems in the Juan de Fuca Electoral Area
- more information is required before rezoning is approved
- support for release of the proponent's hydrological study
- rezoning should not be considered until the Official Community Plan is reviewed

The applicants stated that houses will be serviced by individual wells not by a community water system.

Rich Malby, Otter Point, stated:

- has been a resident for 35 years
- the area adjacent to the subject property is residential
- the proposal is commercial in nature
- the development will be a new load on the aquifer
- concern regarding water runoff from the equestrian and campground use
- wishes continued quiet enjoyment of his property
- the development will result in increased visitor and service traffic
- the development will result in increased fire risk
- concern that facility visitors wishing to explore more trails will result in increased trespass onto adjacent properties
- concerned about the scale of the operation, should the current owner sell
- opposition to the proposal as currently presented
- support for release of the hydrological study

Sheila Hubbard, Otter Point, stated:

- owns property that backs onto the proposed campground area
- concerned about fire, noise, trespass and water
- water is a concern for everyone
- opposition to the proposal

Sharon Sterling, Otter Point, stated:

- owns property that backs onto the proposed equestrian facility area
- had horses in past and likes the idea of an equestrian facility
- support for the trails being developed on the subject property being open to local residents through park dedication
- park dedication would provide a benefit to the community
- the current proposal is limited to being a private enterprise

The applicants stated:

- insurance and liability would be an issue, if the property was opened to public use
- support for dialogue with the CRD regarding dedication of trails on the property
- there are properties in the immediate vicinity that are being used for agriculture
- the area subject to the rezoning proposal has the potential to be subdivided into three lots
- the proposal is small scale and will be an asset to the community

APC comments included:

- new zones set precedence
- the proposed new Agriculture 2 Zone (AG-2) does not provide a limit to the number of horses
- the subject property is not agricultural land
- the subject property will not have enough water to support agricultural use
- the AG-2 zone was developed to support agricultural use, but the zoning amendment proposes a commercial operation
- Otter Point is an equestrian community but the AG-2 zone is too broad
- although there has been increased interest from the general public in more camping opportunities, local residents have concerns regarding the proposed campground use on the subject property
- residents have expressed interest in having a greater understanding of the aquifer
- community concerns include concerns for water, fire risk, issues related to campground use and scale of the operation, should the current owner sell

MOVED by Sid Jorna, **SECONDED** by Anne Miller that the Otter Point Advisory Planning Commission report to the Juan de Fuca Land Use Committee that it recommends:

- closer review of the Agriculture 2 Zone (AG-2) to limit impact of equestrian and campsite use
- closer review of the Agriculture 2 Zone (AG-2) to review the scope of agricultural use
- more information on the community's hydrology

CARRIED

7. Adjournment

The meeting adjourned at 8:21 pm.

Chair



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REPORT TO THE JUAN DE FUCA LAND USE COMMITTEE MEETING OF TUESDAY, JULY 20, 2021

SUBJECT **Zoning Amendment for 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**

ISSUE SUMMARY

The owner has applied to rezone a portion of the subject property to permit a range of general industrial and commercial uses.

BACKGROUND

The 15 ha subject property is located at 3542 Otter Point Road and is zoned Rural Residential 2 (RR-2) and Industrial Sawmill (M-3) in the Juan de Fuca Land Use Bylaw No. 2040 (Appendix A). The parcel is adjacent to the Tenbury Road right-of-way and Rural A zoned land to the east, the District of Sooke boundary to the south, Rural Residential 3 (RR-3) properties to the west and Rural Residential 2 (RR-2) properties and Otter Point Road to the north. There is an existing dwelling and sawmill operation on the property.

The property is designated as Settlement Area 2 and is partially designated as a Watercourses and Wetland Areas and a Commercial & Industrial development permit area in the Otter Point Official Community Plan (OCP), Bylaw No. 3819. The parcel is within the Otter Point Fire Protection Local Service Area, but outside a community water service area. The property is serviced by onsite wells and septic.

The property was the subject of a recent zoning and OCP amendment application (RZ000267) to rezone the southern part of the 15 ha parcel from Rural A to M-3 to permit the sawmill operation, and to rezone the northern remainder from Rural A to RR-2 to allow subdivision to create six rural residential parcels. The owner has 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 (Appendix B). The proposed 8.5 ha parcel is the subject of this proposed zoning amendment to permit a range of general industrial and business uses, along with associated retail opportunities. Staff have prepared Bylaw No. 4423, which would rezone part of the parcel for the requested uses (Appendix C).

ALTERNATIVES

Alternative 1

That staff be directed to refer proposed Bylaw No. 4423, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 153, 2021" to the Otter Point 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 Environment & Climate Change Strategy – Environmental Protection and Sustainability
Ministry of Transportation & Infrastructure
Otter Point Fire Department
RCMP

Sooke School District #62
Sc'ianew
T'Sou-ke First Nation

Alternative 2

That proposed Bylaw No. 4423 not be referred.

Alternative 3

That more information be provided.

LEGISLATIVE AND PUBLIC CONSULTATION IMPLICATIONS

The Advisory Planning Commissions (APCs) were established to make recommendations to the Land Use Committee on land use planning matters referred to them related to Part 14 of the *Local Government Act (LGA)*. Therefore, staff recommend referring the proposed amendment bylaw to the Otter Point APC.

Should the proposal proceed, a public hearing pursuant to Part 14, Division 3 of the *LGA* will be required subsequent to the amendment passing second reading by the CRD Board. Property owners within 500 m of the subject property will be sent notice of the proposed bylaw amendment and a public hearing will be advertised in the local paper and on the CRD website.

Where groundwater is used for non-domestic purposes, a licence is required pursuant to the *Water Sustainability Act*. This approval is issued by the Province and is not a precondition for rezoning. Staff recommend referral to the provincial Groundwater Protection Section for comment.

A regional district must not approve a development application with respect to a site where a site profile is required until such time a release is granted pursuant to Section 557 of the *LGA*. A site profile was recently submitted as part of zoning amendment application RZ000267 on the same property. Staff recommend a referral to the Ministry of Environment & Climate Change Strategy confirm whether a release is required in conjunction with the current application.

REGIONAL GROWTH STRATEGY IMPLICATIONS

Section 445 of the *LGA* requires that all bylaws adopted by a regional district board after the board has adopted a Regional Growth Strategy (RGS) be consistent with the RGS. In accordance with CRD policy, where a zoning bylaw amendment that applies to land within the Otter Point OCP area is consistent with the OCP, it does not proceed to the full CRD Board for a determination of consistency with the RGS. Staff are of the opinion that the proposed amendment is consistent with the policies of the Otter Point OCP.

LAND USE IMPLICATIONS

The proposed bylaw includes an amendment to rezone that part of the property currently zoned for an industrial sawmill to a new rural industrial zone that would allow for a mix of general industrial and business uses, as well as associated retail uses.

The subject property was recently rezoned from Rural A to RR-2 and M-3 to permit the subdivision of up to six 1 ha rural residential lots under the RR-2 zone and one 8.5 ha industrial sawmill parcel under the M-3 zone.

The Settlement Area designation contemplates industrial uses on lands zoned industrial and supports accommodating limited industrial and commercial development with a focus on the Sooke Business Park. As a result of the adoption of Bylaw No. 4307, the subject property is now zoned industrial and is adjacent to land that is contiguous with the Sooke Business Park and other industrial zoned parcels.

Proposed Bylaw No. 4423 has been prepared to rezone the 8.5 ha industrial sawmill area to a new Rural Industrial (M-RU) zone. The proposed M-RU zone includes a number of uses included in the Sooke Business Park (M-SBP) zone, but stipulates a larger minimum lot size of 2 ha, rather than the minimum lot size of 900 m² permitted by the M-SBP zone. The maximum parcel coverage is also reduced from 60% in the M-SBP zone to 25% in the proposed M-RU zone, with a floor area ratio of 0.4. These combined regulations would allow a total floor area of 8,000 m² on a 2 ha parcel with a total building footprint of 5,000 m².

The proposed permitted uses include continued operation of the existing sawmill, as well as a range of industrial and associated retail uses contemplated by the applicant. *General industrial* use provides for the research, design, manufacture, testing, servicing, storage, transportation and distribution, wholesale, wrecking or salvaging of goods, materials or things. It includes vehicle paint and body shops, soil improvement operations, food and beverage processing and high tech. While the *general industrial* use allows for wrecking and salvaging, the proposed M-RU zone would specifically prohibit such uses. The proposed M-RU zone also includes provision for business and office support services, personal services, athletic facilities, commercial cannabis production in accordance with Health Canada requirements, and up to three RVs for temporary accommodation of allowing for stays up to seven nights.

In consideration of an application for rezoning, proposals should demonstrate that community values and features can be protected subject to the criteria outlined in Section 4.1.1(4) of Bylaw No. 3819, including: reports from Qualified Professional that review the geotechnical and environmental constraints of the site; adequate potable water and sewage disposal; protection of existing groundwater supplies; appropriate scale of development; protection of natural features; adequate setbacks and vegetated buffers; protection of land considered regionally or locally significant; use of 'green' building techniques; and other works, services or community benefits required to mitigate the impact of development.

As part of rezoning application RZ000267, an environmental assessment report was prepared by Corvidae Environmental Consulting Inc., which identified a watercourse on the property and outlined replanting and restoration measures that were to be completed. The Biologist confirmed that this work was done prior to adoption of Bylaw No. 4307. The Bylaw also designated the watercourse and a 30 m buffer area as a Riparian Development Permit Area. A development permit will be required as a condition of subdivision or at the time any disturbance with the development area is proposed. Proposed Bylaw No. 4423 also includes measures to implement vegetative buffers to screen the proposed industrial uses from adjacent roads and properties.

The Otter Point OCP, Section 5.1(15), identifies high potential park and trail opportunities including a desire to establish an inter-connected network of trails through the Plan area. The JdF Community Parks division currently holds a Licence of Occupation over Wieland Road right-of-way for future construction of a multi-use trail extending from William Simmons Memorial Park to Kemp Lake Road, but the right of way terminates at the subject property. Consideration of park dedication requirements is to occur as part of the ongoing subdivision application.

Staff recommend referral of the rezoning application and proposed Bylaw No. 4423 to the Otter Point APC, appropriate CRD departments, First Nations and external agencies for comment.

CONCLUSION

The purpose of this zoning bylaw amendment application is to rezone an approximately 8.5 ha portion of the subject property from the Industrial Sawmill (M-3) zone to a new Rural Industrial (M-RU) zone to permit a range of business, general industrial and associated retail uses. Staff have prepared proposed Bylaw No. 4423 and recommend referral to the Otter Point Advisory Planning Commission, First Nations, CRD departments and agencies for comment. All comments received will be brought back to the Land Use Committee. At that time, the Committee may consider a recommendation for first and second reading.

RECOMMENDATION

That staff be directed to refer proposed Bylaw No. 4423, “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 153, 2021” to the Otter Point 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 Environment & Climate Change Strategy – Environmental Protection and Sustainability
Ministry of Transportation & Infrastructure
Otter Point Fire Department
RCMP
Sooke School District #62
Sc’ianew
T’Sou-ke First Nation

Submitted by:	Iain Lawrence, RPP, MCIP, Manager, Juan de Fuca Community Planning
Concurrence:	Kevin Lorette, P.Eng., MBA, General Manager, Planning & Protective Services

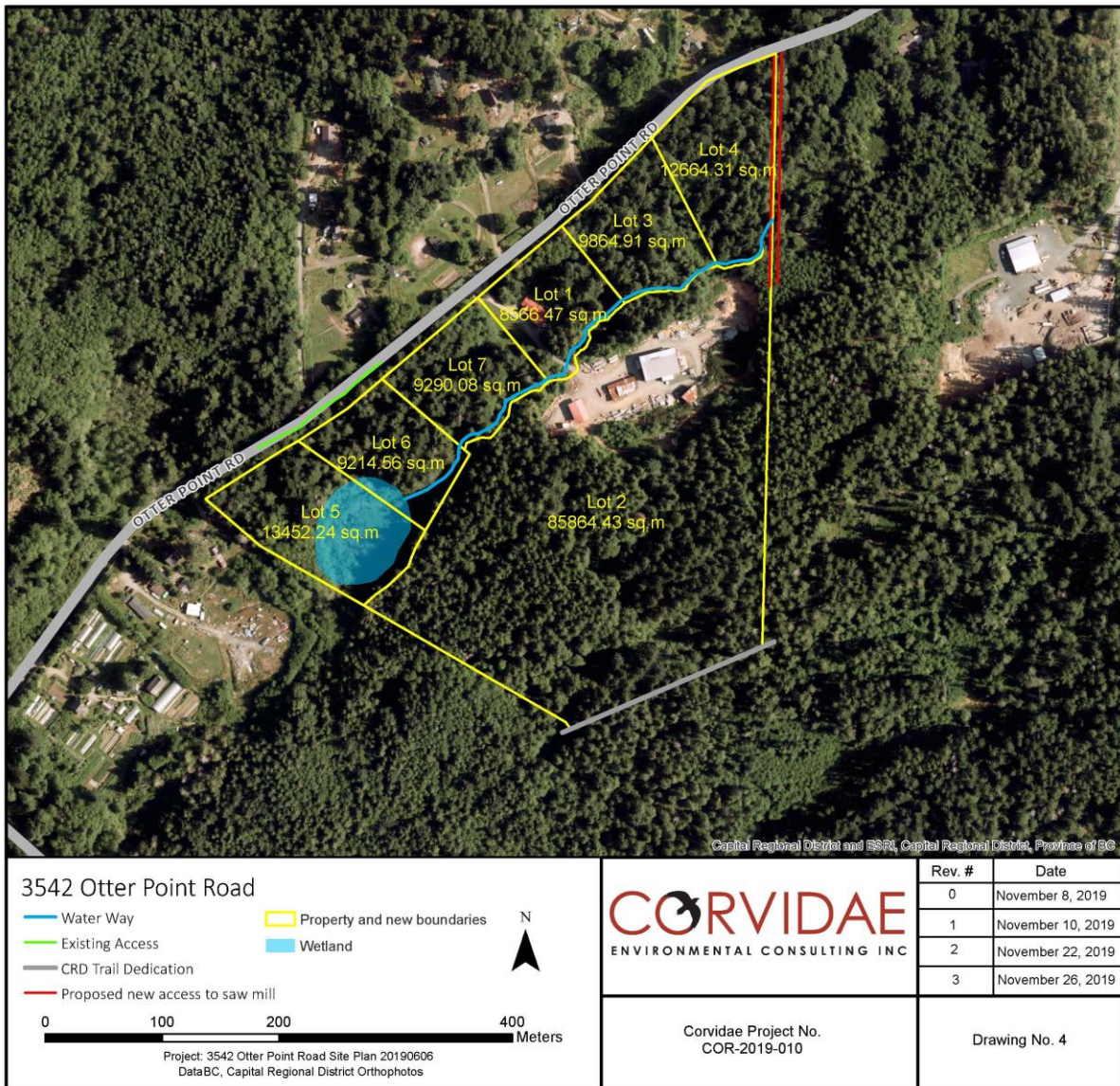
ATTACHMENTS

Appendix A: Subject Property
Appendix B: Subdivision Plan
Appendix C: Bylaw No. 4423

Appendix A: Subject Property



Appendix B: Proposed Subdivision Plan



Appendix C: Bylaw No. 4423

**CAPITAL REGIONAL DISTRICT
BYLAW NO. 4423**

A BYLAW TO AMEND BYLAW NO. 2040, THE "JUAN DE FUCA LAND USE BYLAW, 1992"

The Capital Regional District Board, in open meeting assembled, enacts as follows:

1. Bylaw No. 2040 being the "Juan de Fuca Land Use Bylaw, 1992" is hereby amended as follows:

A. SCHEDULE A, PART 1, SECTION 2 – DEFINITIONS

- (a) By deleting the definition of INDUSTRIAL ZONE and replacing it with a new definition as follows:

"INDUSTRIAL ZONE means the M-SBP, M-2, M-3 and M-RU zoning districts;"

B. SCHEDULE A, PART 1, SECTION 3.07

- (a) By adding the words "M-RU Rural Industrial" after the words "M-3 Industrial Sawmill".

C. SCHEDULE A, PART 2 - ZONING DISTRICTS

- (a) By adding a new section 29.0 Rural Industrial – M-RU Zone as follows:

29.0 Rural Industrial – M-RU Zone

29.01 Permitted Uses

In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and buildings are permitted in the Rural Industrial (M-RU) zone:

- (a) General industrial uses;
- (b) Industrial sawmill and associated log storage and sorting, lumber milling, processing, and storage;
- (c) Business office and support services;
- (d) Athletic facilities;
- (e) Personal services;
- (f) Unenclosed storage;
- (g) Retail sales of building and landscape supplies;
- (h) Retail sales accessory to a principal industrial use;
- (i) Retail sales of vehicle accessory parts;
- (j) Cannabis Production – Commercial;
- (k) Recreational vehicle overnight accommodation;
- (l) One dwelling unit for the use of a caretaker accessory to a principal use.

29.02 Prohibited Uses

Despite Section 29.01, the following uses are prohibited in the Rural Industrial (M-RU) zone

- (a) Refuse and garbage dumps, including transfer stations;
- (b) Salvage and wrecking yards, including auto salvage and wrecking;
- (c) The burning of vehicles and other salvage.

**29.03 Minimum Lot Size for
Subdivision Purposes**

- (a) The minimum lot size for subdivision purposes shall be 2.0 ha.

29.04 Lot Coverage

- (a) The maximum lot coverage shall be 25%.

CRD Bylaw No. 4423

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- 29.05 Number of Dwelling Units** (a) The maximum number of dwelling units for the use of a caretaker accessory to a principal use shall be 1.
- 29.06 Number of Recreational Vehicles** (a) The maximum number of recreational vehicles for overnight accommodation shall be 3 for a length of stay not to exceed 7 nights.
- 29.07 Maximum Floor Area** (b) The maximum floor area ratio of buildings and structures shall be 0.4.
(c) The maximum floor area of a caretaker's suite shall be 110 m².
- 29.08 Height** (a) The maximum height shall be 14.0 m for all principal buildings and structures.
(b) The maximum height of any unenclosed storage use shall be 3.5 m within 30 m of a Residential Zone, Multiple Family Residential Zone, Commercial Zone, Rural Zone, Agricultural Zone or Institutional Zone.
- 29.09 Required Yards** (a) Front yards shall be a minimum of 7.5 m;
(b) Side yards shall be a minimum of 6 m, except:
i) where the lot abuts a Residential, Rural Residential, Rural, or Multiple Family Residential zone, the side yard shall be a minimum of 15 m;
ii) where the lot abuts an Industrial Zone, the side yard may be 0 m;
(c) Flanking yards shall be a minimum of 7.5 m CTS.
(d) Rear yards shall be a minimum of 15 m, except:
i) Where a rear lot line abuts an Industrial Zone, the rear yard may be reduced to not less than 4.5 m.
- 29.10 Storage** (a) Storage shall not be permitted in required yards adjacent to any Residential, Rural Residential, Rural, or Multiple Family Residential Zone.
- 29.11 Screening** (a) Where the lot abuts a public highway, or a Residential, Rural Residential, Rural or Multiple Family Residential Zone, a vegetative screen shall be located and maintained along the entire length of parcel boundaries.
(b) The vegetative screen shall consist of coniferous vegetation native to the region that is not less than 2 m high, space not more than 2 m apart, and not less than 15 m deep on any portion of the lot that abuts a Residential, Rural Residential, Rural or Multiple Family Residential, and not less than 7.5 m deep on any portion of the lot that abuts a public highway.

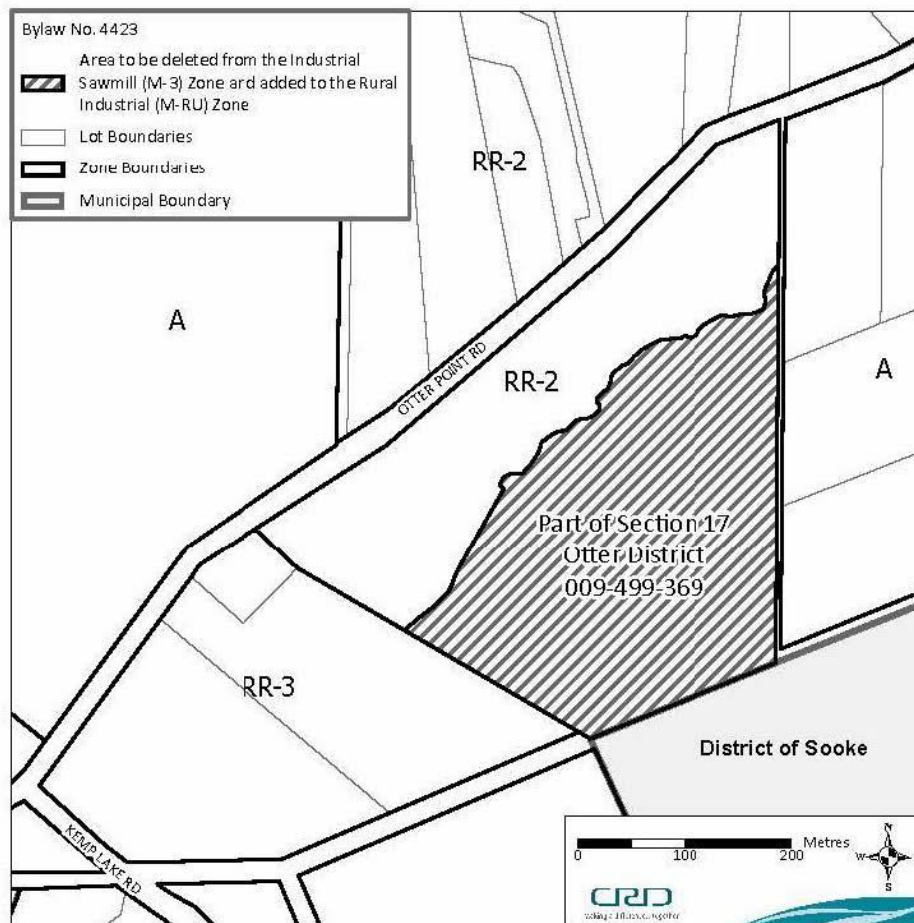
CRD Bylaw No. 4423

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E. SCHEDULE B, ZONING MAPS

- a. By deleting that portion of That Part of Section 17, Otter District, Lying East of Otter Point Road, Except Parcel C (DD437821) And Except Parts in Plans 3054 And 17721 from the Industrial Sawmill (M-3) zone, and adding to the Rural Industrial (M-RU) zone, as shown in Plan No. 1.

Plan No. 1 of Bylaw No. 4423, an amendment to Bylaw No. 2040



CRD Bylaw No. 4423

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2. This Bylaw may be cited as “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 153, 2021”.

READ A FIRST TIME THIS day of 2021

READ A SECOND TIME THIS day of 2021

READ A THIRD TIME THIS day of 2021

ADOPTED THIS day of 2021

CHAIR

CORPORATE OFFICER