



Making a difference...together

**Minutes of a Meeting of the Juan de Fuca Land Use Committee  
Held Tuesday, February 17, 2026, 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 (EP), Roy McIntyre, Ron Ramsay, Dale Risvold (EP), Anna Russell  
**Staff:** Iain Lawrence, Senior Manager, Juan de Fuca Administration; Darren Lucas, Planner, Wendy Miller, Recorder  
**PUBLIC:** 2 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 Roy McIntyre, **SECONDED** by Anna Russell that the agenda be approved.

**CARRIED**

**3. Adoption of Minutes of January 20, 2026**

**MOVED** by Anna Russell, **SECONDED** by Roy McIntyre that the minutes from the meeting of January 20, 2026, be adopted.

**CARRIED**

**4. Chair's Report**

The Chair thanked Anna Russell for presiding as Vice Chair at the January meeting.

The Chair stated that tonight's agenda item provides an opportunity to continue the discussion regarding an application that proposes a location in Shirley for the community to purchase and sell local food and goods.

**5. 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, Stantec Consulting Ltd., is analyzing background information and preparing an engagement plan. Interest in volunteering on the Advisory Group for the Willis Point OCP update has closed. Final selection of the members is at the discretion of the Electoral Area Director.

**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 from the AF zone to the Rural Residential 3 (RR-3) zone.

The application was initially considered by the LUC at its meeting of September 16, 2025. At that meeting, the LUC directed that the application be referred to CRD departments, external agencies, First Nations and to the Shirley-Jordan River Advisory Planning Commission.

The property location, site plan, conceptual drawing, and a comparison of existing and proposed zoning and land use designations were highlighted.

It was confirmed that applicant was present.

Public attendees stated support for the proposal. Further support was stated for a pedestrian-controlled crosswalk on Highway 14 to ensure safe passage between the proposed commercial development, nearby residential areas, and the established commercial and civic hub.

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

1. That the referral of 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; paaʔciidʔatx (Pacheedaht) First Nation; T'Sou-ke First Nation; CRD departments; BC Hydro; BC Parks; 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 comments be received;
2. That proposed Bylaw No. 4705 be read a first and second time;
3. That proposed Bylaw No. 4706 be read a first and second time;
4. That in accordance with the provisions of Section 469 of the *Local Government Act*, the Director of the Juan de Fuca Electoral Area, or Alternate Director, be delegated authority to hold a Public Hearing with respect to Bylaw No. 4705 and Bylaw No. 4706;
5. That prior to the adoption of proposed Bylaw No. 4706, the landowner provides an amenity contribution in the form of a statutory right-of-way adjacent to West Coast Road in favour of the Capital Regional District for the purpose of establishing a public trail; and that staff be directed to ensure that all conditions are satisfied towards completion and registration.

**CARRIED**

7. Adjournment

**MOVED** by Anna Russell, **SECONDED** by Vern McConnell that the meeting be adjourned at 7:23 pm.

---

Chair