

Appendix B: Report of the Public Hearing

REPORT OF PUBLIC HEARING

held at the Juan de Fuca Local Area Services Building
3-7450 Butler Road, Otter Point, BC
August 10, 2021 at 7:00 pm

SUBJECT: **BYLAW NO. 4381**, cited as “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 149, 2020”

PRESENT: **Director M. Hicks** (EP), Chair by Resolution of the Capital Regional District Board on Wednesday, July 14, 2021

CRD Staff: I. Lawrence, Manager; JdF Community Planning (EP);
W. Miller, Recorder (EP)

PURPOSE OF THE HEARING:

Bylaw No. 4381 will amend Bylaw No. 2040, "Juan de Fuca Land Use Bylaw, 1992", by adding “food and beverage processing” and “country market” as principal uses and “onsite store”, picnic area, lounge and special event area accessory to a manufacturer liquor licence, subject to the Liquor Control and Licencing Act” as accessory uses to the Wildwood Terrace Neighbourhood Commercial (C-1A) zone; and by deleting That Part of Section 4, Renfrew District except those parts in Plans 427R, 23879, VIP68644, VIP79213, VIP80549, VIP82411 and EPP69011 from the Wildwood Terrace 4 (WT-4) Zone, and adding to the Wildwood Terrace Neighbourhood Commercial (C-1A) Zone and by deleting That Part of Section 4, Renfrew District except those parts in Plans 427R, 23879, VIP68644, VIP79213, VIP80549, VIP82411 and EPP69011 from the Wildwood Terrace Neighbourhood Commercial (C-1A) Zone, and adding to the Wildwood Terrace 4 (WT-4) Zone.

NOTICE: Notices were inserted in two (2) consecutive issues of the Sooke News Mirror appearing on July 29, 2021, and August 5, 2021.

ATTENDANCE: Approximately 9 EP

EP – Electronic Participation

The Chair declared the public hearing open at 7:01 pm.

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

I. Lawrence advised that two submissions of non-support were received in response to the notice of public hearing. The submissions from Burly Phillips and Brian Kenny will be recorded into the record of public hearing.

The Chair called three times for further discussion on the bylaw and hearing none closed the public hearing on Bylaw No. 4381 at 7:05 pm.

CHAIR, Director M. Hicks

Wendy Miller

From: Burly Phillips
Sent: Thursday, August 05, 2021 9:46 AM
To: Wendy Miller
Subject: Re: Zoning Amendment Application RZ000270 (Brewery - 12036 West Coast Road)

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Thanks for the email Wendy and as a resident of _____ I am completely opposed to having a brewery in the neighbourhood! I moved here in particular for rural quiet living not for accommodating tourist type transient people drinking in my neighbourhood! Also I am particularly concerned about water consumption and contamination from something like this on our local residents! We all live off shallow surface wells in this area so any ground water contamination would become well water contamination plus we don't have a lot of water in these drought times anyway!! Thanks Burlin Phillips

----- Original Message -----

From: Wendy Miller <wmillier@crd.bc.ca>
To:
Sent: Thu, 05 Aug 2021 10:33:16 -0600 (MDT)
Subject: Zoning Amendment Application RZ000270 (Brewery - 12036 West Coast Road)

Good Morning,

I email to advise that a public hearing is scheduled for Bylaw No. 4381 (Zoning Amendment Application RZ000270):

Date: Tuesday, August 10, 2021
Time: 7:00 pm

PLEASE NOTE: During the COVID-19 situation, the hearings will be held electronically. To register to attend please contact the Juan de Fuca Community Planning Office by email at jdfinfo@crd.bc.ca <<mailto:jdfinfo@crd.bc.ca>>.

Written submissions should be sent to Juan de Fuca Community Planning before noon on August 10, 2021, to ensure availability at each public hearing.

Thank you,

Wendy Miller
Administrative Clerk | JdF Community Planning | 250.642.8100 JdF Local Area Services Building | Capital Regional District
3 - 7450 Butler Road, Sooke, BC V9Z 1N1

This message is intended only for the use of the individual or entity named above, and may contain information that is privileged, confidential or exempt from disclosure under applicable law. If you are not the intended recipient or their employee or agent responsible for receiving the message on their behalf your receipt of this message is in error and not meant to waive privilege in this message. Please notify us immediately, and delete the message and any attachments without reading the attachments. Any dissemination, distribution or copying of this communication by anyone other than the intended recipient is strictly prohibited. Thank you. Please consider the environment before printing this email.

Wendy Miller

From: Brian Kenny
Sent: Monday, August 09, 2021 10:01 PM
To: Wendy Miller
Subject: Re: Zoning Amendment Application RZ000270 (Brewery - 12036 West Coast Road)

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hello Wendy. We as permanent residents in this area of Jordan river directly across the highway from the proposed brewery are very against this idea. The consumption of water used by micro breweries is astounding, written at about 5-10litres per 1 litre of beer produced. This is very concerning to us here due to the fact we are all on well water and plenty of the wells in this area already dry out through the summer months. That's only one of the problems we see with this, the brewery and lounge in our area with no sidewalks, taxi services, bus routes etc only leads us to believe the drinking and driving will increase around our growing families and young kids. This area could use a store, yes , but starting a commercial space with a brewery will only bring more problems to our area. I have lived in this area for 24 years and have seen licensed restaurants here which is less of a threat to our area than a water consuming alcohol promoting establishment. Many of our kids get picked up from the bus drop off across the road from this proposed brewery with enough of a problem that speeding is out here add alcohol and I'm sure it won't be any better. If this goes ahead from the CRD zoning what is our next step with water rights to fight this proposal or do we have that option? This in my opinion is not a way to "start" a community for the people who feel that's necessary when in fact most people who live here and have for years enjoy the tranquility this space has. Thanks Brian.

Not sure if I needed to send this to another email but If so could you please copy and paste for me.

On Thu, Aug 5, 2021 at 9:32 AM Wendy Miller <wmiller@crd.bc.ca> wrote:

Good Morning,

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Date: Tuesday, August 10, 2021

Time: 7:00 pm

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