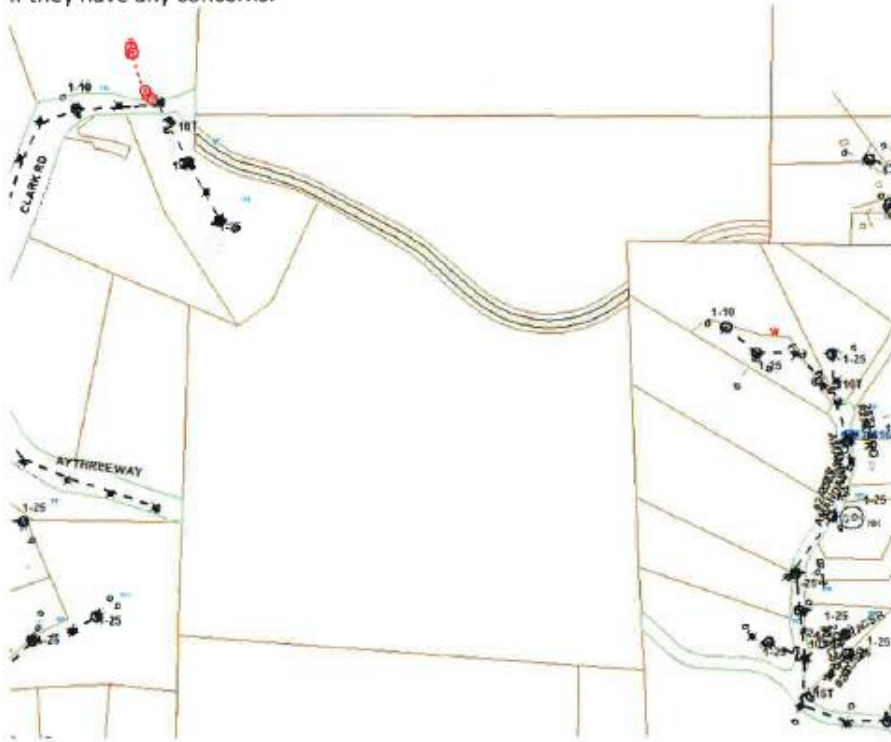


Appendix F: Referral Comments

BC Hydro

Hi Wendy,

BC Hydro Property Rights Services have no issue with the amendment to the zoning amendment as there is no right of way involved. I am copying South Vancouver Island Distribution Design for their review who can comment back directly if they have any concerns.



Thank you.

Elaine Mann | Property Coordinator, Property Rights Services

BC Hydro
Vancouver Island

CRD Building Inspection

Wendy Miller

From: Mike Taylor
Sent: Friday, June 18, 2021 10:27 AM
To: Wendy Miller
Subject: RE: Referral - Zoning Amendment Application RZ000272

Hi, Wendy. I'm sorry this is late. I have no comments or concerns regarding this proposal. Of course appropriate building permits and supporting approvals would be required prior to any construction within the development. Please contact me if additional information is needed. Thank you.
Mike

CRD Bylaw Enforcement

Wendy Miller

From: Shayne Gorman
Sent: Wednesday, July 14, 2021 8:29 AM
To: Wendy Miller
Cc: Wilf Marquis
Subject: RE: Referral - Zoning Amendment Application RZ000272

Good Morning Wendy

Please find attached our response to the Zoning Amendment Application. Thank you Wilf for all your efforts.

CRD Bylaw Enforcement Services has reviewed the staff report for Zoning Amendment Application RZ000272, proposed Bylaw No. 4422 to amend Bylaw No. 2040 to rezone an 11 ha portion of the subject property from the Forestry (AF) zone to a new Agricultural 2 (AG-2) zone to permit two dwelling units and up to either two secondary suites or two detached accessory suites, agriculture, and an equestrian riding facility with an ancillary campground. Additionally the proposed bylaw was amended by the LUC to add campground as a permitted accessory use.

In the report to the Land Use Committee dated June 15, 2021 it is noted that the proposed zoning amendment is consistent with the policies of the OCP. The proposed AG-2 zone maintains minimum parcel size and residential density consistent with the Rural lands designation and density in the existing AF zone. Creation of this AG-2 zone is intended to allow for campsites for temporary accommodation of the traveling public in conjunction with an equestrian riding ring subject to regulatory conditions such as numbers, size, density and siting.

Seeing that commercial tourist accommodation is not consistent with Rural Land designation or explicitly support such use, the report points out the need to be of minor scale or ancillary to the primary renewable resource function. With the conditions required under AG-2 zone, including density and required yards, these requirements should assist in making this use ancillary to the principal uses.

However, within the proposed Bylaw No. 4422 we believe there needs to be more clarity regarding what defines the area of a campsite or campground for defining setback requirements. The wording also does not also appear clear as to whether the density requirement is up to 5 campsites (1 per 2 ha.) or whether a singular campsite location could be located with up to 5 campsites given the 11 ha. size. There could be advantages or disadvantages with each approach. The installation of campsites we believe has the potential to result in nuisance type complaints dependent on the locations (setbacks) and oversight of the operator.

CRD Bylaw Enforcement does not have any significant objections to this application as it is mostly consistent with the OCP or density and use concerns, aside from clarity regarding the campsite definitions, related setbacks and controls to mitigate nuisance.

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

Tuesday, July 13, 2021

DOS File No.: CRD Referral

Juan de Fuca Community Planning
3-7450 Butler Road
Sooke, BC V9Z 1V1

Via Email: wmiller@crd.bc.ca

Dear Iain Lawrence, RPP, MCIP, Manager, Juan de Fuca Community Planning

Re: Referral Comments on rezoning application to amend Bylaw No. 2040 to rezone from Forestry (AF) to the RU2 zone (rural residential) and a new AG-2 (Agriculture 2) zone for the purposes of allowing proposed Lot 2 to permit a residential density of one dwelling and suite per 4 ha of land, silviculture, agriculture, equestrian riding facility and an ancillary campground.

Upon review of the proposed bylaw amendment to Bylaw No. 2040, Planning staff have determined that the District of Sooke's interest are unaffected by the proposed bylaw amendment RZ000272.

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: www.sooke.ca

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

Island Health

Wendy Miller

From: Takeuchi, Kazuhiro <Kazuhiro.Takeuchi@VIHA.CA>
Sent: Monday, July 12, 2021 4:00 PM
To: Wendy Miller
Subject: RE: Zoning Amendment Application RZ000272 - CRD Referral

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

Hi Wendy,

Our office has no objections to this rezoning provided the applicant complies with the Drinking Water Protection Act/Regulation (DWPA/R) and Sewerage System Regulation.

Note that the DWPA/R applies to all water systems other than "one single family residences". Unless the aforementioned secondary suites, dwellings and accessory suites are each on their individual well, a water system would like be created and thus a drinking water system operating permit from this office would be needed.

If you have any questions regarding the above information, feel free to reach out to me at 250-519-3655.

Sincerely,

Kazuhiro Takeuchi, B.Sc., B.Tech., CPHI(C)
Environmental Health Officer
Gateway Village Health Unit
Suite 201 – 771 Vernon Avenue, Victoria, BC. V8X 5A7
Phone: (250) 519-3401 Ext 33655
Email: Kazuhiro.Takeuchi@viha.ca

Ministry of Agriculture



July 7, 2021

Iain Lawrence
Manager of Community Planning
Capital Regional District

Sent by email

Dear Iain:

Re: File RZ000272 – Rezoning Application at Section 42, Otter District, Clark Road and Aythre Way (PID: 009-497-790) – The Subject Property

Thank you for providing the opportunity for the Ministry of Agriculture, Food and Fisheries (Ministry) to comment on File RZ000272 that proposes to rezone 11 ha of the 55 ha Subject Property to permit two dwelling units, agriculture, and an equestrian riding facility with an ancillary campground. From an agricultural perspective, the Ministry offers the following comments:

- The Subject Property is not located within the Agricultural Land Reserve (ALR) nor does it border land in the ALR.
- The Subject Property is currently zoned Forestry (AF) in the Juan de Fuca Land Use Bylaw, 1992. The AF zone does not allow agriculture as either a permitted use or an accessory use. The applicant proposes to rezone the Subject Property to a new Agriculture 2 (AG-2) zone which allows agriculture as a permitted use.
- Ministry staff support the rezoning application given that, if approved, agriculture will be permitted on the Subject Property.

Please contact Ministry staff if you have any questions regarding the above comments.

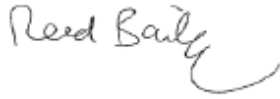
Thank you for the opportunity to provide comments from an agricultural perspective with respect to this file.

Ministry of Agriculture, Extension and Support
Food and Fisheries Services Branch

Mailing Address:
PO Box 9120, Stn Prov Gov
Victoria, BC V8W 9B4

-2-

Sincerely,



Reed Bailey
Land Use Planner
778-698-3455
Reed.Bailey@gov.bc.ca



Emily Carmichael
Resource Development Agrologist
778 666-2437
Emily.Carmichael@gov.bc.ca

Cc: Shannon Lambie, Regional Planner – Agricultural Land Commission

FLNR – Archaeology

Wendy Miller

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: Wednesday, July 07, 2021 5:26 PM
To: Wendy Miller
Subject: RE: Zoning Amendment Application RZ000272 - CRD Referral

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

Hello Wendy,

Sorry this is late – we're getting caught up but there's still more requests coming in than going out!

Thank you for your referral regarding the property legally described as SECTION 42, OTTER DISTRICT EXCEPT THAT PART LYING 50 FEET ON EACH SIDE OF THE CENTRE LINE OF THE RIGHT OF WAY SHOWN ON PLAN 121 RW AND EXCEPT THAT PART IN PLAN EPP63580, PID 009497790. 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 information request.

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.

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

FLNR – Ecosystems

RESPONSE SUMMARY – REZONING APPLICATION RZ000272

☒ Interest Potentially Affected by Proposal for Reasons Outlined Below

☐ Interest Unaffected by Proposal

Page 11 of "Report to the Juan de Fuca Land Use Committee Meeting of Tuesday, June 15, 2021 states, "Any roads, driveways and structures will be located more than 30 m from riparian areas in accordance with the Riparian Areas Protection Regulation...". If this changes, then the Riparian Areas Protection Regulation would apply and a Conditions and Impacts Report prepared by a Qualified Environmental Professional should be completed for any proposed non-institutional developments. The report should provide measures on how the Streamside Protection and Enhancement Areas will be protected from encroachment to facilitate the re-establishment of riparian vegetation in areas cleared during past forest harvesting activities. Ideally, the report would propose restoration activities (e.g., planting of native species, pruning, thinning, fertilization and invasive plant species control) to speed the re-establishment of riparian vegetation.

Should a stream crossing or future development be proposed below the high water mark of a stream (includes, lakes, ponds, wetlands and springs) then the submission of an Authorized Change (Notification) or Change Approval under the Water Sustainability Act is required before the start of work.



Ecosystem Biologist

Signed

Title

August 3, 2021

FLNRORD – West Coast, Ecosystems

Date

Agency

FLNR – Water Protection

Referral 58000-35/CRD 20210715 Rezoning Bylaw No 4422

RESPONSE SUMMARY – REZONING BYLAW No 4422

X 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 (PID: 009-497-790).

The primary source of water in the area of the subject parcel is Aquifer 606 (AQ606 Fact Sheet: <https://apps.nrs.gov.bc.ca/gwells/aquifers/606>). This aquifer is made up of fractured volcanic bedrock, known to have a very low productivity, in particular in wells constructed at higher elevation. Available water to provide for higher water use needs such as a small water system (campground) and equestrian facility is likely to be limited. The median depth of bedrock wells registered in the Groundwater Wells database (GWELLS <https://apps.nrs.gov.bc.ca/gwells/well/63472>) within 1 km of this site is 165 m (540 ft), ranging from 30 m (100 ft) up to 347 m (1140 ft), and more than 50% of wells are greater than 150 m (500 ft) deep. Approximately 72% of the wells within 1 km have an estimated yield (driller air-lift estimate at time of well construction) of 2 USgpm or less.

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 use) is required under the *Water Sustainability Act* (<https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/14015>) for some of the proposed land use (campground and equestrian facility). Larulla Creek has a water allocation restriction indicating that it is Fully Recorded. 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>. A groundwater license for domestic use on a single lot is not required for domestic parcels serviced by individual wells.

Due to the presence of a shallow overburden, the aquifer is also classified as having an overall high vulnerability to contaminants introduced at the land surface. Intrinsic vulnerability mapping (<https://catalogue.data.gov.bc.ca/dataset/drastic-aquifer-intrinsic-vulnerability>) indicates that aquifer vulnerability to contamination in the area of the subject parcel may be lower, primarily due to deeper groundwater levels. Animal grazing areas, paddocks and locations of manure storage can be a source of nutrient and bacterial contamination of surface and groundwater sources, therefore adequate (minimum 30 m) setbacks of these contaminant source from wells and surface water sources is required (in accordance with *Public Health Act*, Health Hazard Regulation

https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/216_2011), and agricultural best practices (Code of Practice for Agricultural Environmental Management) https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/8_2019) to reduce runoff of contaminants are recommended to be employed. At the same time, this upland area is a groundwater recharge zone, therefore the site design should minimize impervious surfaces which would limit natural infiltration and groundwater recharge.

It is noted that several surface water features including a wetland, spring and streams (Brent Spring, Larulla Creek, and headwaters of King Creek) are located on or immediately adjacent to the subject parcel. The subdivision map does not identify or map the boundaries of the riparian features. Development plans should clearly map and identify all water course and the applicants should be advised of regulatory requirements that could affect the development and siting considerations. The site and lot design should consider access considerations to minimize disturbance of the riparian areas, including adequate building site setbacks from the riparian boundaries. For example, it is not clear how landowners of proposed Lots 3-7 would access the portion of the lot on the opposite side of the wetland or stream, without interference with or alteration of the riparian area. A qualified environmental professional (QEP) is required to assess building plans to ensure development is compliant with the [Riparian Areas Protection Regulation](https://www2.gov.bc.ca/gov/content/environment/plants-animals-ecosystems/fish/aquatic-habitat-management/riparian-areas-regulation) (more information at: <https://www2.gov.bc.ca/gov/content/environment/plants-animals-ecosystems/fish/aquatic-habitat-management/riparian-areas-regulation>) and related local bylaws.

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

Signed : Sylvia Barroso  _____

Title: Regional hydrogeologist

Ministry of Lands and Natural Resource Operations

Date: July 20, 2021

Refer to Figures 1, 2, and 3 below.



Figure 1: Aerial imagery (2013) of subject site from Capital Regional District Online Map.

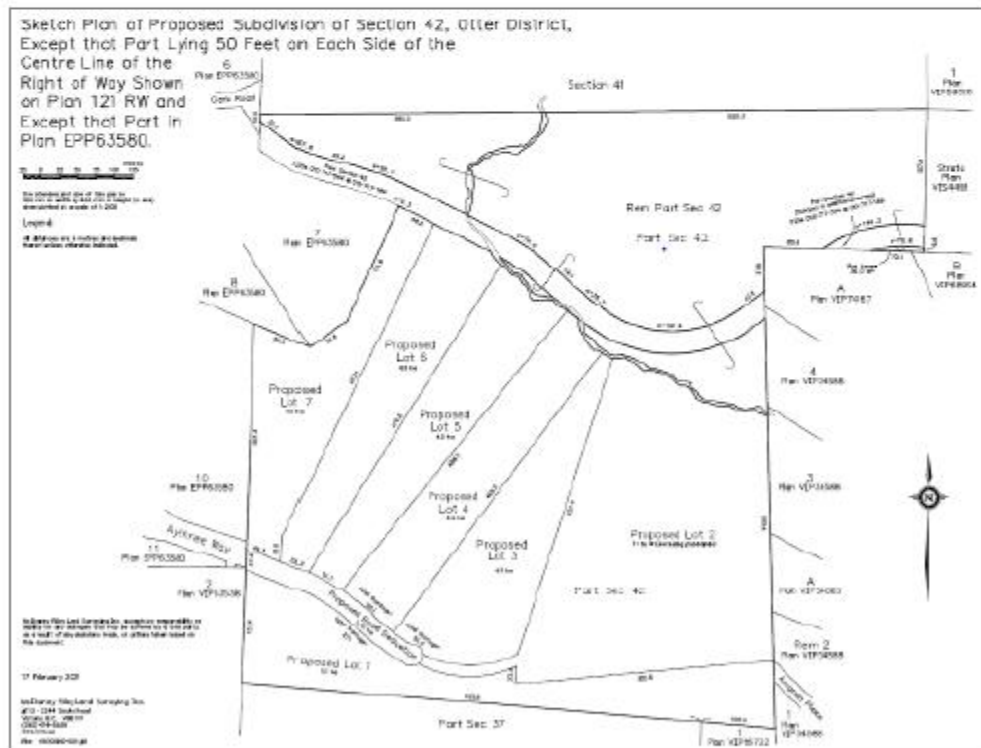
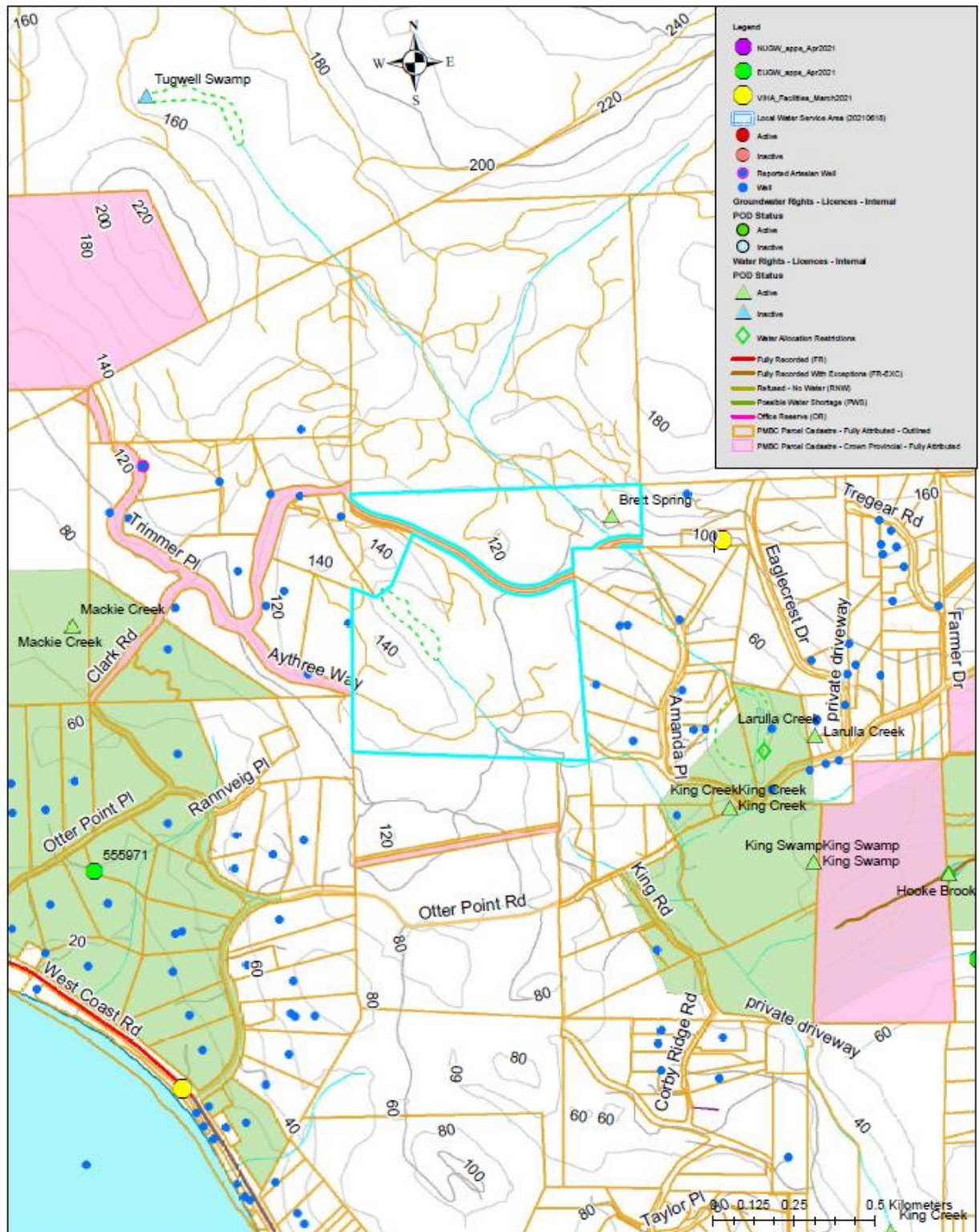


Figure 2: Proposed lot layout from referral package

Figure 3: Water sources in the area of PID 009-497-790, Sooke, B.C.



Ministry of Transportation & Infrastructure

Wendy Miller

From: Page, Owen TRAN:EX <Owen.Page@gov.bc.ca>
Sent: Thursday, June 24, 2021 3:57 PM
To: Wendy Miller
Subject: RE: Zoning Amendment Application RZ000272 - CRD Referral

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

File #2021-03599

Hi Wendy,

Please consider this the official response from the Ministry of Transportation and Infrastructure regarding the proposed rezoning of Section 42, Otter District.

The Ministry has no objections to the rezoning as proposed.

Thank you for the opportunity to comment. Should further discussion be needed, please feel free to contact me.

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



Ministry of
Transportation
and Infrastructure

WEBSITE FOR DEVELOPMENT APPROVALS:

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

Otter Point Fire Department

OTTER POINT VOLUNTEER FIRE DEPARTMENT

Thursday, 7-9 p.m.
Office Phone 642-6211
Office Fax 642-2673

3727 Otter Point Road
Sooke, B. C. VZ OK1
www.otterpointfire.bc.ca

July 9, 2021

C.R.D. Building Inspection Services
#3 – 7450 Butler Road.
Sooke, BC V9Z 1N1

Folio Number 762-29030.980

Re: 8 lot subdivision and zoning amendment application

Property at the end of Aythree Way
Section 42
PID 009-497-790,
EPP63580

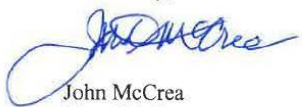
I have reviewed the proposed 8 lot subdivision of Section 42, Otter District, PID 009-497-790 and the Otter Point Fire Department has only 2 concerns with this proposal:

1. That access to all buildings on these properties are constructed and maintained to Fire Department standards to allow access for firefighting purposes, and
2. That Fire Protection Works Covenant CA6074834 is adhered to with a 14,000 imp. gallon tank (or larger) being added to the storage reservoir within the Lot 8 right of way as stated in the covenant..

I have also reviewed the proposed bylaw no. 4422. Once again my only concerns are the two listed above .

If you have any further questions please contact me at the above number or by email at jmccrea@otterpointfire.bc.ca

Yours truly,



John McCrea
Fire Chief



RCMP

No comments or concerns on our part.

Brett

S/Sgt Brett SINDEN
Detachment Commander
Sooke RCMP
250-642-5241 extension 2227

Sooke School District #62

Wendy Miller

From: Pete Godau <pgodau@sd62.bc.ca>
Sent: Monday, July 12, 2021 9:04 AM
To: Wendy Miller
Subject: RE: Zoning Amendment Application RZ000272 - CRD Referral

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

Thanks Wendy,

The school District does not have any concerns with this referral.

Thank you,

Pete

Peter Godau
Director of Facilities | School District # 62
P (250)474-9840 Ext 203 | C (250)361-7330 | pgodau@sd62.bc.ca
Shaping Tomorrow Today

Otter Point Advisory Planning Commission

Otter Point Advisory Planning Commission Meeting Minutes
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6. Zoning Amendment Application

a) RZ000272 – Section 42, Otter District (Clark Road & Aythre Way)

Emma Taylor spoke to the request to rezone a portion of the subject property to permit two dwelling units, agriculture, and an equestrian riding facility with an ancillary campground.

Emma Taylor reported that the subject property is also subject to an active subdivision application (SU000704), soil deposit permit (SP000092), development permit (DP000291), and radio communication tower application (LP000021).

Emma Taylor highlighted the subject property and subdivision layout. It was advised that the applicants propose to rezone proposed Lot 2.

A member of the public stated:

- the proposed subdivision plan incorrectly notes that the subdivision will be accessed by Amanda Place
- the road incorrectly identified as Amanda Place is an unconstructed public road referred to as Blue Grouse Way

The applicants responded to questions from the APC stating:

- the subject property is accessed from Clark Road and Aythre Way
- the access referred to as Blue Grouse Way is a riparian area
- the provincial Approval Officer did not support access from Blue Grouse Way when it was proposed by the previous owner of Section 42
- seven lots are currently proposed
- a hydrological study has been completed for the full property
- the hydrological study reports that there is water available for residential subdivision
- the proposed equestrian use will use less water than a single-family residential use
- the fire department has been on site
- there is a portable water truck on site, as well as 5,000 gallons of stored water for fire protection
- additional water storage for fire protection is proposed as part of the subdivision
- the equestrian use is considered to be in keeping with a hobby farm as horses will be limited to six
- campground use will be limited by bylaw
- equestrian events will be limited to day trips, birthday parties and equestrian-assisted therapy
- campsites will be limited to tent camping
- campsite amenities will be limited to a communal fire pit
- showers and a sani-station will not be provided
- they have not received any complaints from adjacent property owners regarding the proposal
- it is understood that the Ministry of Transportation and Infrastructure has directed that Clark Road cannot be widened

Iain Lawrence confirmed that:

- the subject property is within the Otter Point Fire District
- the hydrological study was not provided as part of the application intake
- Regional Director Mike Hicks supports use of Community Works Funds to support a groundwater study for areas in Otter Point that are outside the community water system

PPSS-35010459-2544

Otter Point Advisory Planning Commission Meeting Minutes
July 6, 2021

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- there is a covenant registered on the title of the subject property that requires fire protection works in the form of a 14,000 gallon tank, installed to the satisfaction of the CRD, as a condition of subdivision

The Chair directed attention to the concerns received in the supplementary submissions including:

- environmental impact
- fire
- single road access and increased traffic
- flammability of animal feed
- animal runoff
- the size of the proposed equestrian facility and the potential for the zoning to set precedence for future facilities

The applicants stated:

- there are horses already in the area
- the Province regulates manure management
- four vehicles are anticipated a day
- the density proposed on Lot 2 is less than if the property was developed for residential use
- the owner will be residing on proposed Lot 2
- the indoor equestrian facility will be 30 x 50 feet
- the overall facility will be used for training and therapy use in the winter or when it rains
- the water table is 340 feet deep
- blasting for road development is not anticipated to impact the water table

Emma Taylor responded to a question from the public advising that proposed Bylaw No. 4422 limits campsites to one site per 2 ha. A total of five sites would be permitted on the subject area based on this density.

Bev Brow, Otter Point, stated:

- has attended horse shows and understands horse owners wishing to camp on site to care for their horses
- understands that agricultural zoning permits tourism
- tourism includes camping
- submitted a rezoning application (Z-07-10) for campground use that was denied due to concerns regarding water and traffic
- has been a resident for 30 years
- application Z-07-10 should be re-opened if this proposal proceeds

Iain Lawrence responded to questions from the public advising that:

- the subject property is designated Rural by the Otter Point Official Community Plan
- the Rural designation supports forestry and agriculture
- the Juan de Fuca Land Use Committee supported the campground use being an accessory use as the Rural designation does not support tourism as a principal use
- rezoning proposals are considered on individual merit
- the previous speaker is not restricted from submitting a new rezoning application

Howard Taylor, Otter Point, stated:

- supports the concept proposed by the current property owner
- concerned about the scale of the operation should the current owner sell
- a larger operation will require more water

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- the proposed AG-2 zone is too broad

Emma Taylor responded to a question from the public advising that, at present, the Juan de Fuca Land Use Bylaw does not limit the number of livestock except for rabbits.

Heather Phillips, Otter Point, stated:

- water is a big issue
- the CRD commissioned an aquifer study in 2004 for the Juan de Fuca Electoral Area
- the report provides very little information for the subject property as at that time the subject property was Forest Land
- the hydrological study commissioned by the owner should be shared before a decision on the rezoning is made
- the study proposed by the Director should be received before a decision on the rezoning is made
- development is moving from the low lands into the high lands
- the impacts of high land development are not known
- it is understood that the Sooke-Metchosin Aquifer is surface water charged
- the subject property is in the catchment area for King Creek and Orveas Creek
- King Creek and Orveas Creek are fish-bearing creeks
- the Regional Growth Strategy limits community water systems in the Juan de Fuca Electoral Area
- more information is required before rezoning is approved
- support for release of the proponent's hydrological study
- rezoning should not be considered until the Official Community Plan is reviewed

The applicants stated that houses will be serviced by individual wells not by a community water system.

Rich Mably, Otter Point, stated:

- has been a resident for 35 years
- the area adjacent to the subject property is residential
- the proposal is commercial in nature
- the development will be a new load on the aquifer
- concern regarding water runoff from the equestrian and campground use
- wishes continued quiet enjoyment of his property
- the development will result in increased visitor and service traffic
- the development will result in increased fire risk
- concern that facility visitors wishing to explore more trails will result in increased trespass onto adjacent properties
- concerned about the scale of the operation, should the current owner sell
- opposition to the proposal as currently presented
- support for release of the hydrological study

Sheila Hubbard, Otter Point, stated:

- owns property that backs onto the proposed campground area
- concerned about fire, noise, trespass and water
- water is a concern for everyone
- opposition to the proposal

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Sharon Sterling, Otter Point, stated:

- owns property that backs onto the proposed equestrian facility area
- had horses in past and likes the idea of an equestrian facility
- support for the trails being developed on the subject property being open to local residents through park dedication
- park dedication would provide a benefit to the community
- the current proposal is limited to being a private enterprise

The applicants stated:

- insurance and liability would be an issue, if the property was opened to public use
- support for dialogue with the CRD regarding dedication of trails on the property
- there are properties in the immediate vicinity that are being used for agriculture
- the area subject to the rezoning proposal has the potential to be subdivided into three lots
- the proposal is small scale and will be an asset to the community

APC comments included:

- new zones set precedence
- the proposed new Agriculture 2 Zone (AG-2) does not provide a limit to the number of horses
- the subject property is not agricultural land
- the subject property will not have enough water to support agricultural use
- the AG-2 zone was developed to support agricultural use, but the zoning amendment proposes a commercial operation
- Otter Point is an equestrian community but the AG-2 zone is too broad
- although there has been increased interest from the general public in more camping opportunities, local residents have concerns regarding the proposed campground use on the subject property
- residents have expressed interest in having a greater understanding of the aquifer
- community concerns include concerns for water, fire risk, issues related to campground use and scale of the operation, should the current owner sell

MOVED by Sid Jorna, **SECONDED** by Anne Miller that the Otter Point Advisory Planning Commission report to the Juan de Fuca Land Use Committee that it recommends:

- closer review of the Agriculture 2 Zone (AG-2) to limit impact of equestrian and campsite use
- closer review of the Agriculture 2 Zone (AG-2) to review the scope of agricultural use
- more information on the community's hydrology

CARRIED

7. Adjournment

The meeting adjourned at 8:21 pm.

Chair

PPSS-35010459-2544