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**Minutes of a Meeting of the Juan de Fuca Land Use Committee  
Held Tuesday, March 17, 2026, at the Juan de Fuca Local Area Services Building  
3 – 7450 Butler Road, Otter Point, BC**

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**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:** 6 in-person; 1 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 February 17, 2026**

**MOVED** by Roy McIntyre, **SECONDED** by Dale Risvold that the minutes from the meeting of February 17, 2026, be adopted.

**CARRIED**

**4. Chair's Report**

The Chair welcomed everyone to the meeting.

**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., has submitted background reports for review by staff. Staff workshop scheduling, build-out information and engagement plan are currently being developed by the consultant.

**6. Development Variance Permit Application**

a) **VA000167 – Lot 16, Section 10, Otter District, Plan VIP77477 (2196 Otter Ridge Drive)**  
Iain Lawrence spoke to the application to reduce the requirement that ten percent of the perimeter of the lot front onto a public highway in order to authorize a two-lot subdivision.

The property location and proposed subdivision plan were highlighted.

It was confirmed that applicant was present.

The applicant responded to a question from the LUC advising that a secondary suite is not being pursued, noting that the proposed new lot is intended for a relative, which will allow for separate financing.

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

That Development Variance Permit VA000167 for Lot 16, Section 10, Otter District, Plan VIP77477 to vary the Juan de Fuca Land Use Bylaw, Bylaw No. 2040, Part 1, Section 3.10(4)(a), by reducing the minimum frontage requirement from 10% to 3.8% for proposed Lot B, as shown on the Proposed Subdivision plan, prepared by West Coast Design and Development Services, dated December 7, 2022, for the purpose of permitting a two-lot subdivision, be approved.

**CARRIED**

## 7. Zoning Amendment Application

### a) **RZ000291 – That Part of Section 90, Renfrew District, Shown Outlined in Red on Plan 913R Lying to the North of the Southerly Boundary of Plan 503RW (9260 Invermuir Road)**

Iain Lawrence spoke to the application to rezone the subject property from the Rural (A) and Forestry (AF) zones to the Rural 2 (RU2) zone to facilitate a two-lot subdivision and permit agriculture and farm buildings.

The application was initially considered by the LUC at its meeting of November 18, 2025. At that meeting, the LUC directed referral of the application to agencies and to the Shirley-Jordan River Advisory Planning Commission. Attention was directed to the referral comments included in the staff report.

The property location, current split zone boundary and proposed subdivision plan were highlighted.

It was confirmed that applicant was not present.

Iain Lawrence responded to questions from the LUC advising that the RU2 zone would not prohibit personal timber harvesting, subject to development permit requirements, and that the forestry encumbrance is related to the transferee having first right of refusal for any cleared timber. It was further advised that a groundwater licence would be required for farm use.

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

1. That the referral of proposed Bylaw No. 4716, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 169, 2025", to the Shirley-Jordan River Advisory Planning Commission, First Nations, CRD departments and external agencies be approved and the comments received.
2. That proposed Bylaw No. 4716 be introduced and read a first, second and third time; and
3. That proposed Bylaw No. 4716 be adopted.

**CARRIED**

**8. Comprehensive Community Development Plan Amendment Application**

**a) RZ000290 – Lot 6, District Lot 17, Renfrew District, Plan VIP57304, Except Part in VIP61187 (6545 Cerantes Road)**

Darren Lucas spoke to the application to re-designate a portion of the subject property from Residential (R) to Tourism Commercial (TC); and to rezone the property from the Community Residential One (CR-1) zone to a new Multi-unit Dwelling One (MD-1) zone and the Tourist Commercial One (TC-1) zone.

The property location, development permit area designations, proposed land use designation, proposed zone boundary and concept drawing were highlighted.

It was advised that the proposed multi-unit development is outside existing community water and sewer service areas and that the application proposes servicing by a rainwater harvesting system and a wastewater treatment system located on the neighbouring property to the east.

It was further advised that the Official Community Plan (OCP) is currently being updated and that CRD Infrastructure and Water Services (IWS) is also conducting water and wastewater servicing master plan studies for the community.

It was confirmed that applicant was present.

Applicant comments included:

- affordable rental options for staff housing are limited in Port Renfrew
- staff retention is challenging without affordable rentals
- affordable rentals would help retain workers and encourage the growth of the community
- a longer amortization could be sought through the Canadian Mortgage & Housing Corporation (CMHC)
- rezoning requires a public consultation process
- approval of the OCP may take longer than anticipated
- proof of potable water and septic are building permit conditions

Staff responded to questions from the LUC advising that:

- IWS anticipates that the water and wastewater master plan studies will be completed in September/October 2026
- the studies will address service area expansion potential
- density policies will be developed through the OCP update process
- the draft OCP is to be presented and reviewed by the CRD's project partner, paa?čiid?atx (Pacheedaht) First Nation
- the OCP will then be reviewed by legal counsel prior to the formal bylaw adoption process through the LUC and Regional Board

Public comment included:

- economy of Port Renfrew has shifted from mining and logging to tourism
- there is a lack of housing for long-term renters and tourism-sector workers
- lack of residential housing creates challenges in retaining volunteer firefighters
- Community Residential One (CR-1) zoned properties are being used as vacation rentals
- there is an insufficient supply of land zoned for residential use

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

1. That proposed Bylaw No. 4744, not proceed; and
2. That in accordance with the Juan de Fuca Development Fees and Procedures Bylaw No. 3885, a new application for the same purpose in respect of the parcel shall not be made within a 12-month period from the date of the CRD Board's refusal or upon adoption of the updated Official Community Plan for Port Renfrew and completion of the Port Renfrew Water and Wastewater Master Plan studies, whichever comes first.

LUC discussion ensued regarding:

- professional reports and information were not provided in support of the application
- the uncertainty of a multi-unit development's reliance on a community water system for potable water sourced from rainwater capture
- changing weather patterns impacting rainfall levels
- enforcement matters related to non-residential use of existing residential zoned lands
- septic servicing as the development is adjacent to Defiance Creek
- the scale of a 1.4 ha residential development site being used for a proposed density of 80 dwelling units

Opposed: Vern McConnell, Ron Ramsay  
**CARRIED**

## **9. Adjournment**

**MOVED** by Roy McIntyre, **SECONDED** by Dale Risvold that the meeting be adjourned at 8:19 pm.

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Chair