



Making a difference...together

Minutes of a Meeting of the Juan de Fuca Land Use Committee
Held Tuesday, July 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 Administration; Wendy Miller, Recorder
PUBLIC: 2 in-person; 1 EP

EP – Electronic Participation

The meeting was called to order at 7:01 pm.

1. Territorial Acknowledgement

The Chair provided a Territorial Acknowledgement.

2. Approval of the Agenda

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

CARRIED

3. Adoption of Minutes of May 20, 2025

MOVED by Vern McConnell, **SECONDED** by Anna Russell that the minutes from the meeting of May 20, 2025, be adopted.

CARRIED

4. Chair's Report

The Chair welcomed everyone to the meeting and stated that tonight's agenda item provides an opportunity to discuss positive steps forward to streamlining administrative processes while still recognizing each community in the Juan de Fuca (JdF) Electoral Area.

5. Planner's Report

It was reported that effective July 7, 2025, the JdF, Salt Spring Island and Southern Gulf Island Administration Divisions and the Building Inspection Division, as well as select water and wastewater local area services will report to Stephen Henderson, General Manager, under the newly formed Electoral Area Services Department.

6. Administrative Bylaw

a) Juan de Fuca Electoral Area Official Community Plan Consolidation and Willis Point Official Community Plan/Local Area Plan Update Project – Initiation and Terms of Reference

Iain Lawrence spoke to the project to consolidate the seven official community plans (OCPs) of the JdF and concurrently update the Willis Point OCP under one bylaw.

It is proposed that the single bylaw would include common policies addressing broader matters affecting that entire electoral area and that the seven OCPs would be incorporated

into the bylaw as separate Local Area Plan (LAP) schedules, ensuring the unique character, needs, and aspirations of each community are retained.

It was advised that need to consolidate the JdF OCPs became increasingly clear in light of recent provincial housing legislation which requires an OCP to demonstrate how local housing needs will be met over the next 20 years, based on the legislated Housing Needs Reports. A consolidated plan would enable a coordinated JdF-wide approach to meeting these requirements by focusing on areas identified for residential growth.

LUC discussion ensued regarding broad policy matters that may emerge through the consultation process, including development permit areas, groundwater and wildfire policies. Further discussion ensued regarding postponing initiation of the project to allow more time for LUC and public consideration of the proposal.

Iain Lawrence responded to questions from the LUC advising that:

- project funds received from the Community Works Fund program cannot fund staff positions
- under the Terms of Reference (ToR), up to five residents of Willis Point may submit interest in sitting on the LAP Advisory Group
- LAP Advisory Group members are selected by the Director
- the LUC may recommend changes to the ToR including the number of members appointed to Willis Point LAP Advisory Group

MOVED by Anna Russell, **SECONDED** by Vern McConnell that consideration of the Official Community Plan Consolidation and Willis Point Official Community Plan/Local Area Plan Update Project be tabled to the next meeting.

Opposed: Director Al Wickheim, Vern McConnell,
Roy McIntyre, Ron Ramsay, Dale Risvold

DEFEATED

MOVED by Vern McConnell, **SECONDED** by Roy McIntyre that the Land Use Committee directs staff to initiate the Juan de Fuca Electoral Area Official Community Plan (OCP) Consolidation and Willis Point OCP/Local Area Plan Update project in accordance with the Terms of Reference.

CARRIED

7. Adjournment

The meeting adjourned at 8:59 pm.

Chair