

OTTER POINT ADVISORY PLANNING COMMISSION

Notice of Meeting on Tuesday, **November 2, 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 August 11, 2021
4. Planner's Report
5. Zoning Amendment Application
 - a) RZ000274 - Lot 28, Section 15, Otter District, Plan VIP87643 (3312 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.



Making a difference...together

**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**

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.

Chair



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**REPORT TO THE JUAN DE FUCA LAND USE COMMITTEE
MEETING OF TUESDAY, SEPTEMBER 21, 2021**

SUBJECT **Zoning Amendment for Lot 28, Section 15, Otter District, Plan VIP87643 –
3312 Otter Point Road**

ISSUE SUMMARY

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

BACKGROUND

The 0.983 ha subject property is located at 3312 Otter Point Road and is zoned Rural Residential A Kennel (RR-AK) in the Juan de Fuca (JdF) Land Use Bylaw No. 2040 (Appendix A). The parcel is adjacent to Rural A zoned Crown Land to the west, a CRD owned right-of-way to the east, the Denfield Road right-of way and Sooke Business Park to the south, and Otter Point Road and Rural Residential A (RR-A) properties to the north. There is an existing dwelling, including secondary suite, and an accessory building on the property.

The property is designated as Settlement Area 1 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 well water and onsite septic.

The property was the subject of a zoning amendment application (RZ000227/Ref: RZ-06-12) in 2012/13 to rezone the parcel from RR-A to RR-AK to permit a kennel and dog obedience training operation. The kennel is not currently active; however, Otter Point Athletics is operating out of the accessory building. The original building permit for the accessory building expired in 2018. A new permit application was submitted in 2021 to complete the outstanding items and receive a final inspection. In order to complete the permit, the athletic facility use must be either be legalized through rezoning, or discontinued. In response to the owners rezoning application, staff have prepared Bylaw No. 4454 to amend the RR-AK zone by adding “athletic facility accessory to a principal residential use” to the list of permitted uses. (Appendix C).

ALTERNATIVES

Alternative 1

That staff be directed to refer proposed Bylaw No. 4454, “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 154, 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

Sc’ianew

T’Sou-ke First Nation

Alternative 2

That proposed Bylaw No. 4454 not be referred.

Alternative 3

That more information be provided.

IMPLICATIONS

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.

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 add “athletic facility accessory to a principal residential use” in order to legalize an existing fitness centre and allow the building permit process for the accessory building to be completed.

The subject property was rezoned in 2013 from RR-A to RR-AK in order to allow a dog obedience training operation under the *kennel* definition. The Settlement Area designation of the Otter Point Official Community Plan, Bylaw No. 3819, supports accommodating limited industrial and commercial development with a focus on the Sooke Business Park. The property is located in close proximity to local industrial, commercial and institutional uses, including light industrial and warehousing activities in Sooke Business Park, Otter Point Collision and the CRD Local Area Services Building.

The Home Based Business Category 1 regulations limit the size of home occupations, whether in the dwelling unit or an accessory building, to 25% of the floor area of the dwelling, and limits the number of additional vehicles on the lot as a result of the business to one. As a permitted accessory use, the fitness facility would be limited in size to the maximum floor area of accessory buildings (250 m²), and parking requirements would be regulated under Part 3 of Bylaw No. 2040.

The fitness facility is operating out of an existing accessory building for which there are outstanding building permit requirements. In order to complete the permit, the athletic facility use must be either be legalized through rezoning, or discontinued.

JdF Planning has received eleven letters of support from individuals that are members of the fitness operation and one letter of support from School District #61 (Appendix D).

Staff recommend referral of the rezoning application and proposed Bylaw No. 4454 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 add “athletic facility accessory to a principal residential use” to the list of permitted uses in the RR-AK zone. Staff have prepared proposed Bylaw No. 4454 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. 4454, “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 154, 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
Sc’ianew
T’Sou-ke First Nation

Submitted by:	Iain Lawrence, RPP, MCIP, Manager, Juan de Fuca Community Planning
Concurrence:	Michael Barnes, MPP, Acting General Manager, Planning & Protective Services

ATTACHMENTS

Appendix A: Subject Property
Appendix B: Site Plan
Appendix C: Bylaw No. 4454
Appendix D: Letters of Support

Appendix A: Subject Property



OTTER PT ROAD
 $L=77.105m$

.983 ha

APPROVED ACCESSORY BUILDING PERMIT

APPROVED FOR LAND USESITING
Zoning: RR/LAK
B.L. No.: Z046
SETBACK DIMENSIONS
Rear: 1m Side: 1m Front: 15m
Height (maximum): 6m
Special Requirements:

STRING OF THE FOUNDATION SHALL BE CERTIFIED BY A R.C. LAND SUPERVISOR PRIOR TO COMMENCEMENT OF FRAMING.

Date: Apr 16
Signed: [Signature]
Inspector: [Signature]

ZONE DATA
ZONE-RR-A

1 SITE PLAN
A1 Scale: 1/32" = 1'-0"

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 2, SECTION 4A.01 RURAL RESIDENTIAL A KENNEL ZONE – RR-AK

- (a) By renumbering Section 4A.01 as Section 4AK.0 and renumbering the subsections accordingly; and
- (b) By adding a new paragraph 4AK.01(h) as follows:
“(h) athletic facility accessory to a principal residential use”;

2. This bylaw may be cited as "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 154, 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

Appendix D: Letters of Support

From: [Iain Lawrence](#)
To: [Wendy Miller](#)
Subject: FW: Letter of Support for Otter Point Athletics rezoning
Date: Wednesday, August 11, 2021 9:51:24 AM

From: steve dalman [REDACTED]
Sent: Wednesday, August 11, 2021 9:34 AM
To: iain Lawrence <ilawrence@crd.bc.ca>
Subject: Letter of Support for Otter Point Athletics rezoning

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Good day Ian,

I am writing a letter in support of the Otter Point Athletics (OPA) rezoning application. I have been a member of OPA for over three years.

OPA is an outstanding business in Sooke run by a fantastic owner. From a personal fitness perspective, OPA has been a huge benefit in my life - vastly improving my fitness in general and specifically improving a chronic back issue. Previous to finding OPA, I have never enjoyed nor stayed with another gym, but [REDACTED] and the other coaches have made going to the gym a fun experience I look forward to.

OPA has also had a big impact socially - within 3 months of joining OPA, I had met far more residents of Sooke than in the five years I had already lived here.

Another thing is how important OPA was during covid. [REDACTED] did an amazing job of adapting the gym to any new restrictions or recommendations or cleaning during covid for everyone's safety. I had a very small bubble, so having the gym open during those times was a huge benefit for me - something to look forward to.

Thank you,
Steve Dalman
[REDACTED], Sooke BC

From: [Marina Braggio](#)
To: [Iain Lawrence](#); [Otter Point Athletics](#)
Subject: Otter Point Athletics
Date: Sunday, June 27, 2021 8:48:25 AM

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Mr. Lawrence,

My name is Marina Braggio, both my husband and I attend this gym and it's been an incredible experience for both of us.

I have been coming to Otter Point Athletics (OPA), well over 5 years and to the Otter Point location for the last 4 years. I can't express how great it is to have OPA in my life. The location is only 5 minutes away and it's such a unique place to work out in. The building and outdoor workout areas are what make it special, the community feels elevates the experience too. It's been such an important place for me to come and grow as an athlete, for both my physical and mental health. I have met many incredible and inspiring individuals, we are so supportive of one another. I consider some of these individuals close friends.

During this last year's COVID pandemic, [REDACTED] has provided a safe and healthy environment and has made the location adaptable to the restrictions given to such an important place. Gyms are not regarded as important in some respect, however, during the pandemic they have proven to be SO IMPORTANT, for our mental health. I can't express how much I value OPA, this past year and a half. It's really cemented the importance of having fitness in your life.

Yours truly,

Marina Braggio

From: [Malcolm Constantine](#)
To: [Iain Lawrence](#)
Subject: Letter of support for Otter Point Athletics
Date: Monday, June 21, 2021 9:32:23 AM

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear sir,

I am writing this letter in support of Otter Point Athletics as I believe it is a business that has benefited not just myself but our community at large. I joined the gym back in 2017 and was very unmotivated exercise wise and didn't know very many people in my community. This gym has been a great source of motivation and helped keep my physical and mental health thriving even during the Pandemic. The owner and staff are amazing people and great role models not only in our gym but in this community. In the fall of 2019, I applied to become a recruit for the Sooke Fire Rescue Department. I was accepted and completed my recruit training and am now a member of the SFRD as a paid on call firefighter. This wouldn't have been possible without the support and belief of the fine folks of Otter Point Athletics. I believe that this gym is greatly needed and has united many people from all different walks of life to come together and not only work out but also create new and lasting friendships. The positive effect it has on all of its members is incredible and I have never seen this close knit of a community that has been formed here anywhere else.

Thank you for your time

Malcolm Constantine

From: [Gillian Amanda Dixon](#)
To: [Iain Lawrence](#)
Subject: RE: Support of OPA's zoning application
Date: Tuesday, June 15, 2021 3:47:42 PM

Dear Ian,

I am writing to you in support of Otter Point Athletics (OPA) as an integral business for the community of Sooke. OPA not only benefits the physical and mental health of its members, [REDACTED] and his employees (past and present) have cultivated a welcoming community of adults of all ages.

Unlike many other cross-training gyms I have been a member of in various cities, OPA focuses less on the competitive nature associated with this type of training. Instead, the focus is on doing the best we can with what we have. Skill, shape, size and age do not matter. What matters is that people show up, and we try. Those wanting to compete can. Those who want to be better versions of themselves are allowed to do so with support and encouragement from the staff as well as other members.

I grew up in Sooke and left for 17 years. Upon my return, I found the offerings of the other gyms in Sooke were not engaging or motivating. As a result, I did not go to the gym, and my overall fitness levels deteriorated. I found OPA and loved it, but then had to leave the country for work. Due to the pandemic, I returned to Canada pre-March 2020, shut down, and ran into [REDACTED]. He welcomed me back for whatever time I was home, and the schedule worked for me. He was not interested in making me sign up for a long-term membership; he was just happy to see me show up. The offering at OPA is exceptionally reasonable in terms of pricing, and [REDACTED] flexibility is appreciated. An unusual feature of a cross-training gym that speaks to [REDACTED] integrity as a business person and his motivations for getting people to the gym.

We appreciate the extensive effort [REDACTED] put in to diversify his business model to work within the guidelines to keep the box going when many gyms could not. The facilities and equipment are well-maintained, impeccably clean and safe. There is no better "box" in my experience in terms of the quality of the facilities.

In all my years in Sooke, I have not witnessed a single business that fosters the health and well-being of its members like [REDACTED] does. OPA creates an inclusive kinship amongst its members that is welcoming regardless of age, gender, sexual orientation, race, "new Sooke" or "old Sooke." As Sooke grows, we need more places in our town that accept the new, the weird, the quiet and the fun without judgement. Therefore, I ask that you support zoning OPA accordingly to ensure that we continue to stay healthy, positive and welcoming to anyone who wants to join us on this journey.

Kind Regards,

Gill Dixon

From: [Trisha Bartlett](#)
To: [Iain Lawrence](#)
Subject: Rezoning Application for Otter Point Athletics
Date: Saturday, June 12, 2021 6:38:27 AM

Hello Ian,

I am writing to express my support for the rezoning application for Otter Point Athletics (3312 Otter Point Road, Sooke, BC).

When I became a member at Otter Point Athletics over three years ago, I had no idea a gym could become such a significant part of my life. The group fitness classes are fun, challenging and incredibly rewarding. The coaching team is very knowledgeable and dedicated to making each fitness class a positive experience for every member. [REDACTED] runs the business in a professional manner and works hard to create a supportive atmosphere with clean, well-organized equipment. He has cultivated a strong sense of community where members of all backgrounds come together with a common goal of having fun and staying healthy.

Without question, Otter Point Athletics positively contributes to the wonderful community of Sooke and I sincerely hope its location remains unchanged.

Kind Regards,
Trisha Bartlett

From: [Leanne](#)
To: [jdf info](#); [Jain Lawrence](#)
Subject: Otter Point Athletics
Date: Friday, June 11, 2021 4:03:21 PM

To whom it may concern ,

Hello , my name is Leanne Hannam and I write to you regarding [REDACTED] (Otter Point Athletics)zoning issue.

My husband and I decided to join the gym two years ago in our late 40s. We were fat , not sleeping , multiple medical conditions and in general , in poor shape . We sat on the couch and ate chips while watching “ The Biggest Loser” . Quite pitiful and utterly unmotivated .

We knew the [REDACTED] from their community involvement and businesses . It was an incredibly Intimidating experience on day one to walk into a place where people show up as their best possible selves day in and out . Yet , the people there could not have been more welcoming and supportive , celebrating every small victory with us . And believe me in the beginning just showing up was a victory . Slowly but surely we stopped feeling bad , both physically and mentally . Both of us lost weight , had less physical pain , and now take 1/4 of the medications we previously were on. I have a debilitating chronic condition that keeps me in regular pain daily . With the addition of meaningful exercise and routine I require very little medical intervention currently . It is a mystery to my doctors but the only change in my life is CrossFit . More importantly we became part of the OPA community and consider many of them our friends . Soon we didn’t just go to the gym , we also met up to go hiking , practise running etc. To put it in perspective the gym has a running path that is 200 meters . When we started two years ago my husband mike and I would run out around the corner , where we thought no one could see us , and walk the rest of the distance . April of 2021 Mike and I ran the TC 10k. And we didn’t run around the corner and walk !

The members of of OPA are a diverse bunch . Come one , come all , fat , skinny , young and old . It is an inclusive place where the coaches encourage you to be the best you. [REDACTED] himself is a dedicated and caring man . He reads the needs of the whole , while caring for and adjusting for the few . Clearly OPA is his passion and it shows in everything he does .

For example when the whole world was on lockdown in 2020 [REDACTED] was unable to have members at the gym . So he lent out all of his equipment to people and we worked out together on Zoom five days a week . For months . He rose to the occasion and most of us look back on that time and know he saved us mentally when there was so much suffering and fear .

In short [REDACTED] and his gym are a meaningful part of the community in the most positive of ways . Having belonged to all of the gyms here in the Sooke area at one time or another I can tell you confidently that [REDACTED] is providing something special , and something people need .

I do hope our story is something that is helpful in making your decision down the road .

Please feel free to contact me with any questions you may have .

Respectfully,

Leanne Hannam
[REDACTED]

Sent from my iPhone

From: [Melissa](#)
To: [Iain Lawrence](#)
Subject: Zoning for OPA
Date: Friday, June 11, 2021 8:26:25 PM

Hello

I am writing to advocate for the wonderful gym .I have been a member since January 2018. It is so nice to have something close to my home . (I live on tugwell) Otterpoint athletics is beyond a gym . It's a community of like minded people . It's therapy and sanity for me , especially through this last year . I have never been in better mental and physical health . I believe sooke is better for having this gym and would be a huge loss to see us loose it . [REDACTED] has put his soul into this gym and it shows .

Thank you Mel

Ian Lawrence
CRD
625 Fisgard St,
Victoria, BC
V8W 1R7

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Re: Letter of Support for Otterpoint Athletics

June 11, 2021

Dear Mr. Lawrence,

I am writing to you today in support of Otterpoint Athletics and the owner [REDACTED]. I, Pia, joined OPA in the fall of 2018 after having previously been at a CrossFit gym in Ontario and upon my move to Sooke joining a different gym. I switched mainly due to the excellent reviews I heard from others about OPA and all its coaches. I was not disappointed.

At OPA I found a community and culture of openness, encouragement and support that was built by [REDACTED], his staff, as well as all members that I met. My father, Hermann joined OPA in 2019. Both of us have found a home at OPA, and it has improved our standard of living immensely.

With the onset of Covid-19, [REDACTED] and all coaches have tirelessly managed to always adapt and adhere at the new restrictions that have allowed for continuous training for much of the pandemic. This has not only been a big support in our physical well-being but also our mental health. Otterpoint Athletics has continued to be a valuable addition to our life, for ourselves, and in engaging with the Sooke community.

Having studied abroad for the last two years, and only coming home for a 8 week visit last Christmas, I was immediately welcomed back at the gym and the community is truly one of mutual respect and support.

For these reasons, both my father and I would like to utter our support for Otterpoint Athletics in seeking a new building designation.

Please feel free to reach out to us, should you have any questions.

Sincerely,

Pia and Hermann Brinkschulte

From: [Ellen Anderson](#)
To: [Iain Lawrence](#)
Cc: [CFOPA](#)
Subject: Support for rezoning request
Date: Friday, June 11, 2021 8:27:10 PM

I'm writing in support of the rezoning request by Otter Point Athletics on Otter Point Road.

I am a senior citizen and community physician who has lived in the area for over 25 years. I appreciate all the opportunities for outdoor recreation in this region, and definitely find that I need regular fitness training in order to stay active as I age.

I regularly attend this fitness gym run by [REDACTED] and can attest to it being very well run with excellent facilities and coaching staff, ample parking, and great programming. More recently the gym has been very effective in keeping members safely active outdoors during pandemic restrictions.

The gym and its community of CrossFit participants is an important asset to health of people in the Sooke and Juan de Fuca region.

Dr Ellen Anderson

Sent from my iPhone

From: [john h](#)
To: [Iain Lawrence](#)
Subject: Otter point athletics
Date: Thursday, June 10, 2021 1:58:00 PM

> To whom it may concern,
>
> I wanted to take a moment and share my appreciation for the gym. OPA is a community that I'm grateful to be
able to take part in. It's increasing my health and fitness, my mental health and introducing me to members of my
new community since moving here from Nova Scotia.
>
> Respectfully,
> John Helpard
> [REDACTED]
> Sooke, BC
>
>

From: [Anna Tsougrianis- Brereton](#)
To: [Iain Lawrence](#); [jdf info](#)
Subject: Otter Point Athletics
Date: Thursday, June 10, 2021 4:09:34 PM

Dear Ian and the CRD,

I am a current member of Otter Point Athletics and have been since it was first established- starting in the old mechanic garage on Sooke Rd.

██████ has brought the community together as we had over 100 members at one point prior to COVID. Our community is now stronger and fitter and more importantly healthier. Anywhere you look around Sooke, you will always find one of our athletes sporting the Otter Point athletics or "OPA" hoodie.

We are such a tight knit community but also so welcoming to new members.

Personally, Otter Point Athletics was the way I met a great group of friends that I now consider my family. I am not originally from Sooke, but was offered such a warm welcome .

We have supported of friends through Crossfit competitions, marathons, Weightlifting Competitions, trail races and hikes.

What this gym has done for me, I will forever be grateful for.

Whenever I am a having a stressful day at work, I look forward to a great workout with great people.

Otter Point Athletics is the only gym of its kind in Sooke, please re-consider any re zoning plans.

Sincerely,
Anna Brereton



SCHOOL DISTRICT NO. 62 (Sooke)
3143 JACKLIN ROAD,
VICTORIA, BRITISH COLUMBIA • V9B 5R1
TELEPHONE: 250-474-9800 FAX: 474-9893
WEBSITE: WWW.SD62.BC.CA

June 10, 2021

Dear Land Use Committee:

Otter Point Athletics has provided critical healthy programs to many community members of a variety of ages and professions. [REDACTED] has created a fitness community that not only benefits community members in Otter Point, but also Sooke and as far as East Sooke. [REDACTED] has improved the health of many people from doctors to teachers to retirees. This health and wellness is vitally important for the health of a community. It is my belief that [REDACTED] provides a service that is of a significant positive value and I strongly support his business.

[REDACTED] very generously provides a scholarship every year to EMCS youth to promote health and wellness. He has also donated much loved toques for students in the School District that promote health. He is generous and extremely professional with his business.

I wholeheartedly support this business with the Land Use Committee.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Stephanie Hedley-Smith', is written over a light blue horizontal line.

Stephanie Hedley-Smith
Associate Superintendent of Schools