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Minutes of a Meeting of the Juan de Fuca Land Use Committee
Held Tuesday, May 19, 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: 2 in-person; 2 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 Anna Russell that the agenda be approved.

CARRIED

3. Adoption of Minutes of April 21, 2026

MOVED by Anna Russell, **SECONDED** by Ron Ramsay that the minutes from the meeting of April 21, 2026, be adopted.

CARRIED

4. Chair's Report

The Chair stated that each Juan de Fuca community is unique and that development applications should be evaluated based on the specific community in question, rather than in comparison to other communities or jurisdictions.

5. Planner's Report

It was reported that Zoning Amendment Application RZ000290, which was considered by the LUC in March and proposed re-designating a portion of the subject property from Residential to Tourism Commercial; and rezoning 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One (CR-1) zone to a new Multi-unit Dwelling One (MD-1) zone and the Tourist Commercial One (TC-1) zone, has been withdrawn by the applicant.

It was advised that the LUC will adjourn for June and that the JdF Official Community Plan (OCP) Steering Committee may be requested to meet in June to consider the Juan de Fuca Electoral Area OCP project.

6. Zoning Amendment Application

a) RZ000294 – Lot 22, Section 77, Renfrew District, Plan VIP58128 (10602 Sherburne Drive)

Iain Lawrence spoke to the application to rezone the subject property from the Forestry (AF) zone to a new Rural 3 – Home Brewery (RU3) zone to permit home brewery accessory to a principal residential use.

The property location, concept site plan and the proposed RU3 zone were highlighted.

It was confirmed that the applicants were present.

Applicant comments included:

- the existing home brewery has a manufacturing licence with on-site store endorsement with the Liquor and Cannabis Regulation Branch (LCRB)
- the zoning amendment does not propose a change to the manufacturing space/size
- the zoning amendment proposes a picnic area for onsite consumption
- the picnic area would accommodate visitors wishing to sit outside, including those with dogs
- the property needs to be rezoned to permit the picnic area to satisfy LCRB requirements
- brewery processing water is directed to a holding tank for irrigation use

LUC discussion ensued regarding:

- the provided Emergency Response Plan notes a marina operation and the Port Renfrew Volunteer Fire Department
- parking requirements to accommodate the increase in visitors
- proposed Bylaw No. 4766 limits hours of operation to three days per calendar week

Iain Lawrence responded to a question from the LUC advising that temporary use permits allow specific land uses to occur for a period of up to 3 years, and that they may be renewed once for an additional 3 years.

MOVED by Dale Risvold, **SECONDED** Vern McConnell that proposed Bylaw No. 4766 be amended to strike "on no more than 3 days per calendar week and" from 3D.08 Hours of Operation.

CARRIED

MOVED by Dale Risvold, **SECONDED** by Vern McConnell that staff be directed to refer proposed Bylaw No. 4766, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 171, 2026", as amended, to the Shirley-Jordan River Advisory Planning Commission, appropriate CRD departments, external agencies, and First Nations for comment.

CARRIED

7. Adjournment

MOVED by Dale Risvold, **SECONDED** by Anna Russell that the meeting be adjourned at 7:41 pm.

Chair