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**Minutes of a Meeting of the Juan de Fuca Land Use Committee**  
**Held Tuesday, December 10, 2024, at the Juan de Fuca Local Area Services Building**  
**3 – 7450 Butler Road, Otter Point, BC**

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**PRESENT:** Director Al Wickheim (Chair), Les Herring, Vern McConnell, Roy McIntyre, Ron Ramsay, Dale Risvold, Anna Russell  
**Staff:** Iain Lawrence, Senior Manager, Juan de Fuca Local Area Services; Don Closson, Manager, Juan de Fuca Community Parks and Recreation; Wendy Miller, Recorder  
**GUEST:** Sid Jorna, Chair, Juan de Fuca Electoral Area Parks and Recreation Advisory Commission  
**PUBLIC:** 3 in-person; 2 EP

EP – Electronic Participation

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

**1. Territorial Acknowledgement**

The Chair provided a Territorial Acknowledgement.

**2. Approval of the Agenda**

**MOVED** by Director Wickheim, **SECONDED** by Vern McConnell that the agenda be approved, as amended, to consider Zoning Amendment Application RZ000282 as Agenda Item 7 and the 2024 Interim Housing Needs Report as Agenda Item 8.

**CARRIED**

**3. Adoption of Minutes of October 15, 2024**

**MOVED** by Vern McConnell, **SECONDED** by Anna Russell that the minutes from the meeting of October 15, 2024, be adopted.

**CARRIED**

**4. Chair's Report**

The Chair stated that there are many factors to consider when addressing housing needs including associated infrastructure and services.

**5. Planner's Report**

No report.

**6. Delegation**

**a) Juan de Fuca Community Parks and Recreation Program**

Further to the request made by the LUC at its meeting of May 21, 2024, Don Closson and Sid Jorna presented information on the role of staff and the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission in the administration and operation of the Juan de Fuca Parks and Recreation Service.

## 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; and District Lot 175, Renfrew District; (10700 Block of West Coast Road)

Iain Lawrence spoke to the request to rezone the subject property from the Forestry (AF) and Resource Land (RL) zones to a new Silviculture Campground (CR5) zone.

The application was initially considered by the LUC at its meeting of May 16, 2023, and March 24, 2024. At the March 24, 2024, meeting the LUC directed referral of the application to agencies and to the Shirley-Jordan River Advisory Planning Commission (APC).

The subject property and proposed Bylaw No. 4550, as amended in response to referral agency comments and comments received from the APC, were reviewed.

Don Closson spoke to potential trail connectivity opportunities considered by the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission.

LUC discussion ensued regarding trail connectivity opportunities, should an amenity in the form of a statutory right-of-way be made a condition of rezoning. The LUC noted that a statutory right-of-way trail would be available for use by campground users, as well as the general public. The LUC noted that the 65.5 ha strata lot, which has been removed from the application, would have provided an opportunity to establish a safe roadside trail, but questioned whether a trail on the northern part of the development would provide high backcountry connectivity opportunity.

The Chair confirmed that the applicant was present.

Applicant comments included:

- not opposed to the concept of a roadside trail in the future
- opposed to the provision of an amenity as a condition of rezoning given the numerous revisions made to the zoning proposal and additional information, including stream locations, provided to address comments received through the application review process

Public comments included:

- concern that the CRD did not require the applicant to have the full extent of Aleda Creek professionally surveyed
- concern regarding the APC's request to increase setbacks from a watercourse to 100 m

**MOVED** by Vern McConnell, **SECONDED** by Ron Ramsay that the Juan de Fuca Land Use Committee recommends to the Capital Regional District Board:

1. That the referral of proposed Bylaw No. 4550, "Juan de Fuca Land Use Bylaw, 1992, Amendment No. 160, 2023"; to the Shirley-Jordan River Advisory Planning Commission; Juan de Fuca Electoral Area Parks and Recreation Advisory Commission; Pacheedaht First Nation T'Sou-ke First Nation; BC Hydro; BC Parks; District of Sooke; Island Health; Ministry of Forests Archaeology Branch, BC Wildfire Service, and Water Protection; Ministry of Land, Water and Resource Stewardship; Ministry of Transportation & Infrastructure; RCMP; and Sooke District #62 be approved and comments be received;

2. That proposed Bylaw No. 4550 be read a first and second time; and that in accordance with the provisions of Section 469 of the *Local Government Act*, the Director of the Juan de Fuca Electoral Area, or Alternate Director, be delegated authority to hold a Public Hearing with respect to Bylaw No. 4550; and
3. That prior to adoption of proposed Bylaw No. 4550, the landowner registers a covenant in favour of the Capital Regional District prohibiting subdivision on District Lot 175, Renfrew District (PID: 023-414-308); and that staff be directed to ensure that all conditions are satisfied towards completion and registration.

Opposed: Anna Russell

**CARRIED**

**8. 2024 Interim Housing Needs Report for the Juan de Electoral Area**

Iain Lawrence spoke to the 2024 Juan de Fuca Electoral Area (JdF EA) Interim Housing Needs Report (IHNR), which identified housing needs for the next 5 and 20 years. Upon receipt of the JdF EA 2024 IHNR by the CRD Board, it will be published on the CRD website and used to amend the 2020 JdF EA Housing Needs Report (HNR). The Report will also be submitted to the Province.

Attention was directed to the JdF EA IHNR report, which was amended to correct an error in Table 5c, which also impacted Table 6. The Headship Rate calculations that account for the two census areas in Table 7 were also corrected, which impacted Tables 8, 12 and 13.

Iain Lawrence responded to questions from the LUC advising that:

- the Province requires the HNR to be updated every five years
- the JdF EA has seven OCPs
- each of the seven OCPs will need to consider the HNR to address housing policies when an OCP undergoes review
- housing policies for the entire JdF EA could be contemplated under a single OCP
- a consolidated OCP could recognize each community through individual local area plans

The LUC indicated support for OCP consolidation that addressed required content as part of the broader electoral area, such as housing in relation to servicing and infrastructure needs, provided that it allowed each community to be distinctly recognized and retain its individual character.

Public comment included:

- support for onsite water collection as opposed to water infrastructure

**MOVED** by Roy McIntyre, **SECONDED** by Vern McConnell that the Juan de Fuca Land Use Committee recommends to the Capital Regional District Board:

1. That the 2024 Juan de Fuca Electoral Area Interim Housing Needs Report, as amended, be received and published on the CRD website;
2. That staff be directed to amend the 2020 Capital Regional District Housing Needs Assessment by attaching the 2024 Juan de Fuca Electoral Area Interim Housing Needs Report as an appendix; and
3. That staff be directed to submit the amended 2020 Capital Regional District Housing Needs Assessment to the Province demonstrating that the legislative requirements have been met.

**CARRIED**

**9. Adjournment**

The meeting adjourned at 9:00 pm.

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Chair