

Appendix B: Summary of Referral Comments

AGRI confirmed there are no impacts related to the Ministry's interests with respect to the aquaponics facility; however, depending on the design and type of operation, several federal and provincial licences/permits will be required. Their comments do not apply to the current application as the proposed aquaponics development has been removed.

BC Hydro suggested that a servicing review be conducted for the proposed load requirements.

CRD Building Inspection stated that there are outstanding building permit requirements on the property and that certain aspects of the construction will involve oversight of a Registered Professional.

CRD Bylaw Services commented on the potential for increased reporting of nuisance-related complaints as a result of increased residential density in closer proximity to industrial uses.

CRD Protective Services commented that the applicant must ensure that proposed developments can be served by the local fire department and comply with the Building Regulation Bylaw regarding access to property and adequate water supply for firefighting.

CRD Solid Waste provided comment to indicate that the composting component of the proposed aquaponics operation may be subject to CRD Bylaw No. 2736, the CRD Composting Facilities Bylaw, as well as the BC Organic Matter Recycling Regulation.

DFO stated that the Regional Aquaculture Management Office oversees federal aquaculture regulations. The Aquaculture Management Division stated that the proposed facility would require a commercial aquaculture licence. Their comments do not apply to the current application as the proposed aquaponics development has been removed.

District of Sooke stated support for the screening requirements for the proposed aquaculture use. Their comments do not apply to the current application as the proposed aquaponics development has been removed.

ENV provided comment indicating that, under the *Environmental Management Act*, a waste discharge authorization is required for sawmilling and secondary wood processing operations; the discharge of finfish waste may require a permit under the Land-Based Finfish Waste Control Regulation; the composting portion of the operation will be required to register under the Organic Matter Recycling Regulation; and agricultural discharge may be governed by the Agricultural Environmental Management Code of Practice. Their comments related to the aquaponics facility are no longer relevant to this application as that component has been removed.

FLNR – Archaeology Branch stated there are no known archaeological sites recorded on the subject property; however, if archaeological material is encountered during development, all activity must stop and the Archaeology Branch be contacted for direction.

FLNR – Ecosystems Biologist provided comment with respect to ensuring the development complies with the *Water Sustainability Act*, the *Riparian Areas Protection Regulation* and the environmental protection measures recommended in the Qualified Professional's (QP) report.

Island Health requires that subdivisions comply with the *Drinking Water Protection Act* and regulations.

Otter Point Volunteer Fire Department recommended an adequate water supply for firefighting purposes be provided for the sawmill operation in order to reduce the risk of wildfire within the community.

RCMP stated no comment on the application.

Sooke School District #62 stated no concerns.

TRAN requires the applicant to apply for an industrial access permit.

JdF EA PRAC met on July 30, 2019. There was one member of the public in attendance and no written submissions were received. The Commission considered the application and passed the following motion:

**MOVED** by Director Hicks, **SECONDED** by Commissioner Sloan that the Commission supports the rezoning application with establishment of a trail for continuation of Wieland Road at the time of subdivision.

**CARRIED**

A meeting of the Otter Point APC was held on September 10, 2019. There were 26 members of the public in attendance and no written submissions received. The Commission considered the application and passed the following motion:

**MOVED** by Anne Miller, **SECONDED** by Al Wickheim that the Otter Point Advisory Planning Commission recommend that the Juan de Fuca Land Use Committee allow for further review of primary community concerns including water supply, firefighting servicing, noise, hours of work, traffic, rodents, future land use considerations, pollution including lighting, fencing/buffering and protection of the riparian area.

Opposed: Bud Gibbons

**CARRIED**