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Minutes of a Meeting of the Juan de Fuca Land Use Committee
Held Tuesday, April 15, 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; Darren Lucas, Planner; Wendy Miller, Recorder
PUBLIC: 1

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 Roy McIntyre, **SECONDED** by Dale Risvold that the agenda be approved.

CARRIED

3. Adoption of Minutes of March 18, 2025

MOVED by Vern McConnell, **SECONDED** by Anna Russell that the minutes from the meeting of March 18, 2025, be adopted.

CARRIED

4. Chair's Report

The Chair stated that he visited the property that is the subject of the application under consideration this evening.

5. Planner's Report

No report.

6. Zoning Amendment Application

a) RZ000287 – Lot 3, Sections 84 and 88, Sooke District, Plan VIP72026 (5700 Block East Sooke Road)

Darren Lucas spoke to the application to rezone part of the subject property from Rural A to Rural Residential 6A (RR-6A) in order to permit a 4-lot subdivision.

The subject property and proposed subdivision plan were highlighted.

It was advised that a concurrent subdivision application (SU000762) has been received for the undeveloped land and that the proposal is supplemented by an Agricultural Land Reserve (ALR) Buffer Report, a Riparian Areas Regulation Report, and a letter from a well drilling company.

Darren Lucas confirmed that proof of potable water is a condition of subdivision. It was further confirmed that the application agent was present.

Iain Lawrence advised that the part of the property that is designated ALR is proposed to be part of a common property access driveway and that proposed Bylaw No. 4657 would be referred to the Agricultural Land Commission for comment.

The agent confirmed that the ALR part of the property is forested with a gravel drive and that no changes to that area are proposed.

Staff responded to questions from the LUC advising that the proposed lot configuration would be a bare land strata and not a building strata. The proposal to rezone to a bare land strata is in keeping with the policies of the East Sooke Official Community Plan.

MOVED by Vern McConnell, **SECONDED** by Dale Risvold that staff be directed to refer proposed Bylaw No. 4657, "Juan de Fuca Land Use Bylaw, 1992, Amendment No. 167, 2025" to the East Sooke Advisory Planning Commission, appropriate CRD departments, and the following external agencies and First Nations for comment:

Sc'ianew (Beecher Bay) First Nation

T'Sou-ke First Nation

Agricultural Land Commission

BC Hydro

District of Sooke

Island Health

Ministry of Forests - Archaeology Branch

Ministry of Forests - Water Protection Section

Ministry of Land, Water and Resource Stewardship

Ministry of Transportation & Transit

RCMP

Sooke School District #62

CARRIED

7. Adjournment

The meeting adjourned at 7:18 pm.

Chair