



Making a difference...together

**Minutes of a Meeting of the Juan de Fuca Land Use Committee
Held Tuesday, April 21, 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, Roy McIntyre,
Ron Ramsay, Dale Risvold, Anna Russell
Staff: Iain Lawrence, Senior Manager, Juan de Fuca Administration;
Wendy Miller, Recorder
PUBLIC: 3 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 Dale Risvold, **SECONDED** by Roy McIntyre that the agenda be approved.

CARRIED

3. Adoption of Minutes of March 17, 2026

MOVED by Ron Ramsay, **SECONDED** by Vern McConnell that the minutes from the meeting of March 17, 2026, be adopted.

CARRIED

4. Chair's Report

The Chair thanked staff for their work in preparing for LUC meetings and provided positive comment regarding recent development applications that support local business initiatives, despite the current local and global economic climate.

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., continues to work on an engagement plan, which includes a meeting schedule for the Willis Point Advisory Group and the JdF OCP Steering Committee.

At this time, the LUC indicated interest in meeting as the OCP Steering Committee at 5:00 pm, prior to the regular monthly LUC meeting, or at 7:00 pm on the regular meeting date when a LUC meeting is not required.

6. Zoning Amendment Application

a) RZ000293 – Lot A, District Lot 87, Renfrew District, Plan EPP31225 (2820 Kirby Creek Road)

Iain Lawrence spoke to the application to rezone the subject property from the Rural 2 (RU2) zone to a new Rural 2 – Recreation (RU2-R) zone to permit outdoor facilities for recreation activities including a non-motorized multiuse trail, hiking, picnic areas, fishing, archery, disc golf facilities, and a convenience store accessory to the outdoor recreation principal use.

The property location and concept site plan were highlighted.

It was confirmed that applicant and agent were both present.

Iain Lawrence responded to questions from the LUC advising that:

- the subject property is no longer classified Private Managed Forest Land (PMFL) and will remain designated Coastal Uplands by the Shirley-Jordan River Official Community Plan (OCP)
- the OCP supports low-impact recreation and low-impact tourism on lands removed from PMFL
- the RU2-R zone would not prohibit personal timber harvesting

Applicant comments included:

- existing trout pond is authorized by a provincial permit, is naturally aerated, and is a closed system that is not connected to a watercourse
- future ponds would also need a provincial permit
- existing electric fencing deters wildlife
- a total floor area of 90 m² is proposed for the accessory store to provide flexibility for future use if a store is no longer desired
- the store will offer pre-packaged snacks and bottled water, as groundwater will not be made available to the public

MOVED by Vern McConnell, **SECONDED** by Ron Ramsay that staff be directed to refer proposed Bylaw No. 4764, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 170, 2026", to the Shirley-Jordan River Advisory Planning Commission, appropriate CRD departments, external agencies, and First Nations for comment.

CARRIED

7. Adjournment

MOVED by Vern McConnell, **SECONDED** by Dale Risvold that the meeting be adjourned at 7:43 pm.

Chair