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Minutes of a Meeting of the Juan de Fuca Land Use Committee
Held Tuesday, February 18, 2025, at the Juan de Fuca Local Area Services Building
3 – 7450 Butler Road, Otter Point, BC

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; Wendy Miller, Recorder
PUBLIC: 5 in-person

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

1. Territorial Acknowledgement

The Chair provided a Territorial Acknowledgement.

2. Election of Vice Chair

The Chair called for nominations for the position of Vice Chair of the Juan de Fuca Land Use Committee (LUC) for 2025 and Anna Russell's name was put forward. Anna Russell accepted nomination. The Chair called two additional times for further nominations and, as there were none, Anna Russell was acclaimed Vice Chair.

3. Approval of the Agenda

MOVED by Vern McConnell, **SECONDED** by Dale Risvold that the agenda be approved.

CARRIED

4. Adoption of Minutes of December 10, 2024

MOVED by Roy McIntyre, **SECONDED** by Ron Ramsay that the minutes from the meeting of December 10, 2024, be adopted.

CARRIED

5. Chair's Report

The Chair stated that the application under consideration by the Juan de Fuca Land Use Committee this evening reflects a proposal that has been amended by the applicant in response to concerns raised by residents.

6. Planner's Report

Iain Lawrence advised that the CRD Board gave third reading to Bylaw No. 4435, "Juan de Fuca Soil Removal or Deposit Bylaw No. 2, 2025" at its meeting of February 12, 2025. Bylaw No. 4435 has been forwarded to the Ministry of Environment and Parks for approval. Once approved, Bylaw No. 4435 will return to the CRD Board for adoption.

Iain Lawrence responded to questions regarding implementation of Bylaw No. 4435.

The Chair complimented staff on their work on Bylaw No. 4435.

7. Temporary Use Permit Application

- a) **TP000013 – Lot A, Section 74, Renfrew District, Plan VIP71883 – 11237 West Coast Road; PID: 024-937-207; and That Part of Section 74, Renfrew District Lying to the North of the Northerly Boundary of Plan 109RW; PID: 009-590-412**

Iain Lawrence spoke to the application for a temporary use permit to authorize a *gathering space* use to provide a venue for outdoor events accessory to a proposed campground being considered under application RZ000280 and Bylaw No. 4518.

The application was initially considered by the LUC at its meeting of August 20, 2024. At that 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 Temporary Use Permit, as amended in response to recommendations received from the APC, were highlighted.

Iain Lawrence responded to questions from the LUC advising that the APC requested a distinction between “ticketed” and “unticketed” events. In response to that request, the permit identifies guests as “registered” and “non-registered” as the campground operator would have a registry of guests as opposed to an account of ticket holders. It was further advised that the prohibitions in the permit were aligned to be in keeping with the Noise Bylaw for the Juan de Fuca Electoral Area.

The Chair confirmed that the applicant was present.

Applicant comments included:

- the temporary use permit would allow for a trial period and the intention is to rezone to permit the use on a permanent basis
- the subject property is approximately 200 acres
- hardscaping and acoustic technician oversight would be utilized to mitigate noise
- an irrevocable Letter of Credit of \$10,000 is a permit condition

Public comments included:

- impact would not be limited to the land
- proposal would increase traffic into and out of the community
- RCMP presence in the community is limited
- CRD enforcement resources are limited
- support for the APC’s recommendation to limit the temporary use to persons from the general public to 50

LUC discussion ensued regarding the APC’s recommendations relative to the proposed permit conditions.

MOVED by Anna Russell, **SECONDED** by Ron Ramsay that Temporary Use Permit TP000013 be amended to add a new condition 4(c)(iv) to specify that events must occur within Area A on the Site Plan.

CARRIED

MOVED by Anna Russell, **SECONDED** by Roy McIntyre that Temporary Use Permit TP000013 be amended to add a new condition 4(e)(iv) to limit the total number of events to 8 per a calendar year.

CARRIED

MOVED by Ron Ramsay, **SECONDED** by Roy McIntyre that Temporary Use Permit TP000013 condition 4(f)(ii) be amended to reduce event attendees to not more than 50 non-registered, day-use guests.

CARRIED

MOVED by Vern McConnell, **SECONDED** by Anna Russell that Temporary Use Permit TP000013 be amended to add a new condition 4(f)(iii) to limit the total number of attendees at an event to 510.

CARRIED

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

1. That the referral of Temporary Use Permit TP000013 to the Shirley-Jordan River Advisory Planning Commission, Pacheedaht & T'Sou-ke First Nations, Island Health, Ministry of Transportation & Infrastructure, RCMP, and appropriate CRD departments be approved and comments be received; and
2. That the Temporary Use Permit TP000013 be approved, as amended.

Opposed: Ron Ramsay

CARRIED

8. Adjournment

The meeting adjourned at 8:57 pm.

Chair