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**Minutes of a Meeting of the Juan de Fuca Land Use Committee
Held Tuesday, January 20, 2026, at the Juan de Fuca Local Area Services Building
3 – 7450 Butler Road, Otter Point, BC**

PRESENT: Anna Russell (Vice Chair), Alternate Director Jeri Grant (EP), Les Herring,
Vern McConnell, Roy McIntyre, Ron Ramsay
Staff: Darren Lucas, Planner, Wendy Miller, Recorder
ABSENT: Dale Risvold
PUBLIC: 2 in-person

EP – Electronic Participation

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

1. Territorial Acknowledgement

Darren Lucas provided a Territorial Acknowledgement.

At this time, Darren Lucas introduced Jeri Grant, Alternate Director, Juan de Fuca Electoral Area.

Alternate Director Grant thanked the membership for representing their individual communities and the broader Juan de Fuca Electoral Area.

2. Elections

Darren Lucas called for nominations for the position of Vice Chair of the Juan de Fuca Land Use Committee (LUC) for 2026. Anna Russell, Roy McIntyre and Vern McConnell's names were put forward. Roy McIntyre and Vern McConnell declined nomination. Anna Russell accepted nomination. Anna Russell was acclaimed Vice Chair.

3. Approval of the Agenda

MOVED by Vern McConnell, **SECONDED** by Roy McIntyre that the agenda be approved.

CARRIED

4. Adoption of Minutes of November 18, 2025

MOVED by Ron Ramsay, **SECONDED** by Vern McConnell that the minutes from the meeting of November 18, 2025, be adopted.

CARRIED

5. Chair's Report

No report.

6. Planner's Report

It was reported that the consultant for the Juan de Fuca Electoral Area Official Community Plan (OCP) Consolidation and Willis Point OCP/Local Area Plan (LAP) Update project is Stantec Consulting Ltd. Notice of opportunity to volunteer on the Advisory Group for the Willis Point OCP update will be circulated by mail and by newspaper in the next two weeks. The Terms of Reference for the project includes engagement plans and meeting coordination.

7. 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 bare land strata subdivision.

The application was initially considered by the LUC at its meeting of April 15, 2025. At that meeting, the LUC directed that the application be referred to CRD departments, external agencies, First Nations and to the East Sooke Advisory Planning Commission.

The subject property, current Rural A/Agricultural (AG) split-zone boundaries, development permit area (DPA) designations, proposed subdivision plan, and RR-6 Zone were highlighted.

It was advised that a concurrent subdivision application (SU000762) has been received.

It was confirmed that application agent was present.

The agent stated that concurrent applications with the Agricultural Land Commission (ALC) are not required as the AG zoned portion of the subject property, which is located within ALR, is not being rezoned or subdivided. The agent further stated that the required buffer under the Farmland Protection DPA will be met by retaining existing vegetation.

LUC comments included:

- additional requirements that would be considered at the time of subdivision include proof of potable water, sewerage, provision of either park land or cash-in-lieu, and issuance of a development permit
- the rezoning application does not propose any changes to the ALR portion of the subject property
- the ALC supports ALR buffering and registration of a covenant, at the time of subdivision, to ensure long-term protection
- the Farmland Protection DPA would require a 15 m buffer on that portion of the subject property that borders the adjacent ALR property

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

1. That the referral of proposed Bylaw No. 4657, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 167, 2025", to the East Sooke Advisory Planning Commission; CRD departments; 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; and Sooke School District #62 be approved and the comments received;
2. That proposed Bylaw No. 4657 be introduced and read a first, second and third time; and
3. That proposed Bylaw No. 4657 be adopted.

CARRIED

8. Adjournment

MOVED by Les Herring, **SECONDED** by Vern McConnell that the meeting be adjourned at 7:34 pm.

Vice Chair