

Appendix F: Referral Comments

CRD Building Inspection:

From: Mike Taylor
Sent: Friday, January 08, 2021 3:29 PM
To: Iain Lawrence; Emma Taylor
Cc: Wendy Miller
Subject: RE: Referral - Zoning Amendment Application for Section 4, Renfrew District Except Those Parts in Plans 427R, 23879, VIP68644, VIP79213, VIP80549, VIP82411 and EPP69011 (RZ000270)

Further information from the Building Inspection Dept is as follows.

-As I understand the site is outside of a fire protection area provisions are required for rural fire fighting and/or a fire sprinkler system (see building bylaw section 2.1.7).

-Existing buildings or structures on the property are to be reviewed for compliance with Building Bylaw requirements. At present we have been able to find permit documents for only an arched steel building built under permit JD07-133 (2007).

We will provide further comments if additional information becomes available. Thank you.
Mike

CRD Bylaw Enforcement:

From: Wilf Marquis
Sent: Monday, November 30, 2020 12:06 PM
To: Wendy Miller
Subject: RE: Referral - Zoning Amendment Application for Section 4, Renfrew District Except Those Parts in Plans 427R, 23879, VIP68644, VIP79213, VIP80549, VIP82411 and EPP69011 (RZ000270)

CRD Bylaw Enforcement Services has reviewed the staff report for rezoning application RZ000270 for 12036 West Coast Road (proposed Bylaw No. 4381), the proposed Bylaw No. 4381 is to amend the Wildwood Terrace Neighbourhood Commercial C-1A zone to add food and beverage processing in order to permit a micro-brewery and accessory service and sales at 12036 West Coast Road. Additionally, the LUC considered the applicant's request to amend the C-1A zone to increase the Total Floor Area of 1000 m² to 4000 m².

The owner has submitted a rezoning application to permit a micro-brewery and accessory retail sales, on-site tasting and a lounge which would be subject to approval of a licence and endorsement under the Liquor Control and Licensing Act. This submission has many agencies involved in its approval process including Private Managed Forest Land Act, Environmental Management Act., Water Sustainability Act (Provincial Water Stewardship Division), Liquor and Cannabis Regulation Branch, Ministry of Transportation & Infrastructure, etc. as outlined in the report.

CRD Bylaw Enforcement does not have any specific objections to this application in that other similar facilities have not appeared to generate increased service levels for CRD Bylaw Services to date. Other regulatory agencies may have greater insights regarding economic, environmental or social implications given the proposal.

Wilf MARQUIS | Senior Bylaw Officer
Bylaw and Animal Care Services | Capital Regional District
#212-2780 Veterans Memorial Parkway, Victoria, B.C. V9B 3S6
T: 250.474.3351 (21) | C: 250.883.1299 | F: 250.391.9727
www.crd.bc.ca |

CRD Protective Services:

From: Jonathan Reimer
Sent: Friday, November 27, 2020 11:11 AM
To: Wendy Miller <wmiller@crd.bc.ca>
Subject: RE: Referral - Zoning Amendment Application for Section 4, Renfrew District Except Those Parts in Plans 427R, 23879, VIP68644, VIP79213, VIP80549, VIP82411 and EPP69011 (RZ000270)

Protective Services recommends that no new buildings be occupied until a sprinkler system is installed in accordance with NFPA 13 and to the satisfaction of the building inspector, or the proponent has commissioned a report from a fire suppression engineer and completed all recommendations therein.

Jonathan Reimer MSc
Manager, Electoral Area Fire and Emergency Programs
Protective Services | Capital Regional District
625 Fisgard St, Victoria BC V8W 2S6
T: 250-360-3137 | C: 250-415-1695

For emergencies, contact the CRD Duty Officer at 250-360-3223 or ecoreports@crd.bc.ca

District of Sooke:



2205 Otter Point Road, Sooke, British Columbia, Canada V9Z 1J2
Phone: 250-642-1634 Fax: 250-642-0541 Email: info@sooke.ca Website: www.sooke.ca

CRD Rezoning Application Referral to District of Sooke Planning Department

Monday, November 30, 2020

DOS File No.: CRD Referral

Juan de Fuca Community Planning
3 – 7450 Butler Road
Sooke, BC V9Z 1N1

Via Email: wmiller@crd.bc.ca

Dear Iain Lawrence, Manager, Community Planning

Re: Referral Comments on rezoning application to amend Bylaw No. 2040 to amend the Wildwood Terrace Neighbourhood Commercial C-1A zone to add food and beverage processing in order to permit a micro-brewery and accessory service and sales on a property located at 12036 West Coast Road for the Jordan River Brewing Company

Upon review of the proposed bylaw amendments to Bylaw No. 2040, Planning staff have determined that the District of Sooke's interests are unaffected by the proposed bylaw amendment RZ000270.

Thank you for providing the opportunity to comment on the proposed rezoning application.

If you have any further questions, please do not hesitate to contact me at the email provided below.

Yours Truly,

Kasha Janota-Bzowska, Planner I
Planning and Development Department
2205 Otter Point Road
Sooke, BC V9Z 1J2

Email: kjanotabzowska@sooke.ca
Web: <http://www.sooke.ca>

CC: Matthew Pawlow, RPP MCIP, Director of Planning and Development Services

FLNR- Archaeology Branch:

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: Tuesday, December 15, 2020 11:49 AM
To: Wendy Miller
Subject: RE: Rezoning Application RZ000270 - CRD Referral

Hello Wendy,

Thank you for your referral regarding the proposed rezoning of 12036 West Coast Road, Jordan River, PID 009573356, SECTION 4 RENFREW DISTRICT EXCEPT THOSE PARTS IN PLANS 427R, 23879, VIP68644, VIP79213, VIP80549, VIP82411 AND EPP69011. Please review the screenshot of the property below (outlined in yellow) and notify me immediately if it does not represent the property listed in your referral.

Results of Provincial Archaeological Inventory Search

According to Provincial records, there are no known archaeological sites recorded on the subject property.

Archaeological potential modelling for the area does not indicate a high potential for previously unidentified archaeological sites to be found on the subject property.

Archaeology Branch Advice

The Archaeology Branch does not identify a need for archaeological study or Provincial heritage permit(s) at the time of this referral response.

Please notify all individuals (e.g., owners, developers, equipment operators) involved in land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) that if archaeological material is encountered during development, they **must stop all activities immediately** and contact the Archaeology Branch for direction at 250-953-3334.

Rationale and Supplemental Information

- Archaeological study and Provincial heritage permit(s) are not required in the absence of an archaeological site.
- There is always a possibility for previously unidentified archaeological sites to exist on the property.
- Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed.

Questions?

For questions about the archaeological permitting and assessment process, please contact the Archaeology Branch at 250-953-3334 or archaeology@gov.bc.ca.

For more general information, visit the Archaeology Branch website at www.gov.bc.ca/archaeology.

Please let me know if you have any questions regarding this information.

Kind regards,

Diana



Please note that subject lot boundaries (yellow) indicated on the enclosed screenshot are based on information obtained by the Archaeology Branch on the date of this communication and may be subject to error or change.



Diana Cooper
Archaeologist/Archaeological Information Administrator
Archaeology Branch | Ministry of Forests, Lands, Natural Resource Operations and Rural Development
Phone: (250) 953-3343 | Email: diana.cooper@gov.bc.ca | Website www.gov.bc.ca/archaeology

From: Wendy Miller <wmiller@crd.bc.ca>
Sent: November 19, 2020 3:24 PM
To: Arch Data Request FLNR:EX <ArchDataRequest@gov.bc.ca>
Subject: Rezoning Application RZ000270 - CRD Referral

FLNR – Environmental Stewardship:

RESPONSE SUMMARY – REZONING APPLICATION RZ000270

☐ Interest Affected by Proposal for Reasons Outlined Below

☒ Interest Unaffected by Proposal

Comments:

Interests Unaffected Subject to the Following Conditions:

We recommend that any required vegetation clearing during subsequent property development be minimized and occur outside the nesting period from March 1 to August 31 to reduce impacts on all bird species. A search for the nests of birds (eagles, peregrine falcons, gyrfalcon, ospreys and herons) protected under Section 34(b) of the *Wildlife Act* should be conducted before the start of vegetation clearing. Should the nest of a bird requiring protection under Section 34(b) of the *Wildlife Act* be located, please refer to the recommended buffer distances in Table 4.1 (Section 4) of *Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia (MOE 2014)* available at <https://www2.gov.bc.ca/assets/gov/environment/natural-resource-stewardship/best-management-practices/develop-with-care/dwc-section-4.pdf>.

Follow other relevant best management practices in *Develop with Care*.

The review of potential groundwater impacts will be reviewed by the Water Section of FLNRORD. They will send comments separately.

Dr. Grant Bracher P.Ag., R.P.Bio.

Ecosystem Biologist

Signed

Title

December 2, 2020

FLNRORD – Environmental Stewardship

Date

Agency

FLNR – Water Protection:

RESPONSE SUMMARY – REZONING APPLICATION RZ000270

☒ Interest Affected by Proposal for Reasons Outlined Below

☐ Interest Unaffected by Proposal

Comments:

The Ministry of Lands and Natural Resources Water Protection Section has received a referral with respect to proposed land use change of the subject parcel.

The primary source of water in this area are two aquifers, Aquifer 944 (AQ944), composed of glaciofluvial gravel and medium sand, present on a low elevation floodplain adjacent to Jordan River and Uglow Creek (Aquifer 944 Fact Sheet: https://s3.ca-central-1.amazonaws.com/aquifer-docs/00900/AQ_00943_Aquifer_Factsheet.pdf) and AQ943, a larger fractured crystalline bedrock aquifer that has been delineated from Jordan River to the Rosamond Creek (Aquifer 943 Fact Sheet: https://s3.ca-central-1.amazonaws.com/aquifer-docs/00900/AQ_00944_Aquifer_Factsheet.pdf). Both aquifers have been identified as moderately vulnerable to contaminants introduced at the land surface. Intrinsic vulnerability mapping also completed in this area indicates that areas where fine grained confining sediments such as clay and silt overlying the aquifer are thin or absent, such as in the lands adjoining the subject parcel, the surficial aquifer has a higher level of vulnerability. Therefore, measures should be in place to ensure on site contaminants (if any) do not contaminate the aquifers while minimizing impervious surfaces which would limit natural recharge.

As this area does not have a local water service provider, the applicants should be advised that a water licence (for surface water or for non-domestic groundwater) would be required for the proposed land use. For more information on water licensing and rights refer to: <https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights>. Because the site is at low elevation and close to the marine shore, the aquifers may be vulnerable to saltwater intrusion. If a water licence for groundwater is required, potential to saltwater intrusion will need to be considered.

No additional concerns are noted with respect to the proposed bylaw.

Signed: Jessica Doyle



Title Section Head, Water Protection

Ministry of Lands and Natural Resource Operations

Date: December 2, 2020

Island Health:

RESPONSE SUMMARY – REZONING APPLICATION RZ000270

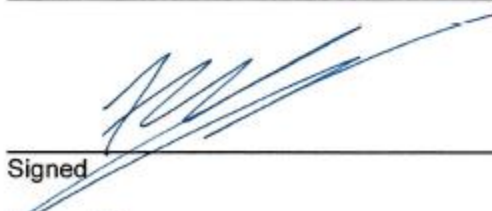
- ☒ Interest Affected by Proposal for Reasons Outlined Below
☐ Interest Unaffected by Proposal

Comments:

No objections provided the applicant of the micro-brewery complies with the Drinking Water Protection Act/Regulation and Sewerage System Regulation.

For more information on obtaining a Drinking Water Permit, please contact Island Health.

Signed



Date

Dec 14, 2020

Title

Environmental Health Officer

Agency

Island Health

Liquor and Cannabis Regulation Branch:

From: LCRB Senior Licensing Analysts LCRB:EX <LCRB.SLA@gov.bc.ca>
Sent: Tuesday, December 01, 2020 9:37 AM
To: Wendy Miller
Subject: RE: Rezoning Application RZ000270 - CRD Referral

Hi Wendy,

Thank you for the applicant information. At this time it doesn't look like an application for a liquor licence has been submitted for [REDACTED]. When he is ready to do so, he will need to submit an application via the online licensing portal and will need to indicate the relevant information regarding zoning at that time.

I will contact him via the email provided below to inform him of his next steps.

Kind regards,

Teresa Cinco | Senior Licensing Analyst
Liquor and Cannabis Regulation Branch

Ministry of Transportation & Infrastructure:

From: [Page, Owen TRAN:EX](#)
To: [Wendy Miller](#)
Subject: RE: Rezoning Application RZ000270 - CRD Referral
Date: Wednesday, December 02, 2020 1:09:21 PM
Attachments: [image001.png](#)

Ministry File #2020-05856

Hi Wendy,

Please consider this the official response from the Ministry of Transportation and Infrastructure regarding the proposed zoning bylaw amendment of the subject area on the property, located at 12036 West Coast Road, to allow an increase in total floor area and permit brewery services and sale.

The Ministry has no objection to the proposal subject to:

- Applicant is advised that all structures are to be located at least 4.5 metres back from the highway right-of-way, or 3 metres, where the structure has access from another street. The applicant should check with the CRD as to what their requirements are, and the greater of the two will apply. Please refer to Section 12 of the Provincial Public Undertakings Regulation BC Reg. 513/2004.
- Applicant to acquire a commercial access permit from the MoTI to serve the future brewery sales and service business. The access location should preferably be located at the western edge of the proposed area of rezoning to allow for adequate sightlines on Highway 14 in both directions.
- No storm drainage shall be directed into Ministry of Transportation and Infrastructure systems. This would include, but is not limited to, collection/run-off of the internal road system. All storm water is to be directed to a municipally maintained storm system.

Thank you for the opportunity to comment on the proposed rezoning. If you require further input from the Ministry, please feel free to contact me.

Best Regards,

Owen Page
Development Officer
Ministry of Transportation and Infrastructure
Vancouver Island District
Ph: 236-478-1552



WEBSITE FOR DEVELOPMENT APPROVALS:

www.th.gov.bc.ca/Development_Approvals/home.htm | MINISTRY WEBSITE: <http://tranbc.ca/>

Pacheedaht First Nation:



Pacheedaht First Nation

350 Kalaid Street
Port Renfrew, BC
V0S 1K0

Phone: (250) 647-5521
Fax: (250) 647-5561

VIA EMAIL: Iain Lawrence

RE: Jordan River Rezoning RZ000270

Dear Iain,

Thank you and your colleagues for taking the time to go through the rezoning application related to the brewery development in Jordan River.

We have been in communications with the applicant on the various proposals to integrate Pacheedaht's concerns into the project design. As expressed at the meeting, the rezoning process only reviews the zoning, and therefore we are limited in our scope and depth of comments. The summary you have provided gives context to Pacheedaht's review, and we add additional points below:

- The OCP began and completed with little to no engagement with Pacheedaht First Nation. There would be many recommendations from the Nation if afforded active participation in the process, and we would like to follow up on being able to incorporate meaningful amendments.
- Pacheedaht has been negotiating the transfer of the foreshore lands in Jordan River with BC Hydro since 2014 and continues to pursue additional land transfers. These lands also include areas currently owned by the CRD. The interests of the Nation to work with the CRD to find mutually beneficial outcomes is of high priority, and we are hopeful that in 2021 we can find a path forward in these important areas. It is critical to the overall community planning of the Jordan River area in particular and is relevant to the discussions on the RZ000270 application.
- PFN has been undertaking development planning in the Jordan River lands since 2017, and it is imperative to find continuity and common ground with other interested parties. It is imperative that the Nation's origin site have a distinct place in these discussions, especially with the high archeological and cultural values.
- The brewery proposal in particular has raised environmental concerns, and social concerns including those mentioned in your summary. Specifically the water quality and quantity need further study.

Given the significance of the area and comments above, PFN recommends that the CRD provide a path forward to rectify the OCP consultation deficiencies in light of this application. It is critical to have the Nation's interests and cultural history imbedded into the development plans for the region.

We look forward to your response on this matter prior to presenting it to the Land Use Committee in March. Also, if you can clarify if there is an appropriate mechanism for participating the in the March meeting.

Thank you

A handwritten signature in black ink, appearing to read 'KG' or similar initials, followed by a surname.

Kristine Gatzke
Pacheedaht Referrals Coordinator

RCMP:

From: Brett SINDEN <brett.sinden@rcmp-grc.gc.ca>
Sent: Thursday, December 10, 2020 2:42 PM
To: Wendy Miller
Subject: Re: Rezoning Application RZ000270- CRD Referral (Brewery - Jordan River)

no comment,,, thx

Shirley/Jordan River APC Minutes:



Minutes of a Meeting of the Shirley/Jordan River Advisory Planning Commission
Held December 9, 2020, at Juan de Fuca Local Area Services Building, 3-7450 Butler Road,
Otter Point, BC

PRESENT: Fiona McDannold (Chair) (EP), Vivi Curutchet (EP), Blair Hughes (EP),
Melody Kimmel (EP), Brenda Mark (EP)

Staff: Iain Lawrence, Manager, Community Planning (EP);
Emma Taylor, Planner (EP); Wendy Miller, Recorder (EP)

PUBLIC: Approximately 18 (EP)

EP – Electronic Participation

The meeting was called to order at 7:08 pm.

1. Elections

At this time, Iain Lawrence introduced the members of the Shirley/Jordan River Advisory Planning Commission (APC). It was advised that this is the first meeting of the APC since 2018. It was further advised that the role of the APC is to provide input to the Juan de Fuca Land Use Committee (LUC) on land use decisions.

Iain Lawrence called for nominations for the position of Chair of the Shirley/Jordan River APC 2020 and Fiona McDannold's name was put forward. Iain Lawrence called two times for further nominations and, as there were none, Fiona McDannold was acclaimed Chair. Noting that this will be the first and last meeting of the APC in 2020, the election for the position of Vice Chair was not held.

2. Approval of the Agenda

MOVED by Fiona McDannold, **SECONDED** by Brenda Mark that the agenda be approved.
CARRIED

3. Approval of the Supplementary Agenda

MOVED by Melody Kimmel, **SECONDED** by Vivi Curutchet that the supplementary agenda be approved.
CARRIED

4. Adoption of the Minutes of November 7, 2018

MOVED by Brenda Mark, **SECONDED** by Vivi Curutchet that the minutes of November 7, 2018, be adopted.
CARRIED

5. Planner's Report

Noting that all attendees are participating electronically, Iain Lawrence suggested that consideration of the application start with staff overview of the proposal followed by comments/questions from the APC for the Planner and the applicant, followed by comments/questions from the public. Iain Lawrence advised that at the close of discussion, a recommendation from the APC is requested for consideration by the LUC.

The Chair extended support for the proposed meeting format.

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6. Rezoning Application

- a) RZ000270 - Section 4, Renfrew District Except Those Parts in Plans 427R, 23879, VIP68644, VIP79213, VIP80549, VIP82411 and EPP69011 (12036 West Coast Road)
Emma Taylor spoke to the staff report and the request to amend the Wildwood Terrace Neighbourhood Commercial C-1A zone to add *food and beverage processing* in order to permit a brewery and accessory service and sales on the subject property.

Emma Taylor confirmed that the LUC considered the application at its meeting of November 17, 2020, and recommended that the proposal be referred to agencies and to a meeting of Shirley/Jordan River APC. At that same meeting, the LUC supported the applicant's request to increase the Total Floor Area permitted by the C-1A zone from 1,000 m² to 4,000 m².

Emma Taylor directed attention to proposed Bylaw No. 4381, which would amend the C-1A zone to add food and beverage processing as a permitted principal use and permit accessory service and sale of liquor subject to approval of a licence and endorsements under the *Liquor Control and Licensing Act*.

Emma Taylor directed attention to the development proposal and preliminary site plans, as provided by the applicant. It was confirmed that a development permit for the form and character of commercial buildings will be required for the brewery. It was further confirmed that the applicants were in attendance.

The Chair requested comment from the applicants.

One of the applicants responded to comments received from the public, as included in the supplementary agenda, noting that:

- non-alcoholic beverages/food will be provided to support a more inclusive environment
- the operation will not be a bar/pub
- the operation will be a manufacturing facility with a focus on off-sale/wholesale
- a local brewery will promote local consumption, potentially reducing travel into Sooke/traffic risk
- there are options to address concerns regarding the location of the school bus stop and hours of operation
- access to the brewery site will be from an interior road

The Chair requested comment from the APC.

Emma Taylor responded to the comments received from the APC, advising that:

- there is no record of building permits for the existing structures on the subject property
- the C-1A permits Convenience Store, Retail Store and Civic Uses as principal uses
- review of current uses/structures will be reviewed as part of the referral process
- prior to the subject area being zoned to C-1A, the property was not zoned
- there may be an aspect of historical use which may account for the gravel operation
- parking proposed by Bylaw No. 4381 is to address the food and beverage processing use
- the Juan de Fuca Land Use Bylaw, Bylaw No. 2040, already stipulates parking requirements for licensed premises
- the proposed food and beverage processing scale is in keeping with a commercial zone as opposed to an industrial zone

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The Chair requested comment from the applicants regarding the increase in Total Floor Area from 1,000 m² to 4,000 m².

An applicant stated that:

- there are existing structures on the C-1A zoned portion of the property
- the proposed brewery use would exceed the current total floor area allowance due to the existing structures
- it is hoped that the brewery site could act as a community hub, replacing what was lost at the town site
- although the full buildout is not known at this time, the increase in Total Floor Area would accommodate additional structures without having to pursue rezoning in future

APC comments included:

- the idea that offering alcohol in the community will reduce drinking and driving is misguided
- aspects of the proposal, including the amount of product to be produced, are unclear
- it is unclear as to whether the subject area is Private Managed Forest Land (PMFL)
- it is unclear as to whether the applicants will be pursuing subdivision in future
- it is unclear as to whether the increase in Total Floor Area is required
- "lounge" is not defined by Bylaw No. 2040

An applicant stated that the C-1A zoned portion of the property cannot be subdivided further.

Staff advised that:

- the proposal was referred to CRD Building Inspection to make comment on existing structures/future structures
- local government bylaws cannot restrict/regulate forestry activities on lands classified as PMFL
- the provincial manufacturer licence (brewery licence) permits sales for distribution, marketing/promotion, product sampling and guided tours
- a lounge endorsement application requires additional public consultation and local government/First Nation approval
- potential endorsements include an onsite store, picnic area, lounge and special events
- a lounge would include indoor seating and food services

The Chair requested comment from the public.

Wayne Jackaman, Jordan River, questioned the brewery's water source, anticipated water use and waste management plans.

Emma Taylor confirmed that:

- a license is required for non-domestic groundwater use pursuant to the *Water Sustainability Act*
- the proposal was referred to the provincial Water Stewardship Division for comment
- the Shirley – Jordan River Official Community Plan (OCP), Bylaw No. 4001, provides policies for water use and protection

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The applicants stated that:

- rainwater collection may also be considered in addition to well water
- there is opportunity to repurpose/recycle barley waste offsite
- water use requirements remain under review as production demand will increase water usage
- hours of operation also remain under review

Emma Taylor confirmed that hours of operation for endorsement applications are regulated by the Province.

Tannis Dukart, Jordan River, stated that:

- the Jordan River community is growing
- the community lacks infrastructure to support this growth
- the community lacks road shoulders/road crossings for safe walking
- the community does not have garbage service
- police, fire and ambulance services are not located in Jordan River
- she has concerns regarding the brewery's ingress/egress, impact on the environment and impact on water supply
- plans for the gravel operation are not known
- Pacheedaht First Nation's plans for their Jordan River lands are not known
- does not support the development proposal as it appears it will encourage parties
- small community success does not start with a brewery

An applicant acknowledged:

- the community association's efforts to bring the community together
- the community's interest in establishing a meeting place and fire hall

The same applicant stated that:

- a meeting place and fire hall cost money
- the brewery will provide a tax base
- the brewery can act as community gathering place
- the applicants do not support Jordan River becoming a destination for parties

Jay Evans, Shirley, stated concern regarding water and fire protection.

Burlin Phillips, Jordan River, stated that he does not believe that a local brewery will reduce drinking and driving in the community as the brewery will attract visitors from outside of the area.

Brian Kenny, Jordan River, stated that:

- residents support establishment of a community gathering spot
- the applicants are not residents of Jordan River
- he did not move to Jordan River for a brewery or brewery traffic
- he has concerns regarding water and traffic

Sallie Pocock, Jordan River, stated that:

- she shares the concerns raised by other residents
- there is no need for a brewery
- Jordan River is already a destination for visitors from outside of the area

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- there are limited washroom facilities for the current level of visitors that come to the community for recreation
- other community needs need to be addressed before a brewery is considered

Iain Lawrence responded to questions from the public and advised that:

- ambulance and RCMP services are located in Sooke
- the community of Jordan River is not within a fire protection service area
- the proposal was referred to the RCMP

APC comments included:

- the community has concerns regarding water supply
- the community has concerns regarding the increase in the Total Floor Area 1,000 m² to 4,000 m²
- letters of support still indicate concerns regarding fire protection
- the community has concerns regarding the potential for the brewery establishment to apply for further endorsements in accordance with the *Liquor Control and Licensing Act* and the overall scale of the proposal
- subject property is designated Pacific Acreage
- the Pacific Acreage land use designation supports home based businesses and small-scale commercial uses
- existing community businesses provide a good example of the commercial scale supported by the community
- existing businesses are owned by residents
- existing businesses fit the form and character of the community
- preliminary building designs provided by the applicant do not reflect the spirit of the community
- the applicants have not been able to confirm the scale of the brewery establishment or the amount of beer anticipated to be produced
- subject area is already zoned commercial so there will not be a decrease in residential use
- brewery traffic will not be routed through residential areas
- establishment of a brewery has the potential to provide economic benefit to the community
- the applicants are required to get a non-domestic groundwater license
- breweries are permitted as home based businesses on residential lots when a property's zone permits Home Based Business Category 3 and the property meets the home based business regulations
- home based businesses are established without community consultation, but the scale of home base business operations is much smaller
- proposal is not consistent with the community's OCP as the proposal is not small-scale and is not intended to meet community needs
- building and parking designs are not consistent with OCP's Commercial Development Permit Area guidelines
- proposal is not consistent with the OCP's objectives to reduce greenhouse gas
- it is too early to consider zoning to support additional endorsements
- the applicants did not pursue early consultation with the Jordan River community
- community lacks basic infrastructure such as water servicing, cell and internet services
- the community is divided on supporting the proposal based on the letters and comments received

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Emma Taylor responded to a question from the APC confirming that existing water use/water availability is considered when a non-domestic groundwater license application is received.

MOVED by Brenda Mark, **SECONDED** by Fiona McDannold that the APC report to the Land Use Committee that the APC has reviewed proposed Bylaw No. 4381 and:

- a) That it recommends support for amending the C-1A zone to support food and beverage processing to permit a brewery;
- b) That it does not recommend support for amending the C-1A zone to support an onsite store, picnic area, lounge and special event area;
- c) That it does not recommend support for amending the C-1A zone to increase the Maximum Size of Principal Building from 1,000 m² to 4,000 m²;
- d) That it recommends support for amending Bylaw No. 2040 to address parking requirements for the food and beverage processing;
- e) That more information be provided by the applicant regarding the overall scale and design of the proposal in the form of a public information meeting for residents.

Prior to calling the vote, the Chair requested comment from staff regarding how the proposal will proceed after the APC meeting.

Iain Lawrence confirmed that:

- the proposal and the minutes from tonight's meeting, as well as the written submissions considered at this meeting, will be returned to a meeting of LUC for its consideration
- notice of that meeting will be mailed to owners and occupants within 500 m of the subject property
- notice of that meeting will also be sent to tonight's public attendees

The Chair called the vote on the motion.

Opposed: Blair Hughes
CARRIED

7. Adjournment

The meeting adjourned at 9:05 pm.

Chair

jdf info

From: becs Oldroyd
Sent: Wednesday, December 02, 2020 5:36 PM
To: jdf info
Subject: Comments for Jordan River Brewery application

I am writing as a land owner in Jordan River in regards to the rezoning application for the Jordan River Micro-Brewery.

I am in FULL support of this and feel as Jordan River is becoming a busier community, it would be great to have a place where people from the community and visitors can enjoy together. I grew up in a very small community where every summer the town would double because of tourists. With the people coming no matter what because of the beautiful place where we live it only makes sense to have a place the everyone can enjoy and be safe and give back to locals who would inevitably work there.

I hope this application comes with full support and encouragement.

Thanks

Rebecca

Wendy Miller

From: Wendy Miller
Sent: Wednesday, December 09, 2020 9:17 AM
To: Wendy Miller
Subject: Email in Support of Jordan River Brewery

From: Curtis Kitchen
Date: Dec 4, 2020, 5:23 PM -0800
To:
Subject: Brewery

Just thought I'd let you know that I am fully supportive of the brewery. Its gonna be awesome!

Curtis

Wendy Miller

From: Wendy Miller
Sent: Tuesday, December 08, 2020 11:09 AM
To: Wendy Miller
Subject: REZONING APPLICATION RZ000270 - 12036 WEST COAST RD

From: ELIZABETH KULCZYCKI |
Sent: Saturday, December 05, 2020 3:08 PM
To: jdf info <jdfinfo@crd.bc.ca>
Subject: REZONING APPLICATION RZ000270 - 12036 WEST COAST RD

TO THE ATTENTION OF: IAIN LAWRENCE, MANAGER, COMMUNITY PLANNING

We are full time residents in Jordan River. Upon reading the rezoning application provided, we would like to officially submit our concerns in the form of this electronic letter.

Firstly, we encourage and support the development of businesses and resources that would *enhance* the community of Jordan River. For example, those that would provide *basic essential needs for food, health, and safety*.

The application presented for a "micro-brewery and accessory service and sales" does not seem to offer an enhancement for the community of Jordan River. There are no basic essential needs provided for food, health or safety in this current application.

In fact, the application presented highlights concerns relating to the lack of health and safety services and infrastructure in the community of Jordan River.

Certain types of business require special consideration due to the health and safety risks involved. The increase in traffic, poor highway condition, lack of sanitation services, lack of police / fire / ambulance services in the community are real concerns.

While the proposed business application may have viable aspects, we do not feel that the application is offering enhancements to the community, and may indeed provide elements of risk to our community. This business type would not serve the community as a whole, or even in part, and would encourage visitors from areas outside of Jordan River that the current infrastructure cannot support.

Also, this rezoning may lead to other business taking root in Jordan River that do not enhance the community but provide risk.

In conclusion, as full time residents of Jordan River, we cannot support this current rezoning application for reasons outlined above. This rezoning and proposed business type is not in itself problematic, but it is certainly problematic in the context of a lack of health and safety services and infrastructure that currently exists in the community of Jordan River.

Yours truly,

Elizabeth Kulczycki and Reid Hepworth

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December 7, 2020

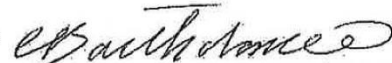
Re: Zoning Amendment Application RZ000270 - Section 4, Renfrew District
except those Parts in Plans 427R, 23879, VIP68644, VIP79213, VIP80549,
VIP82411 and EPP69011 (12036 West Coast Road)

I am writing this letter in support of the proposed zoning amendment, noted above, for a micro brewery with food and beverages processing and sales, to be situated in the Wildwood Terrace neighbourhood. From my perspective, as a long-term resident, the creation of a local micro-brewery would enhance our community, serving not only as a gathering place for locals, but a destination for vacationers.

In anticipation of this proposal receiving approval, I am suggesting that land be set aside now, in the beginning stages of the development, for a dedicated fire house/station. This would be an investment by the developers in our greater Jordan River community and would further support residents, industry and urban/wildland fire control efforts in a multi-faceted manner (community amenities contribution).

Our community offers so much --world class hiking, marvellous eco-tourism and of course, incredible surfing. We know the importance of careful planning to maintain the integrity of Jordan River. By setting aside property now for a future fire house in the neighbourhood, we would be establishing a critical building block for the future.

Sincerely,



Claude Bartholomew

December 7, 2020

Re: Zoning Amendment Application RZ000270 - Section 4, Renfrew District
except those Parts in Plans 427R, 23879, VIP68644, VIP79213, VIP80549,
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Sincerely,

Geri Norris, ;

Wendy Miller

From: Wendy Miller
Sent: Wednesday, December 09, 2020 9:19 AM
To: Wendy Miller
Subject: JR Brewery

On Mon, Dec 7, 2020 at 1:28 PM Jer

wrote:

As a resident of Jordan River I am in support of having a brewery in our community. The town would benefit from having more services run by community members.

Jeremiah Klass

Wendy Miller

From: Wendy Miller
Sent: Wednesday, December 09, 2020 9:18 AM
To: Wendy Miller
Subject: Rezoning application

On Mon, Dec 7, 2020 at 3:09 PM James Murray

· wrote:

, I, James Murray of
the gravel pit for Brewery purposes.

support the rezoning of the commercial space at

jdf info

From:
Sent: Monday, December 07, 2020 9:51 PM
To: jdf info
Subject: Appeal for rezoning application RZ000270

Re: Zoning Amendment Application RZ000270 - Section 4, Renfrew District except those Parts in Plans 427R, 23879, VIP68644, VIP79213, VIP80549, VIP82411 and EPP69011 (12036 West Coast Road)

I am writing this letter in support of the proposed zoning amendment, noted above, for a micro brewery with food and beverages processing and sales, to be situated in the Wildwood Terrace neighbourhood. As a new resident of Jordan River, the creation of a local micro-brewery would enhance a sense of community, providing an opportunity to meet and gather with other locals and vacationers too. I am very much in agreement with other locals who are advocating for setting land aside at the beginning stages of the development, for a dedicated fire house/station. This would be an investment by the developers in our greater Jordan River community and would further support residents, industry and urban/wildland fire control efforts in a multi-faceted manner (community amenities contribution). By setting aside property now for a future fire house in the neighbourhood, we would be establishing a critical building block for the future.

Sincerely,

Caroline Smalley

--

Email:
Cell:
Skype:

jdf info

From: Jordan Fisher
Sent: Monday, December 07, 2020 10:10 PM
To: jdf info
Subject: Re: Zoning Amendment Application RZ000270 - Section 4, Renfrew District except those Parts in Plans 427R, 23879, VIP68644, VIP79213, VIP80549, VIP82411 and EPP69011 (12036 West Coast Road)

hello. I am writing regarding Re: Zoning Amendment Application RZ000270 - Section 4, Renfrew District except those Parts in Plans 427R, 23879, VIP68644, VIP79213, VIP80549, VIP82411 and EPP69011 (12036 West Coast Road)

Our property is located nearby at

While do have some concerns about that large a brewery commercial use, my primary concern for the community right now is fire risk, which becomes particularly significant if there was a large commercial operation in the area.

If this project is going to be approved, I see that says pick it opportunity to have some land provided along with costs provided towards the cost of building a community fire hall. Fire is our biggest risk and a fire from any property will likely spread and cause significant distraction both of natural areas and homes. The creation of the fire hall at this location would P important amenity contribution from a project of this nature.

Best regards,
Jordan Fisher

jdf info

From: olivia schultz
Sent: Monday, December 07, 2020 10:26 PM
To: jdf info
Subject: Vote for rezoning in JR

Hello
I, Olivia Schultz One of the property owners at , Jordan River B.C.
Vote, Not in favour of rezoning for commercial use, including said Brewery. At the highway location near
Jordan river gravel pit Area.

I had originally sent a message to the community directors saying I was for the brewery, but the more I think
about it in proximity to my children's bus stop. Ive changed my mind.
Please note this change
Signed
Olivia Schultz

jdf info

From: Barbara Wallace
Sent: Tuesday, December 08, 2020 12:06 AM
To: jdf info
Subject: Zoning for brewery in Jordan River

Hello,
I think a brewery in Jordan River at this point is not a good idea. The most important new development this community needs right now is fire protection. Also, the highway through Jordan River needs to be reassessed for safety and speed limits need to be lowered through the section from where the brewery is proposed, to west of the China Creek campground. Once fire protection is in place, and the highway is safe, then consider a brewery.
Barb Wallace

Jordan River, BC

Wendy Miller

From: Wendy Miller
Sent: Wednesday, December 09, 2020 9:26 AM
To: Wendy Miller
Subject: Micro Brewery at Jordan River

On Tue, Dec 8, 2020 at 6:34 AM Ollie Rode <ollie@jordriver.com> wrote:

I'm writing in regards the proposed Micro Brewery in Jordan River. Without knowing the details of the proposal (exact location, size of the facility, amenities etc.) it would be difficult to totally support the idea. However in principal I think its a great idea! The Jordan River community needs more social venues and additional eateries. A micro brewery would also act as an attraction for the many tourists that normally drive past Jordan River. Obviously the proposal would benefit the owners and to a limited extent create some local employment. What's also badly needed in Jordan River is some well located property for community use. I would suggest that as part of the subdivision/rezoning approval by the CRD the proponents donate a well located piece of property for use by the local community. This property could have future use such as a local market space, community centre, fire hall etc.
Cheers Ollie Rode

Jordan River

jdf info

From: Burly Phillips
Sent: Tuesday, December 08, 2020 7:28 AM
To: jdf info
Subject: No brewery in Jordan River

I live at [redacted] which is directly across the highway from where the proposed brewery site would be. I also own a second empty waterfront lot down the road on waters edge Drive. I moved to Jordan River 26 years ago from Sooke to get closer to nature, surfing and a rural existence! I do not see any benefit in having a brewery to this community!! Zero! and in fact see many negative consequences: one being more people driving on these roads with alcohol in them because there's marginal cab service ability and it's not a five dollar cab ride to get home from here! We have many families with kids on this street and we do not need to be bringing an alcohol watering hole to the area!! Also We all have shallow surface Wells here so if the brewery uses a lot of water it could cause our wells to dry up plus the waste from a brewery could contaminate our drinking supply! Also noise levels from a brewery right next-door to your property that you bought because it was in a rural setting ruins the setting! There's nothing worse than hooting and hollering that goes along with drinking alcohol or the squealing of tires when people pull out of drinking establishments!! Not an appropriate business for a rural type settings in my opinion. And has no benefit to the community except for those couple of people that think they're going to make money from it. Thanks- Burlin and Cherry Phillips

Wendy Miller

From: Wendy Miller
Sent: Tuesday, December 08, 2020 10:37 AM
To: Wendy Miller
Subject: Crd letter for rezoning for brewery

From: Brian Kenny
Sent: Tuesday, December 08, 2020 7:37 AM
To: jdf info <jdfinfo@crd.bc.ca>
Subject: Crd letter for rezoning for brewery

Crd letter for rezoning for brewery

I am a full time resident within 500 meters of the proposed rezoning application in Jordan river bc. I moved to Jordan river 23 years ago for its rural tranquility and have owned property here for 10 years. The location is at totangi properties land where Jordan river gravel is located. The proposed location is across the highway from our road where we pick our kids up from the school bus everyday.

I am against the rezoning application to accept a brewery in our residential neighbourhood. The land is zoned for commercial use which does not and has not included a brewery/pub style restaurant which is something I do not approve of.

My reasoning behind this mostly has to do with promoting alcohol service in our community. No matter what they do there will always be drinking and driving around when serving alcohol and providing off sales. There is cab service in sooke but to get them to come to Jordan river it's in excess of 50\$ per trip which most people will not do after having over the legal limit of alcohol. We deal with enough people out this way annually who think they are in the Wild West and laws don't apply because there is no police in town. This in my opinion will not help our home and our neighbourhood to remain safe for our children. I work in forestry in the Jordan river area as well where we see a lot of People driving out the gravel roads to drink and once again feel the rules of the roads don't apply. We travel these roads day in day out and continue to have close calls on the road with people who are clearly over the legal limit to drive. We leave lots of (forestry) equipment in the bush all year while working and see a lot of vandalism which most likely isn't a group of sober people driving into the bush to wreck equipment. Bottom line is alcohol leads to bad decisions which is better left in towns where residents can get taxis home instead of endanger our families and friends while either driving out and around here or driving the 30km stretches to sooke or port renfrew.

Since the start of the covid 19 virus we have seen a dramatic increase in popularity of our area and have already had 5 cases of covid in our small town. Our roads are now more like parking lots than highways and the amount of human waste and toilet paper in the small stands of wood near beaches where our kids and dogs play has made it impossible to take them anywhere near that area. It is also near impossible to socially distance from people at the beaches in our neighbourhood due to the increase of tourists.

Promoting more people sitting around here drinking off sale beer and in house will only cause accidents on the highway, more litter on the beaches (of which there is plenty already). Illegal camping attempts on residential streets which we see lots already! Add alcohol and it only gets worse!

I'm all for change and bettering a community, and making room for more local work etc, but For all these reasons I do not accept this specific idea.

Brian Kenny

Wendy Miller

From: Tannis Dukart
Sent: Tuesday, December 08, 2020 1:31 PM
To: Wendy Miller
Cc: ..
Subject: rezoning Application RZ000270 - 12036 West Coast Road

We, Tannis Marie Dukart and Martin James Small, full time residents of Jordan River and owners of
I, do not support the rezoning application RZ000270 for the purposes of a
micro-brewery and accessory service and sales".

The current application does not support the best interests of residents and recreational users of the area for their health, safety and environmental requirements. The community of Jordan River lacks basic services that would support this type of operation to keep residents and members of the public safe. Currently there is no immediate fire, police or ambulatory response in the community. There is also no garbage pick up in the area. It is also questionable as to this type and size of business and the pressures it would put on water supply, the water table and sewage requirements for the area.

The increase in the amount of traffic to the area, it's close proximity to the highway, and to neighbouring residences is also a risk. Jordan River is an area where residents and recreational users use foot and bike transportation to get around and enjoy the community. There are currently no side lanes to use and increased traffic presents an even greater risk when walking and biking. There is also a bus route for children that operates along the highway and there is a pick up and drop off for children in the community at the start of Water's Edge Drive (directly across from the proposed micro-brewery). There are already pre-existing safety concerns with vehicles disobeying the speed limit and disregarding school bus flashing lights and stop sign. Increased traffic in the area and the possibility of inebriated driving does not foster the protection of our most vulnerable in the community.

Although the growth in Jordan River may be unavoidable, it also needs to be sustainable as the small community grows. A business of this operation is not value added at this time and will present further risks to current businesses and/or future businesses. There is likely other options for business growth in the community that would support immediate and basic needs for the betterment of residents and recreational users of Jordan River.

With regard,
Tannis Marie Dukart
Martin James Small