



Making a difference...together

**Minutes of a Meeting of the Juan de Fuca Land Use Committee**  
**Held Tuesday, May 20, 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:** Darren Lucas, Planner, Juan de Fuca Local Area Services;  
Wendy Miller, Recorder  
**PUBLIC:** 5 in-person; 7 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 Ron Ramsay that the agenda be approved, as amended, to consider Temporary Use Permit Renewal Application TP000011 as Agenda Item 6 and Development Variance Permit Application VA000166 as Agenda Item 7.

**CARRIED**

**3. Adoption of Minutes of April 15, 2025**

**MOVED** by Anna Russell, **SECONDED** by Dale Risvold that the minutes from the meeting of April 15, 2025, be adopted.

**CARRIED**

**4. Chair's Report**

The Chair welcomed everyone to the meeting and thanked the membership and staff for their service.

**5. Planner's Report**

No report.

**6. Temporary Use Permit Renewal Application**

**a) TP000011 – Lot 4, Section 47, Otter District, Plan VIP52344 (7861 Tugwell Road)**

Darren Lucas spoke to the application for a three-year renewal of a temporary use permit to allow for the continued operation of a microbrewery in the Rural Residential 2 (RR-2) zone.

The subject property, site plan and permit conditions were highlighted.

It was confirmed that the property would need to be rezoned prior to expiration of the temporary use permit to allow the use to continue. It was further confirmed that the applicants were present.

The applicants responded to questions from the LUC advising that the microbrewery is adhering to permit requirements, and that rezoning is not being pursued at this time as the business may be retired within the next three years.

**MOVED** by Vern McConnell, **SECONDED** by Dale Risvold that the Land Use Committee recommends to the Capital Regional District Board:

That a three-year renewal for Temporary Use Permit TP000011, to allow the operation of a microbrewery with outdoor patio and food service in the Rural Residential 2 (RR-2) zone, on Lot 4, Section 47, Otter District, Plan VIP52344, be approved.

**CARRIED**

## 7. Development Variance Permit Application

### a) VA000166 – The Northerly 50 Feet of Lot 111, Malahat District (Wellswood Road/Trans Canada Highway)

Darren Lucas spoke to the request to reduce the required side yard setbacks from 3 m to 1.5 m for the purpose of constructing a single-family dwelling (SFD) in the Greenbelt 2 (Gb2) zone.

The subject property and proposed site plan were highlighted.

It was confirmed that the subject property does not meet the minimum parcel size for subdivision. Regardless of the requested variance, a dwelling may be permitted at the proposed location by meeting the side yard setbacks. It was further confirmed that the applicant was present.

Five members of the public expressed opposition to the variance request.

LUC discussion ensued regarding hardship related to complying with zone setbacks.

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

That Development Variance Permit VA000166 for the Northerly 50 Feet of Lot 111, Malahat District, to vary Malahat Use Bylaw, 1981, Bylaw No. 980, Section 3.2.04(2), by reducing the side yard setback requirement from 3 m to 1.5 m for the purpose of constructing a single-family dwelling, be denied.

Opposed: Director Wickheim, Les Herring

**CARRIED**

## 8. Adjournment

The meeting adjourned at 8:05 pm.

---

Chair