

REPORT OF PUBLIC HEARING
held at the Shirley Community Hall
2795 Sheringham Point Road, Shirley, BC
January 28, 2025, at 7:00 pm

SUBJECT: **BYLAW NO. 4550**, cited as “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 160, 2023”

PRESENT: **Director A. Wickheim**, Chair by Resolution of the Capital Regional District Board on Wednesday, December 11, 2024

CRD Staff: D. Lucas, Planner, Juan de Fuca Local Area Services;
W. Miller, Recorder

PURPOSE OF THE HEARING:

Bylaw No. 4550 will amend will amend the Juan de Fuca Land Use Bylaw, Bylaw No. 2040, by deleting Parcel A (DD 1047521I) of District Lot 745, Renfrew District, and Parcel B (DD 52657I) of District Lot 745, Renfrew District, from the Forestry (AF) Zone and by deleting District Lot 175, Renfrew District, from the Resource Land (RL) Zone; and adding the said properties to a new Silviculture Campground (CR5) Zone to permit a commercial campground.

NOTICE: Notice was published on the CRD website, and in the Sooke News Mirror on January 23, 2025.

ATTENDANCE: 11

A Territorial Acknowledgement was provided at the preceding public hearing.

The Chair declared the public hearing open at 7:17 pm.

The guidelines and procedures of the public hearing and the Notice of Public Hearing were read to those present.

At the request of the Director, the location of the subject property and minimum parcel size proposed by Bylaw No. 4550 were clarified in response to questions raised by the public.

Two members of the public spoke to the application. Four written public hearing submissions were received prior to the close of the public hearing.

Summary of Verbal and Written Representations

Comment on emergency servicing:

- concern regarding fire risk
- concern that not all parcels being considered under the zoning amendment application are within the Shirley Fire Protection Local Fire Service Area
- the parcel zoned Rural Land has been added to the Shirley Fire Protection Local Fire Service Area

Comment on enforcement:

- concern regarding resources to monitor/patrol campground patrons, including managing noise levels, garbage disposal and water use
- applicant will be living on site

Comment on natural environment:

- concern that the CRD did not require the applicant to have the full extent of Aleda Creek and Swallow Creek professionally surveyed
- concern that Aleda Creek and Swallow Creek drinking water licence holders will be negatively affected by commercial campground use
- concern regarding setbacks between camping spaces and streams
- proposed bylaw requires camp spaces to be a minimum of 100 m from the natural boundary of a stream
- concern that a wildlife corridor was not required to protect wildlife including an established bear denning area on District Lot 175
- concern that the proposed commercial and silviculture use will have an overall negative environmental impact

Comment on amenity contribution:

- concern that the applicant was not required to provide community amenity in the form of a CRD statutory-right-of-way suitable for a public trail, as recommended by staff and by the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission

The Chair called three times for further discussion on the bylaw and hearing none closed the public hearing on Bylaw No. 4550 at 7:28 pm.

CHAIR, Director A. Wickheim
