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Minutes of a Meeting of the Juan de Fuca Land Use Committee
Held Tuesday, September 16, 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; Darren Lucas, Planner; Wendy Miller, Recorder
PUBLIC: 4 in-person; 3 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 Dale Risvold, **SECONDED** by Vern McConnell that the agenda be approved.

CARRIED

3. Adoption of Minutes of July 15, 2025

MOVED by Roy McIntyre, **SECONDED** by Dale Risvold that the minutes from the meeting of July 15, 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 an application that proposes a location to purchase local food and goods in the community of Shirley.

5. Planner's Report

It was reported that the Request for Proposal for the Juan de Fuca Electoral Area Official Community Plan Consolidation and Willis Point Official Community Plan/Local Area Plan Update Project is now posted to the CRD website and to BC Bid.

6. Zoning and Official Community Plan Amendment Application

a) RZ000289 - Lot A, District Lot 87, Renfrew District, Plan VIP85195 (9730 West Coast Road)

Darren Lucas spoke to the application to amend the Shirley-Jordan River Official Community Plan, Bylaw No. 4001, by redesignating a 0.5 ha portion of the subject property from Coastal Uplands (CU) to Commercial (CO), and the remaining 3.5 ha portion from CU to Pacific Acreage (PA) and to amend the Juan de Fuca Land Use Bylaw, Bylaw No. 2040, by rezoning a 0.5 ha portion of the subject property from the Forestry (AF) zone to a new Commercial Rural Market (C-2) zone, and the remaining 3.5 ha portion ha from the AF zone to the Rural Residential 3 (RR-3) zone.

The subject property, site plan and conceptual drawing were highlighted. Current and proposed land use designations and zones were outlined.

LUC discussion ensued regarding:

- potential for increased water consumption associated with uses permitted by the C-2 zone
- opportunities for water conservation measures such as rainwater capture and water recycling
- confirmation that staff would seek comment on the proposal from the Juan de Fuca Electoral Area (JdF EA) Parks and Recreation Advisory Commission

Staff responded to questions from the LUC advising that:

- the applicant has submitted a preliminary groundwater feasibility report in support of the application
- proof of potable water would be required at the time of subdivision, should subdivision be pursued
- Bylaw No. 2040 currently includes a "C-2" zone short form described as "Village Commercial", but no properties are currently zoned Village Commercial (C-2)
- the proposed bylaw deletes the Village Commercial (C-2) zone in its entirety, establishes a new Commercial Rural Market zone and recycles the "C-2" zone short form
- the proposal would be referred to the JdF EA Parks and Recreation Advisory Commission as an internal agency, should the LUC support referral.

Staff confirmed that the applicant was present.

Applicant comments included:

- the focus of the market proposal is to provide both local residents and visitors to the area with a venue to purchase produce and staples
- the market would provide opportunity to reside and work in Shirley
- support for exploring potential opportunities to implement water capture systems
- support for obtaining required water licences
- there is space available for parking without significant land clearing

MOVED by Anna Russell, **SECONDED** by Vern McConnell that the agency referral list be amended to add the JdF EA Parks and Recreation Advisory Commission.

CARRIED

MOVED by Vern McConnell, **SECONDED** by Anna Russell that staff be directed to refer proposed Bylaw No. 4705, "Shirley - Jordan River Official Community Plan Bylaw No. 5, 2018, Amendment Bylaw No. 3, 2025"; and proposed Bylaw No. 4706, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 168, 2025"; to the Shirley-Jordan River Advisory Planning Commission, appropriate CRD departments, and the following First Nations and external agencies, as amended, for comment:

- paa?ciid?atx (Pacheedaht) First Nation
- T'Sou-ke First Nation
- BC Hydro
- BC Parks
- District of Sooke
- Island Health

- JdF EA Parks and Recreation Advisory Commission
- 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 7:44 pm.

Chair