

Appendix C: Reports 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
September 21, 2020 at 7:00 pm

SUBJECT: **BYLAW NO. 4316**, cited as “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 147, 2019”

PRESENT: **Director M. Hicks**, Chair by Resolution of the Capital Regional District Board on Wednesday, August 12, 2020

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

PURPOSE OF THE HEARING:

Bylaw No. 4316 will amend Bylaw No. 2020, "Juan de Fuca Land Use Bylaw, 1992," by deleting That Part of Section 17, Otter District, Lying East of Otter Point Road, Except Parcel C (DD43782I) And Except Parts in Plans 3054 And 17721 from the Rural A (A) Zone, and adding to the Rural Residential 2 (RR-2) Zone, for the purpose of permitting six rural residential parcels, and by deleting from the Rural A (A) Zone, and adding to a new Industrial Sawmill (M-3) Zone, for the purpose of permitting one parcel for an industrial sawmill operation.

NOTICE: Notices were inserted in two (2) consecutive issues of the Sooke News Mirror appearing on September 10, and September 17, 2020.

ATTENDANCE: 1 In-person; 4 EP

EP – Electronic Participation

The Chair declared the public hearing open at 7:00 pm.

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

I. Lawrence advised that two submissions regarding the proposal were received. The submission from Robyn Bishop states non-support for the rezoning proposal. The submission from the Otter Point and Shirley Residents and Ratepayers Association (OPSRRA) states concern regarding the proposal's impact on the King Creek watershed and support for protection and remediation of aquatic areas on the subject property.

Cheryl Travis, Otter Point, stated concern regarding:

- the sawmill area being utilized for a dry land sort
- the operation's impact on adjacent wells

Ron Watson, Otter Point, stated concern regarding:

- the noise associated with the equipment needed to complement the sawmill including chainsaws, juicers and frontend loaders
- early hours of operation in the summer to work around fire hazard concerns
- fire hazards associated with bark piles and overall fire hazard management

Anne Bell, Otter Point, stated concern regarding invasive lighting, noise and hours of operation.

Lara Bell, Otter Point, questioned how concerns regarding the sawmill operation are addressed, should the proposal proceed, and it is determined that the sawmill operation is not complying with the zone.

The Chair called three times for further discussion on the bylaw and hearing none closed the public hearing on Bylaw No. 4316 at 7:09 pm.

CHAIR, Director M. Hicks

jdf info

From: Robyn
Sent: Sunday, September 20, 2020 12:55 PM
To: jdf info
Subject: zoning application

Hi Wendy,

Thank you for continuing to send updates/changes re this issue, much appreciated. I would like to submit my non support of this application for zoning change for the reasons stated in my previous letters.

Thank you,

Robyn Bishop



Representing the Residents and
Ratepayers of Otter Point, Shirley and
Jordan River

Colin Plant, Chair,
Capital Regional District (CRD) Board
625 Fisgard Street
Victoria, BC V8W 1R7

August 12, 2020

Dear Colin,

Re: Watershed Protection as part of Proposed Re-zoning at Section 17 Otter District (3542 and 1-3542 Otter Point Rd.)

We hope this letter finds you all well during these difficult times for our region and the rest of the world.

We are writing to you to express concerns over the proposal to subdivide the property at the above noted location in Otter Point by the property owner [REDACTED] to allow a five lot rural residential subdivision, six ha area to a new Industrial Sawmill (M-3) zone, and a four ha portion to a new Industrial Aquaculture (M-4) zone (Bylaw No. 4316).

As you are probably aware, East King Creek is an important part of our watershed in Otter Point. It supports local wildlife, as well as providing a water supply directly and indirectly (feeding aquifers) for neighbouring residential properties and a local farm (ALM), the latter of which also has a prior agricultural license for deep well and surface water use from the creek.

We would like to respectfully ask the CRD Board and its operating committees at its upcoming September 12 meeting to ensure that the aquatic areas associated with the properties are properly protected as per provincial guidelines for set-backs and buffer zones. We also request that the Board ensure that any aquatic habitat damage that has so far occurred from improper clearing by the property owner, as determined by inspection by provincial and regional authorities and within applicable laws, be properly remediated by the owner to ensure it continues to provide important ecosystem functions and services for our community into the future.

1 of 2

Given the current trend of development in our communities, we would also like to again reiterate the hope that the CRD takes a more holistic and overall systems approach in ensuring ALL remaining and functioning watersheds in Shirley, Otter Point and Jordan River communities and traditional lands of the T'Souke and Pacheedaht First Nations are given the same important considerations and protection.

We look forward to hearing your decision on August 12 around the JdF Landuse Committee's recommendation for public hearing of bylaws 4316 and 4317, and would be happy to entertain any questions you may have.

Sincerely,



Bill Dushenko
President



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Representing the Residents and Ratepayers of Otter Point, Shirley and Jordan River

cc. CRD Board

REPORT OF PUBLIC HEARING

held at the Juan de Fuca Local Area Services Building
3-7450 Butler Road, Otter Point, BC
September 21, 2020 at 7:00 pm

SUBJECT: **BYLAW NO. 4317**, cited as “Otter Point Official Community Plan Bylaw, 2014, Amendment Bylaw No. 2, 2019”

PRESENT: **Director M. Hicks**, Chair by Resolution of the Capital Regional District Board on Wednesday, August 12, 2020

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

PURPOSE OF THE HEARING:

Bylaw No. 4317 will amend Bylaw No. 3819, “Otter Point Official Community Plan Bylaw No. 1, 2014, Amendment Bylaw No. 2, 2019” by adding portions of That Part of Section 17, Otter District, Lying East of Otter Point Road, Except Parcel C (DD43782I) And Except Parts in Plan 3054 And 17721 to the Watercourses and Wetlands Development Permit Area and to the Commercial & Industrial Development Permit Area for the purpose of designating portions of the property as Watercourses & Wetland Areas and Commercial & Industrial development permit areas.

NOTICE: Notices were inserted in two (2) consecutive issues of the Sooke News Mirror appearing on September 10, and September 17, 2020.

ATTENDANCE: 1 In-person; 4 EP

EP – Electronic Participation

The Chair declared the public hearing open at 7:10 pm.

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

I. Lawrence confirmed that no submissions regarding the proposal were received.

The Chair called three times for further discussion on the bylaw and hearing none closed the public hearing on Bylaw No. 4317 at 7:12 pm.

CHAIR, Director M. Hicks
