

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
January 24, 2022 at 7:00 pm

SUBJECT: **BYLAW NO. 4422**, cited as “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 152, 2021”

PRESENT: **Director M. Hicks** (EP), Chair by Resolution of the Capital Regional District Board on Wednesday, December 8, 2021

CRD Staff: I. Lawrence, Senior Manager; JdF Local Area Services (EP);
W. Miller, Recorder (EP)

PURPOSE OF THE HEARING:

Bylaw No. 4422 will amend Bylaw No. 2040, "Juan de Fuca Land Use Bylaw, 1992", by deleting an 11 ha portion of Section 42, Otter District (PID 009-497-790) from the Forestry (AF) Zone and adding to a new Agricultural 2 (AG-2) Zone, for the purpose of permitting agriculture, an equestrian riding facility with an ancillary campground, and two dwelling units with up to either two secondary suites or two detached accessory suites.

NOTICE: Notices were inserted in two (2) consecutive issues of the Sooke News Mirror appearing on January 13, 2022, and January 20, 2022.

ATTENDANCE: Approximately 10 EP

EP – Electronic Participation

The Chair declared the public hearing open at 7:02 pm.

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

I. Lawrence advised that twenty-five submissions were received in response to the notice of public hearing. Thirteen submissions supported of the application. Eleven submissions generally supported the agricultural component of the bylaw amendment but stated concern or opposition to the inclusion of a campground accessory to an equestrian riding facility. One submission expressed concern regarding the commercial nature of an equestrian facility. All submissions were provided to the Electoral Area Director for review and consideration, and will form a part of the record of the public hearing.

Heather Phillips, Otter Point:

- generally supports the application but has concerns regarding the accessory campground use
- unlike other campgrounds, the proposed bylaw does not specify a ratio for adults to children per campsite
- the proposed bylaw does not clearly associate equestrian event use to campground use
- the proposed bylaw appears to read that if a horse is on site, a campground is a permitted use
- the spot zoning has been created in response to the current property owner’s vision
- the spot zoning will run with the land, regardless of ownership

Yolanda and Ian Scott, Otter Point:

- own property to the west of the subject area
- not opposed to the application as the proposal does not involve soil, quarry use or high density development
- support the equestrian use as community equestrian trails have been lost over time through development
- support the residential traffic proposed by the application as opposed to dump truck traffic
- proposal will restore and improve the property by allowing for agriculture

Chris Moss and Lynn Moss, Otter Point:

- generally in favour of the equestrian facility but not certain that the campground use is tied tightly enough to the equestrian use
- support the campground stay being reduced to 5-7 days with opportunity to up to 30 days

The Chair called three times for further discussion on the bylaw and hearing none closed the public hearing on Bylaw No. 4422 at 7:11 pm.

CHAIR, Director M. Hicks

From: [REDACTED]
To: [Wendy Miller](#)
Cc: [REDACTED]
Subject: Support: RZ000272 - Section 42, Otter District, (Clark Road & Aythree Way). You can .
Date: Monday, November 22, 2021 5:10:58 PM

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

I am writing in support of the application to rezone Section 42 in Otter Point Estates from AF Forestry to Rural 2 Zone -RU2. The land will be used to develop the [REDACTED] Farmstay and Stable. This will bring tourism to the area and will generate small scale agricultural production in a sustainable manner. Other benefits include a better and more sustainable land use, and will reduce dump truck traffic and dumping of fill on the site and illegal dumping of garbage along the road leading to the site.

I look forward to seeing this project proceed in the near future following a speedy administrative approval.

Paul McCaughey

[REDACTED]
Sooke, B.C.
[REDACTED]
[REDACTED]
[REDACTED]

November 22, 2021

██████████
Sooke, BC ██████████

Capital Regional District

Juan de Fuca Electoral Area Community Planning

625 Fisgard Street

Victoria BC V8W 1R7

Re: Support: RZ000272-Section 42, Otter District (Clark Road and Aythree Way)

To whom it may concern:

Please accept this letter of support for the rezoning of Section 42, Otter Point Estates from AF-Forestry to Rural 2 Zone – RU2. This rezoning will allow the ██████████ to establish a Farmstay and Stable, a worthy project that includes sustainable agriculture, green tourism, and outdoor recreation. We support this rezoning for the following reasons:

- As the ongoing pandemic has shown us, Vancouver Island's food supply is tenuous. We need to be growing more of our own food on the Island to avoid the empty shelves we all experienced at the beginning of the COVID-19 lockdown.
- There is huge potential on the west coast of the Island for green tourism. A farmstay and stable would be a wonderful attraction for tourists looking to explore our part of the world.
- This area is well-known for locally owned, family-operated niche businesses. We believe the ██████████ plans for Section 42 fit very nicely into this category.

We fully support the ██████████ in their efforts to rezone Section 42 Otter Point Estates to Rural Zone 2 – RU2.

Sincerely,

Bob Turley and Wendy Renwick

From: [REDACTED]
To: [Wendy Miller](#)
Subject: Support: RZ000272 - Section 42, Otter District, (Clark Road & Aythree Way)
Date: Monday, November 22, 2021 7:06:15 PM

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November 22, 2022

Hello,

I hope you are well. I am writing this letter to show my enthusiastic support towards rezoning a portion of Section 42 in Otter Point Estates on Aythree Rd to allow the agricultural use needed for the [REDACTED] Farm and Stable.

I believe that this family-owned trail and riding stable will create agri-tourism, local jobs, and a symbiotic relationship with other local businesses. I also support this woman owner-and-operated business because it focuses on green building practices, sustainable farming, and the preservation of nature and wildlife.

Additionally, I would like to speak to [REDACTED] character. [REDACTED] is one of the most inventive and determined people I've ever known. I have always been impressed by [REDACTED] natural ability to lead by example. Her connection to people, animals, and nature is remarkable. As someone who was directly managed by [REDACTED], I can speak to her ability not only as a leader, but a path maker. I've never known anyone more caring, responsible, and goal-oriented than [REDACTED].

Thank you,
Stephanie Rose Guilman
Private Yoga Teacher/Health & Wellness Enthusiast
(Former Assistant Manager to [REDACTED], VI Fitness Centres)

--

Thank you,
Stephanie Rose Guilman

From: [REDACTED]
To: [Wendy Miller](#)
Subject: Support: RZ000272 - Section 42, Otter District, (Clark Road & Aythree Way).
Date: Monday, November 22, 2021 7:44:13 PM

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To: CRD Juan de Fuca City Council and Planning Department,

I am writing this letter to advise of my support for the CRD to rezone a part of Section 42 in Otter Point Estates (Aythree Rd) to allow the agricultural use needed for the [REDACTED] Farm and Stable.

Rezoning this section of land has many community and personal benefits. For example, purchasing locally grown fruits and vegetables from a local business not only benefits the local economy, it has proven more beneficial to the health of our community vs purchasing from "Big Box store" where they import from areas outside our local area.

The Sooke community would also benefit from having this area opened up to bring our children to experience a farming community. Last year our family went to visit a farm out in Saanich, as there are currently limited types of this opportunities in Sooke.

Having this area rezoned will give further economic benefits. Keeping selling and buying local to Sooke gives great economical stimulus, which is always important, but even more so during this time of COVID-19.

Please accept this recommendation,

Michael & Annabelle Wilson
[REDACTED]
Sooke BC [REDACTED]

From: [REDACTED]
To: [Wendy Miller](#)
Subject: Support: RZ000272 - Section 42, Otter District, (Clark Road & Aythree Way)
Date: Monday, November 22, 2021 8:47:56 PM

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November 22 2021

CRD Juan de Fuca City Council and Planning Department
625 Fisgard Street
Victoria, BC V8W 1R7

Dear Board Members of the Juan de Fuca City Council and Planning Department:

Re: [REDACTED] family Farmstead and Stables – Letter of support

On behalf of [REDACTED] please accept this letter of support for the [REDACTED] family Farmstead and Stables in their application for rezoning of land for agricultural purposes.

The [REDACTED] family would like to purchase the land to run a hobby farm however the land is currently zoned for high-density Townhomes. The land's current owner has logged, destroyed the natural environment by mining and dumping fill waste from other development sites onto the property. Residents have had to contend with eroded soil, dump truck traffic and noise pollution. Unfortunately, some community members have been using the property as their landfill.

I would like to offer my support for the [REDACTED] family Farmstead and stables. This development will provide agri-tourism activities, permaculture-structured agricultural farming, fungi culture, and equestrian activities. It will increase our local food supply, horseback riding, and green tourism. All of these activities will increase business and local consumerism in our area. I would be happy to have the [REDACTED] family as my neighbour.

My Daughter is on the Autism Spectrum and with [REDACTED] vision in motion; my daughter will have a safe place to be herself while learning about the advantages of agricultural farming. Animal Therapy is proven to be a great form of therapy for anyone on the Autism Spectrum; a Hobby Farm will touch my daughters heart and the heart of everyone.

[REDACTED] vision can provide a safe place for everyone whocan be themselves in a world of scrutiny. Mental health in today's views is only now being noted and only the beginning of understanding mental health is documented.

[REDACTED] vision ahead will impact in a healing way that we need in today's world.

If you require more information from me, please contact me via email, mail or phone.

Sincerely,

Debbie Tominski

[REDACTED]
Victoria BC [REDACTED]
[REDACTED]

From: [REDACTED]
To: [Wendy Miller](#)
Subject: Re zoning section 42 Otter Point
Date: Monday, November 22, 2021 8:49:55 PM

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CRD Juan de Fuca City Council and Planning Department.

My name is Nancy Saggar. I am a resident of Sooke and friend of [REDACTED]. I am writing this letter in support of [REDACTED] application to re-zone a portion of section 42 in Otter Point Estates on Aythree Rd.

In speaking with [REDACTED] she aims to use this land for agricultural use as she and her family would like to embark on a life long dream of owning a small farm and stable.

I support this re-zoning application for a number of reasons. Re-zoning would allow the [REDACTED] family to own and operate a trail riding stable and a small produce farm which would contribute to the local economy in Sooke.

Small family owned businesses like this promote the community minded feel of Sooke and Otter Point and are a form of eco-friendly tourism. This would fit in nicely with the local breweries and small bed and breakfast's that are already established in the area, making it a tourist hot spot.

This would also support the local job force by creating jobs. Occupying this space with a family owned and operated business would set the tone for the neighbourhood and attract like minded neighbours to also establish homes in the area, thereby alleviating the issues that come with unoccupied land, like garbage dumping which has historically taken place at this location.

In speaking with [REDACTED] she is passionate about preserving the lands natural beauty while creating multi use local trails. The [REDACTED] family supports the preservation of wildlife corridors and preserving significant viewscales

I am happy to be a reference for a great initiative. Please feel free to call me at [REDACTED].

Sincerely,

Nancy Saggar

[REDACTED]

From: [REDACTED]
To: [Wendy Miller](#)
Subject: Support: RZ000272 - Section 42, Otter District, (Clark Road & Aythree Way)
Date: Wednesday, November 24, 2021 8:21:45 AM

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To: CRD Juan de Fuca City Council and Planning Department

We are writing this letter to express support towards rezoning a portion of Section 42 in Otter Point Estates on Aythree Rd to allow the agricultural use needed for the [REDACTED] Farm and Stable.

We believe that this venture will provide beneficial Agricultural Tourism for the City of Sooke as well as contribute to the overall integrity of our community. Family run businesses promote community involvement as well as financial investment. Family farms can employ local individuals while supporting and supplying local businesses in the area. Studies show that local economies benefit from family owned and run farms.

Sooke is a community who prides herself in providing local sourced food stability and availability. From local restaurants to local markets, Sooke is known for her locally sourced goods.

There is a growing need for stables on Vancouver Island as many are discovering the benefits of horseback riding. Riding improves psychological and physical health. The horse community is a very strong community in which riders and owners socialize with instructors, other riders, employees and their horses. Sooke is a community that thrives on tourism, and this is another opportunity to promote the Sooke's healthy balanced lifestyle.

As the city of Sooke grows, it is important on Vancouver Island to support the preservation of wildlife corridors and preserve our significant viewsapes which we believe the [REDACTED] will sustain. Family farms are invested in keeping rural areas thriving, green and sustainable. They protect the natural environment and act as stewards of the land.

We know personally the [REDACTED] family. [REDACTED] serves his local community as a member of the RCMP and [REDACTED] has an entrepreneurial spirit. [REDACTED] has a passion for life and has identified a passion that will contribute to the growing market of the Sooke community. She displays a strong business sense with an ability to focus on the task at hand.

Thank you,

24 Nov 2021
Byron and Yahna Neufeld
[REDACTED], Sooke
[REDACTED]
[REDACTED]

[REDACTED]

From: [Scott Tominski](#)
To: [Wendy Miller](#)
Subject: RZ000272 - Section 42, Otter District, (Clark Road & Aythree Way)
Date: Monday, December 13, 2021 8:42:13 PM

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December 13 2021

CRD Juan de Fuca City Council and Planning Department
625 Fisgard Street
Victoria, BC V8W 1R7

Dear Board Members of the Juan de Fuca City Council and Planning Department:

Re: [REDACTED] family Farmstead and Stables – Letter of support

On behalf of [REDACTED] please accept this letter of support for the [REDACTED] family Farmstead and Stables in their application for rezoning of land for agricultural purposes.

The [REDACTED] family would like to purchase the land to run a hobby farm however the land is currently zoned for high-density Townhomes. The land's current owner has logged, destroyed the natural environment by mining and dumping fill waste from other development sites onto the property. Residents have had to contend with eroded soil, dump truck traffic and noise pollution. Unfortunately, some community members have been using the property as their landfill.

Below is a letter written by Jade Tominski, 16 years old.

I think an animal farm will help many kids in the area including me. I myself am on the autism spectrum, and I think that an animal farm like this will help other kids and adults on the autism spectrum as well as people with other mental health disorders as well.

For me I think at the end of the day people would love to go to farm pet animals and would love animals cuddling up with them, spending quiet time with them instead of seeing buildings with the hustle and bustle of vehicles on the road.

For me; playing with animals helps me calm down during tuff times so and animal farm will help me with myself.

Sincerely,
Jade Tominski

[REDACTED]

[REDACTED]
Victoria BC, [REDACTED]

From: [Scott Tominski](#)
To: [Wendy Miller](#)
Subject: RZ000272 - Section 42, Otter District, (Clark Road & Aythree Way)
Date: Monday, December 13, 2021 8:47:34 PM

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December 15 2015
CRD Juan de Fuca City Council and Planning Department
625 Fisgard Street
Victoria, BC V8W 1R7

Dear Board Members of the Juan de Fuca City Council and Planning Department:

Re: [REDACTED] family Farmstead and Stables – Letter of support

On behalf of [REDACTED] please accept this letter of support for the [REDACTED] family Farmstead and Stables in their application for rezoning of land for agricultural purposes.

The [REDACTED] family would like to purchase the land to run a hobby farm however the land is currently zoned for high-density Townhomes. The land's current owner has logged, destroyed the natural environment by mining and dumping fill waste from other development sites onto the property. Residents have had to contend with eroded soil, dump truck traffic and noise pollution. Unfortunately, some community members have been using the property as their landfill.

I would like to offer my support for the [REDACTED] family Farmstead and stables. This development will provide agri-tourism activities, permaculture-structured agricultural farming, fungi culture, and equestrian activities. It will increase our local food supply, horseback riding, and green tourism. All of these activities will increase business and local consumerism in our area. I would be happy to have the [REDACTED] family as my neighbour.

Being our family is connected with the Autism Community; I feel that this is what we need to grow outdoor awareness, activities, structure and life to everyone in our community. This can give everyone an opportunity to learn and grow with nature, be who we are and feel comfortable within our community.

If you require more information from me, please contact me via email, mail or phone.

Sincerely,
Scott Tominski

[REDACTED]
[REDACTED]
[REDACTED]
Victoria BC, [REDACTED]

From: [Kevin Gray](#)
To: [Wendy Miller](#)
Subject: Support: RZ000272 - Section 42, Otter District, (Clark Road & Aythree Way).
Date: Monday, December 20, 2021 7:10:04 PM

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To: CRD Juan de Fuca City Council and Planning Department

I am writing this letter to illustrate my strong support towards rezoning a portion of Section 42 in Otter Point Estates on Aythree Rd to allow the agricultural use needed for the [REDACTED] Farm and Stable.

I support agri-tourism in Sooke as well as support home and family based business. Although urban development is important it is not all about more condos and townhouses. We need to protect the integrity of real communities as well as support women owned-and-operated!

As a friend of the [REDACTED] family I know their focus is on green building practices and creation of multi-use public trails and plan a business plan around a symbiotic relationship with other local businesses. They support the preservation of wildlife corridors and preserving significant viewscapes and also promote sustainable farming practices and understand the importance of soil integrity.

I believe these are steps we need to truly consider as to retain our identity on the island we must encourage families such as the [REDACTED] family.

Thank you for your time and consideration on this matter,

Kevin Gray
Sailor 2nd Class
Royal Canadian Navy

From: [Jeff Bryson](#)
To: [jdf info](#)
Subject: Zoning Amendment Application RZ000272 - Section 42, Otter District (Clark Road & Aythree Way)
Date: Saturday, January 15, 2022 9:33:50 AM

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

As homeowner's within 500 metres of section 42 Otter district we are opposed to the zoning amendment application of bylaw No. 2040 for the purpose of creating a new zone AG-2 and removing it from its current zoning AF. The owners of this property were aware of current bylaws when they purchased said property and should be used as currently zoned for. We live out here for the small farms, rural lifestyle and quality of life Otter Point provides. What this application looks like to me is a commercial property as it has a Equestrian riding facility with a campground, multiple dwelling's and accessory buildings. With the lack of water in the surrounding area and with global warming this new bylaw would not be beneficial to our water resources or the environment. There is also a increased risk of fire potential that comes with a campground. Also roads in the area do not support the increase in traffic this facility would bring.

Lindsay & Jeff Bryson

From: [Mike Reid](#)
To: [Wendy Miller](#)
Subject: Support for re-zoning on Aythree Way
Date: Tuesday, January 18, 2022 8:41:13 PM

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

Dear Ms. Miller,

I am writing to express my support for the re-zoning of [REDACTED] property on Aythree Way from AF to Ag-2. I will be her neighbour in the near future as I am purchasing the property directly next to her land on Aythree Way for my personal residence.

Please let me know if you have any questions or wish to discuss further.

Kind regards,
Mike Reid
[REDACTED]

From: [j.phillips](#)
To: [jdfinfo](#)
Subject: Zoning application bylaw 4422
Date: Wednesday, January 19, 2022 10:03:25 AM

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re: the rezoning application for Section 42 Clark Rd and Aythree Way

This application includes the permitted accessory use (I) "Campground accessory to an Equestrian Riding Facility". The proposal submitted for the owner by Grayland Consulting actually says "overnight camping with or without horses", which suggests the intent is for the campsite to be used not just for equine events. Each of the three permitted campsites can legally accommodate up to 10 people staying for 30 days, so there is the potential for 30 people to be camping there at one time. This many people on the property does bring up the possibility of problems with fire, water use, trespass, overstay, etc.

I feel that permitted accessory use (I) "Campground accessory to an Equestrian Riding Facility" should be removed from bylaw No 4422.

Thanks!

Jo Phillips



From: [Linda Smith](#)
To: [jdfinfo](#)
Subject: proposed campground off of Otter Point
Date: Wednesday, January 19, 2022 10:14:05 AM

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To whom it may concern,

It has come to my attention that there is a proposal to rezone section 42 in the Otter Land District to allow for a campground.

This is a big concern for the entire neighbourhood. It could potentially allow for 30 campsites. Although it states it is a proposed 'Equestrian Facility', which I have no problem with, it says the campground would be available, with or without horses, and could allow 'campers' to stay for 30 days. I have spent my life working with horses and visiting large equestrian facilities and 30 campsites is unheard of. When overnight events occur, the longest horse owners stay would be a couple of days.. This is clearly not the true intention of the applicants, and an insult and assault to the community.

The very real concern for water and fire issues, as well as the obvious density that it would allow, makes this a terrible thing to even consider.

Please make the right decision for our beautiful area and reject this proposal.

Sincerely,
Linda Smith

From: [Bob & Heather Phillips](#)
To: [jdfinfo](#); [Bob and Heather Phillips](#)
Subject: Public Hearing for Bylaw 4422 to amend Bylaw 2040 January 24 2022.
Date: Wednesday, January 19, 2022 3:26:24 PM

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

Director Hicks or his delegate
Re: Public Hearing for Bylaw 4422 to amend Bylaw 2040

Heather Phillips

[REDACTED]
Sooke BC

January 19, 2022

I have been following this rezoning application and generally support it.

I am concerned about the proposed camp ground use.

I was pleased that the JdF Land Use Committee recommendation to the CRD directors was to amend the proposed bylaw to tie the accessory camping use directly to the principal equestrian facility use.

I do not see how this is accomplished in the proposed bylaw. It reads ""campground accessory to an Equestrian Riding Facility."

It is not clear how the campground will be "accessory "and not become an independent use.

It would be clearer if the bylaw specified that camping would only be permitted for those participating in or attending an equestrian event held on site.

I see that the definitions for "Camp ground" and for "camping space" that apply to the whole of the Electoral Area do not specify how many persons or the age of the persons who may camp at each camping space, whereas, the wording for the proposed accessory use camp ground specifies 10 persons per camping space.

Looking at management of other camp grounds, it seems more usual to specify a ratio of adults to children. For example, a regulation might permit "up to ten persons with a limit of four adults".

I think that permitting a total of 30 adults is permitting too many.

If the "Campground accessory to an Equestrian Riding Facility" use is retained in the proposed bylaw, I think it needs to be clarified

-that campers will only be those attending or participating in an equestrian event
-that the length of stay will be limited to the duration of the event

-that the maximum number of persons per camping space shall be 10 with a limit of 6 adult persons per space (or some ratio that matches the likely attendees and participants)

I see that the definition of "Camping space" that will apply to the whole of the Electoral Area is to be amended with a specification as to the area of a camping space.

When Bylaw 2040 is reviewed and amended as a whole, it would be wise to consider limiting the number of persons per camping space for the whole of the Electoral Area.

CAMP GROUND means a site operated as temporary accommodation for holiday makers for a length of stay of not more than 30 consecutive days, in travel trailers, recreational vehicles or tents; but a camp ground is not a mobile home park or a motel or hotel; may include accessory sanitary and laundry facilities; Bylaw 3705

CAMPING SPACE means an area in a camp ground used for the placing of one tent or vehicle, for the purpose of picnicking or overnight camping;

Heather Phillips, Otter Point

From: [Cheryl Kirkpatrick](#)
To: [Wendy Miller](#)
Subject: Sec 42 PID : 009-497-790
Date: Thursday, January 20, 2022 8:17:01 AM

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

Good morning Wendy

My name is Cheryl Kirkpatrick and my family has bought [REDACTED] in Otter Point Estates. This is on the edge of the Sec 42 Clark and Aythree Way. I am so excited to have this proposed bylaw amendment from AF to AG-2 so there will be a farm and the equestrian riding facilities in the future. I know that this will be a benefit for many people of this area including my family and friends in the surrounding area. I would be happy to be part of this process to have this amendment approved. I am one of the closest neighbors to this project and I think that it will be an asset to the area. We will be building in the next few years as our retirement home on Aythree.

Thank you for your consideration and time in advance.

Regards Cheryl [REDACTED]

From: [Jill Fader](#)
To: [jdf.info](#)
Subject: Bylaw 4422
Date: Thursday, January 20, 2022 12:38:37 PM

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

Permitted accessory use (1) "Campground accessory to an Equestrian Riding Facility" should be removed from Bylaw No 4422.

Sincerely, Jill Fader

From: [Sheila Hubbard](#)
To: [Wendy Miller](#)
Subject: Juan d Fuca Planning Bylaw 4422
Date: Thursday, January 20, 2022 1:21:08 PM

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

Sheila Hubbard
2540 Amanda Place Sooke B.C. V80ZK3

To: CRD Juan de Fuca Planning
Subject: Bylaw No 4422 Juan de Fuca land use bylaw amendment

To whom it may concern:

As my property directly adjoins the subject property and I will be the one most impacted by this application. I have lived here for over 18 years in peace and tranquility and certainly would not like this to change so dramatically.

I very much object to a campground being listed as a permitted accessory use. This area is not suitable for camping, there is little water and few flat areas. There are no public trails on or off the subject property, so I feel my and other adjoining properties will be used by campers to explore, which creates a security and liability issue for me. I have already had numerous people who are friends of the owner on my property uninvited, which is odd as the owners were so very rude and aggressive to local people who walked their dogs on the subject property before it was developed. The owners are also noisy, and use loudspeakers, so the prospect of 20 campers partying is not something I look forward to. The owners already have horses and cattle on the property even though it is not zoned for them, so they obviously do not care about bylaws, and I foresee this property being a constant source of bylaw complaints. I don't feel anybody is going to police the 30 day limit on camping stays, and I sure don't want to do that, so I think you are just creating a management problem for neighbours and CRD for years to come. Please remove this accessory use from the bylaw.

I also want to let you know that I am only somewhat okay with it being turned into a horse property. However I think there need to be some limits placed on how many animals and what kind of animals are raised there; I would really not be happy if it was turned into a pig farm or a feedlot for 100's of cattle, and it looks to me as if this zoning allows that.

Please reconsider this application!

Thank you,
Sheila Hubbard

From: [Howard Taylor](#)
To: [jdf info](#)
Subject: Bylaw No 4422
Date: Friday, January 21, 2022 8:29:38 AM

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

To: Iain Lawrence, Manager, Juan de Fuca Community Planning
Re: Bylaw No 4422 Juan de Fuca Land Use Bylaw Amendment

Dear Iain,

Our property adjoins the proposed 11 ha subdivision of Section 42.

I am in favour of the requested AG-2 zoning, except for the permitted accessory use (I) "Campground accessory to an Equestrian Riding Facility". It appears that campground use is not tied to equestrian events, and permits stays of up to 30 days for up to 10 people per campsite. This creates the possibility of problems with fire, water use, trespass, overstay, etc., and could generate chronic bylaw enforcement issues.

I suggest that permitted accessory use (I) "Campground accessory to an Equestrian Riding Facility" be removed from bylaw No 4422 before AG-2 zoning is adopted.

Thanks,

Howard Taylor


From: [REDACTED]
To: [Iain Lawrence](#)
Cc: [Wendy Miller](#)
Subject: Re: Public Hearing - Zoning Amendment Application RZ000272 (Clark Road and Aythree Way)
Date: Friday, January 21, 2022 8:37:13 AM

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

Dear Iain:

Thank you for the opportunity to comment on this application. I appreciate all the work you and others put into making this process fair for all parties.

My property backs directly on to the proposed 11 ha subdivision of Section 42 that would be developed for a commercial agricultural operation under the proposed Bylaw No. 4422.

As I have said in previous submissions, I welcome an equestrian facility and farm to the neighbourhood, but I am opposed to a zoning that allows the establishment of a commercial campground in an otherwise quiet rural area.

The proposed bylaw allows for “a campground accessory to an Equestrian Riding Facility”. In both the OPC and LUC meetings it has been stated by the owners that the camping on this property would be for individuals staying a few nights for equestrian and other agri-tourism events. But I see nothing in this bylaw that restricts camping to individuals attending such events.

The only facts in the bylaw are the definition of a campground and numbers of campers allowed.

- *Definitions section of bylaw 2040*
*CAMP GROUND means a site operated as temporary accommodation for holiday makers for a length of stay of **not more than 30 consecutive days**, in travel trailers, recreational vehicles or tents; but a camp ground is not a mobile home park or a motel or hotel; may include accessory sanitary and laundry facilities; Bylaw 3705*
- *2B.04 Density section of proposed bylaw 4422*
 - One camping space per 3 hectares = 3 sites
 - Maximum 10 persons per camp site

The result could be 30 campers at a time for up to 30 days. And/or members of the travelling public coming and going for a few days at a time all summer long. This may not be the intent of the current owner, but the zoning lasts beyond a particular ownership.

Given that the campground will be adjacent to attractive forested private acreages, and that people on holiday cannot be expected to be quiet, I think that allowing commercial tourist accommodation could lead to issues for local residents and subsequently for bylaw enforcement. The increase in risk of forest fire is also an issue. The subject property has been clearcut so has considerable fuel on the ground, and the forests have been tinder dry these past summers.

If accessory use (I) "Campground accessory to an Equestrian Riding Facility" is to be retained in Bylaw 4422, I would like the proposed new zoning to specify that campers be limited to those attending events designated as allowed on the property, and stays limited to three nights.

Respectfully,
Sharon Sterling



From: [Melissa Drummond](#)
To: [Wendy Miller](#)
Date: Friday, January 21, 2022 3:42:18 AM

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Aythree way rezoning?. I SUPPORT THIS IDEA

From: [Paul Schoemaker](#)
To: [jdfinfo](#)
Subject: Bylaw No 4422 - Campgrounds in the JDFA
Date: Friday, January 21, 2022 11:52:32 AM

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Hello,

I was just made aware of Bylaw No 4422 being proposed which will apply to a property in Otter Point.

Allowing campgrounds on properties changes the character of an area. We have already allowed B&B's to spread all over bringing additional traffic and noise to our neighbourhoods.

We are a rural community of residents, many of us here for the peace and quiet of rural life. Visitors staying in our neighbourhoods (B&B users, campers) are often noisy and not respectful of local residents - they are on vacation and want to have a good time!

Please do not change our neighbourhoods by allowing campgrounds.

Thank you,

Paul Schoemaker


Otter Point

From: [James Gaston](#)
To: [jdf@info](#)
Subject: AG-2 zoning
Date: Friday, January 21, 2022 11:57:13 AM

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

To: Iain Lawrence, Manager, Juan de Fuca Community Planning

Re: Bylaw No 4422 Juan de Fuca Land Use Bylaw Amendment

To whom it may concern,

The new AG-2 zoning is ok except for the “Campground accessory to an Equestrian Riding Facility”.

This is going to be horrible for the neighbors and risks the happiness and well-being of everyone. Ten people per campsite, for up to thirty days? I can see parties, disturbances of the peace, heavy water usage, and the risk of fire. Does the CRD have the personnel to police this space for code violations? And how do you keep it from becoming a long-term camp?

Please, say no to the campground.

Sincerely,

James Gaston



From: [Amanda_Booth](#)
To: [jdfinfo](#)
Subject: Proposed change to zoning to allow campground.
Date: Saturday, January 22, 2022 9:33:15 AM
Attachments: [image001.png](#)

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To whom it may concern:

I have become aware of a proposal to change the allowable uses on AG2 zoned land to allow a campground with maximum stays of 30 days for a property in Otter Point. I wish to oppose this change. I feel that the implications have been poorly thought through. I am familiar with the property for which this change has been proposed. It has many issues which render it unsuitable for a campground, including a lack of potable water for that number of people allowed, and sewage concerns. It is also not in an area ecologically suited to a large influx of campers, potentially for protracted periods.

I would request that you change the amendment to remove the allowability of a campground. I enclose a copy of the zoning amendment in question.

Thank you for your consideration. I strongly feel that in approving this amendment you would be opening the door for the probability severe ecological consequences in the area.

Yours Sincerely
Amanda J Booth
DVM, MVet Sc, DIP ACVIM.

C. SCHEDULE A, PART 2 - ZONING DISTRICTS

(a) By adding a new section 3B.0 Agricultural 2 Zone – AG-2 as follows:

3B.0 Agriculture 2 Zone – AG-2

3B.01 Permitted Uses & Buildings

In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and no others shall be permitted by the Agricultural 2 AG-2 Zone:

Principal Uses:

- (a) Agriculture;
- (b) Farm Buildings;
- (c) Residential;
- (d) One-family Dwelling;
- (e) Equestrian Riding Facility;

Accessory Uses:

- (f) Accessory buildings and structures ancillary to a permitted use pursuant to Part 1, section 4.01;
- (g) Secondary Suite pursuant to Part 1, Subsection 4.19;
- (h) Detached Accessory Suite pursuant to Part 1, Subsection 4.20;
- (i) Home Based Business Categories One, Two and Three;
- (j) Two Boarders or Lodgers;
- (k) Composting of organic waste generated on site;
- (l) **Campground accessory to an Equestrian Riding Facility.**

3B.02 Minimum Lot Size for Subdivision Purposes

(a) The minimum lot size for subdivision purposes shall be 10.0 ha.

[Sent from the all new AOL app for iOS](#)

From: [Rich Mably](#)
To: [jdfinfo](#)
Subject: RZ000272 - Zoning Amendment Application (Clark Road and Aythree Way)
Date: Monday, January 24, 2022 11:09:12 AM

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

To: Juan de Fuca Community Planning

Re: Zoning Amendment Application RZ000272 (Clark Road and Aythree Way)

I am opposed to the rezoning as currently proposed.

My main concern with the proposed zoning is the inclusion of a campground as a permitted use. This has the potential to severely change the neighbourhood for the worse. Besides the four dwelling units permitted on the property, 30 more people (campers), plus visitors, and staff to operate the campground may be present; it is not difficult to envision 50 people on this property at a time. Their activities and comings and goings could generate a significant and unwelcome amount of traffic and noise for the neighbouring residences. Their water requirements will add further demand on our aquifer, which is not a highly productive one. There will be added load on infrastructure for road maintenance, waste disposal, bylaw enforcement (e.g., noise, trespass), and fire protection. The risk of wildfire from a campground that adjoins forested properties is significant.

In short, while a small equestrian facility may have a tolerable impact, a campground in this residential area is bound to be to the detriment of my community, without any offsetting benefit. Such a commercial enterprise does not fit the rural residential character of the area. I urge you not to permit a campground in the zoning for this property.

Rich Mably

[Redacted signature block]