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SHIRLEY/JORDAN RIVER OCP UPDATE AND RELATED BOUNDARY ADJUSTMENT BYLAWS

**REPORT TO THE JUAN DE FUCA LAND USE COMMITTEE
MEETING OF TUESDAY, APRIL 19, 2016**

SUBJECT Shirley – Jordan River Official Community Plan Update and Related Boundary Adjustment Bylaws

ISSUE

To consider referring Bylaw No. 4001 Shirley – Jordan River Official Community Plan (OCP), which would repeal and replace the existing Shirley/Jordan River OCP, Bylaw No. 3717; and to consider amendments to the OCP for the Rural Resource Lands, Bylaw No. 3591, the Land Use Bylaw for the Rural Resource Lands, Bylaw No. 3602, and to the Juan de Fuca Land Use Bylaw, 1992, Bylaw No. 2040, to facilitate a minor boundary adjustment to the Shirley/Jordan River OCP area.

BACKGROUND

The Shirley - Jordan River area is within the Juan de Fuca Electoral Area (JdFEA) of the Capital Regional District (CRD) and is bound to the east by Muir Creek and the Otter Point area, to the north by the Rural Resource Lands, to the west by Juan de Fuca Provincial Park, and to the south by the Strait of Juan de Fuca (Appendix A).

Staff and consultants have been working with the communities of Shirley and Jordan River since November 2013 to review and update the existing OCP, to complete a sensitive ecosystem inventory, and to prepare policy amendments and new mapping. The overall goal of the OCP update was to provide an opportunity for the community to review the existing OCP and to identify policies they wanted to add, retain, or amend. The planning process focused on a number of areas including the Regional Growth Strategy (RGS) policies and designations, the Agricultural Land Reserve (ALR), new land use designations, resource uses, community services, development approval information areas, temporary use permits and development permit areas. The proposed OCP contains a set of goals, objectives and policies for future land use in Shirley and Jordan River that follow provincial legislation and relevant best practices, and that promotes the aspirations and interests of the community (Appendix B).

In order to accommodate a minor change to the OCP area boundary, amendments are proposed to the Rural Resource Lands OCP and Land Use Bylaw, and to Juan de Fuca Land Use Bylaw, Bylaw No. 2040 (Appendix C).

Staff have prepared Bylaw No. 4001 (Shirley – Jordan River OCP), Bylaw No. 4069 (Rural Resource Lands OCP), Bylaw No. 4070 (Land Use Bylaw for Rural Resource Lands) and Bylaw No. 4071 (Juan de Fuca Land Use Bylaw), and recommend that they be referred to agencies for comment.

ALTERNATIVES

1. That staff be directed to refer proposed Bylaw No. 4001, "Official Community Plan for Shirley – Jordan River, Bylaw No. 1, 2016", as included in Appendix B; proposed Bylaw No. 4069, "Official Community Plan for the Rural Resource Lands, Bylaw No. 1, 2009, Amendment Bylaw No. 1, 2016"; proposed Bylaw 4070, "Land Use Bylaw for the Rural Resource Lands, Bylaw No. 1, 2009, Amendment No. 7, 2016"; and proposed Bylaw No. 4071, "Juan de Fuca Land Use Bylaw, Bylaw No. 1, 1992, Amendment No. 128, 2016", as included in Appendix C, to appropriate CRD departments and the following agencies for comment:

Agricultural Land Commission	Lake Cowichan First Nation	Scia'new First Nation
BC Hydro	Lyackson First Nation	School District #62
Cowichan Tribes	Malahat First Nation	Sheringham Waterworks
Cowichan Valley Regional District	Managed Forest Council	Shirley/Jordan River APC
District of Metchosin	Ministry of Agriculture	Shirley Fire Department
District of Sooke	Ministry of Environment	Stz'uminus First Nation
Esquimalt Nation	MFLNRO - Arch Branch	Te'Mexw Treaty Assoc.
Halalt First Nation	MFLNRO - Crown Lands/Foreshore	Tsartlip Indian Band
Hul'qumi'num Treaty Group	MoTI	Tsawout First Nation
Island Health	Pacheedaht First Nation	Tseycum Indian Band

JdF AAPC
JdFEA Parks & Recreation Advisory
Commission

Pauquachin First Nation
Penelakut Tribe

T'Sou-ke First Nation

2. That the bylaw be referred back to staff for more information.

FINANCIAL IMPLICATIONS

The Shirley – Jordan River OCP was a major project undertaken by a consultant and Local Area Planning staff through the fall of 2013 to the spring 2015. The Federal Gas Tax Community Works Fund was accessed for the OCP reviews under the Integrated Community Sustainability Planning program. Funds were allocated for professional planning expertise, consultation materials and services in support of the OCP, such as the ecological studies. The JdFEA Planning budget provided for costs associated with staff time and legal advice.

INTER-DEPARTMENTAL IMPLICATIONS

Due to possible impacts on programs, other CRD departments, such as Building Inspection, Environmental Sustainability, Integrated Water Services, Protective Services, Regional Parks, Regional Planning and JdFEA Parks and Recreation, will be involved in the review of the bylaw.

LEGISLATIVE IMPLICATIONS

Pursuant to Section 475 of the *Local Government Act (LGA)*, an amendment to an OCP requires that local government provide one or more opportunities for consultation with persons, organizations and authorities that may be affected by the adoption, repeal or amendment of an OCP. Specific consideration must be given to referring the proposed amendment to the adjacent regional districts or municipalities and First Nations. Consideration should also be given to referring the proposed amendment to improvement districts and applicable provincial and federal agencies.

Pursuant to Sections 476 and 477(3)(b) of the *LGA*, a proposed amendment to an OCP must also be referred to the School District and to the Agricultural Land Commission (ALC). The proposed bylaws will be referred to the Ministry of Transportation & Infrastructure (MoTI), since they apply to land within 800 m of a controlled access highway and MoTI owns and operates the roads in Shirley and Jordan River.

Consultation under the above noted sections of the *LGA* must occur prior to the requirement under Section 477 (3)(c) to hold a public hearing as part of the amendment process. In this case, the comments will be received prior to proceeding to first reading of the bylaws.

The Juan de Fuca Development Procedures Bylaw, Bylaw No. 3110, established an OCP amendment process which requires that the proposed OCP be referred to the full CRD Board for a determination of consistency with the RGS. This referral will occur once the final draft OCP is prepared.

Should the proposal proceed, a public hearing pursuant to Section 465 of the *LGA* will be required subsequent to the amendments passing second reading by the Capital Regional District Board.

PUBLIC CONSULTATION IMPLICATIONS

Prior to beginning the review process, a Consultation Plan was prepared to outline how the community, government agencies, First Nations and interest groups would participate in the OCP review. The Consultation Plan called for the establishment of a Citizens' Committee and a series of Citizens' Committee meetings and community events were held to discuss and work through key issues and policies, and to review several drafts of the OCP. A total of 15 Citizens' Committee meetings and four community events were held. Comments and concerns raised at these meetings and events were considered by staff in preparing the OCP update.

The Advisory Planning Commissions (APCs) were established to make recommendations to the Land Use Committee on land use planning matters referred to them relating to Part 14 of the *LGA*; therefore, the draft OCP Bylaw No. 4001 should be referred to the Shirley/Jordan River APC. As the proposed OCP addresses agricultural land and park policies, the OCP should also be referred to the Juan de Fuca Agricultural Advisory Planning Commission (AAPC) and the JdFEA Parks & Recreation Advisory Commission.

REGIONAL GROWTH STRATEGY IMPLICATIONS

Section 445 of the *LGA* requires all bylaws adopted by a regional district board after the board has adopted a RGS, be consistent with the RGS. The proposed OCP will be referred to the full CRD Board to determine if Bylaw No. 4001 and Bylaw No. 4069 are consistent with the RGS.

Section 208 of the proposed OCP, Bylaw No. 4001, outlines how the goals, objectives and policies of the Plan work towards the eight strategic initiatives of the RGS relating to Managing and Balancing Growth, Environment and Resources, Housing and Community, Transportation and Economic Development and the land use policy designations.

Managing and Balancing Growth

The RGS established six land use policy designations, three of which apply to lands in Shirley – Jordan River: Rural/Rural Residential, Renewable Resource, and Capital Green Lands.

To keep settlement compact, lands within the Plan area intended for settlement have been designated as Settlement (S) and Pacific Acreage (PA). All other lands in the Plan area have been designated for rural, resource, agricultural or park uses.

To protect the integrity of the rural communities in the Plan area, only certain land uses and densities are supported. In the Settlement and Pacific Acreage land use designations, low-density residential and community uses are supported. Home based businesses and small-scale commercial uses that serve local needs are supported, as well as certain types of tourism activities, provided they are of a scale and size appropriate for a rural community. Policy statements offer strong, continued support for the agricultural use of ALR lands and forestry and mining uses as permitted by the Province are recognized.

While the Shirley/Jordan River OCP, Bylaw No. 3717, designated a small Settlement Containment Area (SCA) supporting parcels in the 1 ha range, much of the remaining Plan area was designated as Settlement Area (SA) with a density greater than 2 ha per parcel. The Settlement Containment Area designation from Bylaw No. 3717 has been replaced with Settlement (S) and retains a density of one parcel per hectare for the residential areas in Shirley that are already developed at this density. The Pacific Acreage (PA) designation predominantly includes all lands outside of the new Settlement land use designation that are generally zoned for or developed at a density of one parcel per 2 ha. Large tracts of land designated as Settlement Area in Bylaw No. 3717 that are being used for resource-based purposes in the Private Managed Forest Land Program (PMFL), in a Tree Farm License or utilized by BC Hydro, are now designated as Coastal Upland (CU) and Renewable Resource (RE), with policies favouring natural resource uses and densities of 4 ha and 120 ha per parcel respectively. The overall development potential of the Plan area has been reduced from 1,439 additional parcels under Bylaw No. 3717 to 595 additional parcels through the application of these land use designations.

The Growth Management Concept Plan land use policy areas, as shown on Map 3 of the RGS, do not correspond well with the existing uses in Shirley and Jordan River. To maintain consistency with the RGS, Map 3: Growth Management Concept Plan needs to be amended to include the Coastal Upland, Pacific Acreage and Settlement lands into the Rural/Rural Residential designation.

Environment and Resources

To protect regional green and blue spaces, the RGS established the Capital Green Lands Policy Area which applies to French Beach Provincial Park in the Shirley and Jordan River area. Bylaw No. 3717 included a Park designation for French Beach Provincial Park. As the CRD recently acquired the Jordan River Regional Park Reserve, Proposed Bylaw No. 4001 also includes the Park designation on these lands. All of the marine waters in the Plan area have been designated as Marine (M).

To manage natural resources and the environment sustainably, all lands within the Plan area in the ALR are designated as Agriculture (AL) with strong support for agricultural uses. There have been no inclusions or exclusions of ALR land in the Plan area.

While the Province maintains jurisdiction over the management of natural resources, the CRD anticipates working cooperatively so that decision making within the Plan area gives priority to options that maintain the ecological integrity of local ecosystems. Environmentally sensitive areas have been mapped and designated as a sensitive ecosystem development permit area. This OCP discusses the impact of climate change on the Plan area and suggests ways to ameliorate potential impacts. Residents are encouraged

to participate in local initiatives and regional programs that promote the principles of reducing, reusing and recycling. The CRD supports the Ministry of Environment and Island Health in their regulation of sewage.

Housing and Community

To build Shirley and Jordan River as complete communities, a number of policies in this OCP support community safety, volunteerism, and the local delivery of health care services, social programs and recreational programs.

To improve the affordability of housing, suites and home based businesses are supported by this Plan. Alternative forms of housing, such as manufactured and modular homes are also supported.

Transportation

To increase transportation choices, this OCP strongly encourages senior government to improve the safety of Highway #14 (West Coast Road) so that it can be used for alternative transportation choices. The creation of an off-road trail network to link neighbourhoods, community focal points and parks is supported. Carpooling, ride-sharing and approaching School District #62 - Sooke to see if an agreement to allow community members to ride on school buses are presented as ways to increase transportation choices.

Economic Development

To strengthen the regional economy, the reliance on other regional centres is recognized in this Plan. Agriculture, home based businesses, renewable resource activities and low-impact tourism uses are viewed as Shirley – Jordan River’s contribution to the regional economy.

PROPOSED MAJOR OCP UPDATES

The primary goal of this OCP update was to review the objectives and policies that guide decisions on planning and land use management in order to protect the rural character of the community and the natural resources of the area. The Plan accommodates rural residential, agricultural, forestry, low-impact tourism and limited commercial uses in appropriate locations. The community supports limited growth in Shirley and Jordan River.

The OCP has been restructured around themes identified by the community. The OCP update includes new policy areas including services, emergency planning, community health, new development approval information area policies, and provision for temporary use permits. The updated OCP, proposed Bylaw No. 4001, is included as Appendix B. The major differences between the existing and the proposed OCP are noted in Appendix D.

Significant major updates proposed in Bylaw No. 4001 are related to new land use designations (LUDs) and development policies. The current Shirley/Jordan River OCP Bylaw No. 3717 includes four LUDs: Agricultural Land Reserve, Park (Provincial Park), Settlement Containment Area (SCA) and Settlement Area. The Settlement Area policies, state that the desired parcel size for residential development within SCA should be in the 1 ha (2.5 acres) range. Residential development outside the SCA should consist of parcels greater than 2 ha (5 acres). The SCA is limited to the Sheringham Estates development, which is serviced by a private water system.

Proposed Bylaw No. 4001 retains the SCA designation and area from the 2007 OCP but renames it as “Settlement”. The new designation also incorporates a small community park owned by the CRD that is currently designated Park. The density for the Settlement LUD is one parcel per 1 ha. The development potential of the Settlement designation is 3 additional parcels.

The term “Settlement Area” used in Bylaw No. 3717 has been replaced in this OCP by the term “Pacific Acreage”. Only those lands already zoned for residential or commercial uses outside the new Settlement LUD are included in the Pacific Acreage LUD. The density for the Pacific Acreage LUD is one parcel per 2 ha. The development potential of the Pacific Acreage designation is 163 additional parcels.

However, for lands zoned Rural A under Bylaw No. 2040 within the Settlement, Coastal Upland and Pacific Acreage designations the OCP update proposes policies supportive of these lands being rezoned to permit a density of one parcel per hectare or one parcel per dwelling unit for developed parcels. The intent of these policies is to provide an alternative to building strata development and to provide an opportunity to obtain park dedication. These policies allow consideration of rezoning to 1 ha which could result in a

development potential of Rural A zoned lands of 3 additional parcels within the Settlement LUD, 9 additional parcels in the Coastal Upland designation and 84 additional parcels within the Pacific Acreage LUD.

A new Coastal Upland designation is proposed for privately owned properties used for resource extraction, including lands in the PMFL program. This OCP supports the continued use of these properties for forest management purposes and limited low-impact tourism uses. The Coastal Upland designation supports a density that reflects the minimum lot size established by the Forestry zone of 4 ha. This has reduced the development potential of these lands from 1,007 additional parcels under the existing OCP designation to 428 additional parcels under the Coastal Upland designation.

In order to encourage the continued use of land for forestry, enhance the rural character and mitigate potential impacts on the potable water supply, policies in this OCP strongly support continued use of Crown Lands in Tree Farm License #61 for forestry by designating them as Renewable Resource with a density based on a parcel size of 120 ha. This has reduced the development potential of the existing OCP from 268 to 1 additional parcel. Land owned by BC Hydro and used for power generation is also included in the Renewable Resource designation.

In summary, the development potential of the Shirley - Jordan River area under the land use designations of Bylaw No. 3717 with rezoning to permit additional 1 or 2 ha parcels, is estimated to be about 1,439 parcels. The development potential under the proposed land use designations is now estimated to be 595 parcels. Development potential is based on the potential lot yield through subdivision and rezoning in accordance with the policies in this Plan. The figure is a hypothetical upper threshold and based entirely on the area of a parcel. Other factors that affect lot yield, such as topography and the availability of public access, can only be determined at the time of subdivision and are not part of these calculations.

The proposed OCP includes an amendment to the Plan area boundary to take in Lot 1, Block 70, Malahat District, Plan EPP33632 (53.5 ha) south of Highway #14. The road provides a distinguishable boundary between the Shirley - Jordan River OCP area and the Rural Resource Lands OCP area in this location. The land is included in PMFL and has been designated as Coastal Upland. To accommodate the boundary change, companion bylaw amendments have been prepared to remove the parcel from the Rural Resource Lands OCP area and from the Rural Resource Lands Land Use Bylaw area. An additional bylaw amendment is proposed to include this land in the Juan de Fuca Land Use Bylaw, 1992, Bylaw No. 2040 area. These changes are included in Appendix C, and would be circulated in conjunction with the OCP referrals.

A sensitive ecosystem inventory was completed for the Shirley - Jordan River area by Madrone Environmental Services Ltd. in a manner similar to those completed for East Sooke, Malahat and Willis Point in the 1990s, and for Otter Point in 2011. This inventory was used to determine the extent of the Sensitive Ecosystem Development Permit Area and to establish development permit guidelines.

The OCP update reflects comments arising from meetings with the Citizens' Committee and at public events. Staff recommend that proposed Bylaw No. 4001, Bylaw No. 4069, Bylaw No. 4070 and Bylaw No. 4071 be referred for comments.

CONCLUSION

The Shirley - Jordan River OCP has undergone extensive community consultation and proposed Bylaw No. 4001 addresses the comments and vision of the community based upon the activities related to the Citizens' Committee process. Staff recommends referring the proposed OCP and companion bylaws to the relevant advisory commissions and CRD departments, and other agencies for comment.

RECOMMENDATION

That staff be directed to refer proposed Bylaw No. 4001, "Official Community Plan for Shirley – Jordan River, Bylaw No. 1, 2016", as included in Appendix B; proposed Bylaw No. 4069, "Official Community Plan for the Rural Resource Lands, Bylaw No. 1, 2009, Amendment Bylaw No. 1, 2016"; proposed Bylaw 4070, "Land Use Bylaw for the Rural Resource Lands, Bylaw No. 1, 2009, Amendment No. 7, 2016"; and proposed Bylaw No. 4071, "Juan de Fuca Land Use Bylaw, Bylaw No. 1, 1992, Amendment No. 128, 2016", as included in Appendix C, to appropriate CRD departments and the following agencies for comment:

Agricultural Land Commission
BC Hydro

Lake Cowichan First Nation
Lyackson First Nation

Scia'new First Nation
School District #62

Cowichan Tribes	Malahat First Nation	Sheringham Waterworks
Cowichan Valley Regional District	Managed Forest Council	Shirley/Jordan River APC
District of Metchosin	Ministry of Agriculture	Shirley Fire Department
District of Sooke	Ministry of Environment	Stz'uminus First Nation
Esquimalt Nation	MFLNRO - Arch Branch	Te'Mexw Treaty Assoc.
Halalt First Nation	MFLNRO - Crown Lands/Foreshore	Tsartlip Indian Band
Hul'qumi'num Treaty Group	MoTI	Tsawout First Nation
Island Health	Pacheedaht First Nation	Tseycum Indian Band
JdF AAPC	Pauquachin First Nation	T'Sou-ke First Nation
JdFEA Parks & Recreation Advisory Commission	Penelakut Tribe	

Submitted by:	June Klassen, MCIP, RPP, Manager Local Area Planning
Concurrence:	Kevin Lorette, P.Eng., MBA, General Manager, Planning & Protective Services

JK:wm

Appendices:

- A. Shirley/Jordan River Area
- B. Proposed Bylaw No. 4001
- C. Companion Amendment Bylaws to accommodate a boundary change
- D. Major Difference Between Existing OCP and Proposed OCP

Appendix B – Proposed Bylaw No. 4001

Separate Attachment

**CAPITAL REGIONAL DISTRICT
 BYLAW NO. 4069**

**A BYLAW TO AMEND
 BYLAW NO. 3591, "OFFICIAL COMMUNITY PLAN FOR THE RURAL RESOURCE LANDS, BYLAW
 NO. 1, 2009"**

The Regional Board of the Capital Regional District, in open meeting assembled, enacts as follows:

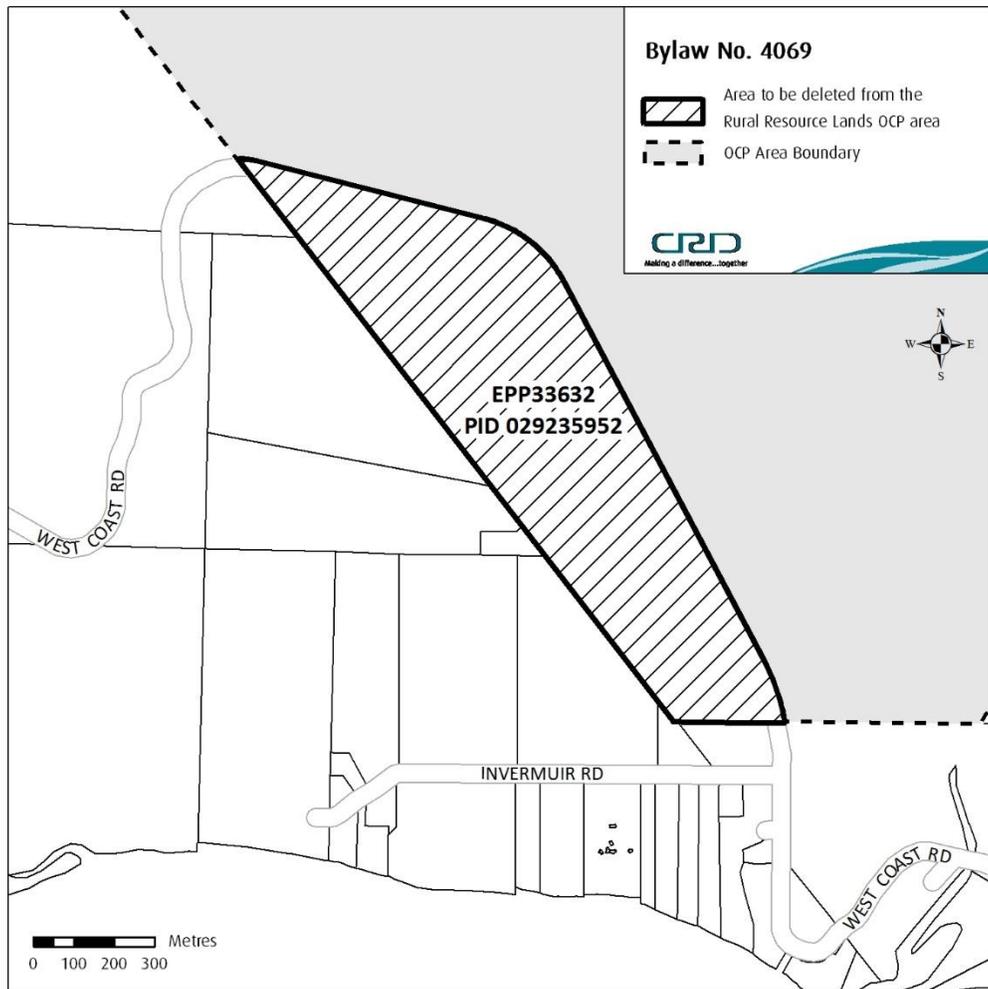
1. Bylaw No. 3591 being the "Land Use Bylaw for the Rural Resource Lands, Bylaw No. 1, 2009" is hereby amended:
 - A. SCHEDULE A, Part 3 Land Use Designations**
 - (i) By amending Section 3.2 Rural Resource Lands Designation, subsection 3.2.1 Rural Resource Lands Policies, item 3) by adding the word "Rural" before the word "Resource" and by deleting the word "120 ha" and replacing with the word "4 ha".
 - B. MAPS**
 - (i) By excluding Lot 1, Block 70, Malahat District, Plan EPP 33632 which lies south and west of West Coast Road from the Rural Resource plan area, as shown on Plan No. 1 attached to and forming part of this bylaw.
 - (ii) By deleting "Map 1: Location" and replacing with a new "Map 1: Location", as shown attached to and forming part of this bylaw.
 - (iii) By deleting "Map 2: Land Use Designations" and replacing with a new "Map 2: Land Use Designations" as shown attached to and forming part of this bylaw.
 - (iv) By deleting "Map 3: Development Approval Information Area" and replacing with a new "Map 3: Development Approval Information Area" as shown attached to and forming part of this bylaw.
 - (v) By deleting "Map 4: Development Permit Areas" and replacing with a new "Map 4: Development Permit Areas" as shown attached to and forming part of this bylaw
2. This bylaw may be cited as Bylaw No. 4069, "Official Community Plan for the Rural Resource Lands, Bylaw No. 1, 2009, Amendment Bylaw No. 1, 2016".

READ A FIRST TIME	THIS	DAY OF	2016
READ A SECOND TIME	THIS	DAY OF	2016
READ A THIRD TIME	THIS	DAY OF	2016
APPROVED by the Minister of Transportation and Infrastructure	THIS	DAY OF	2016
ADOPTED	THIS	DAY OF	2016

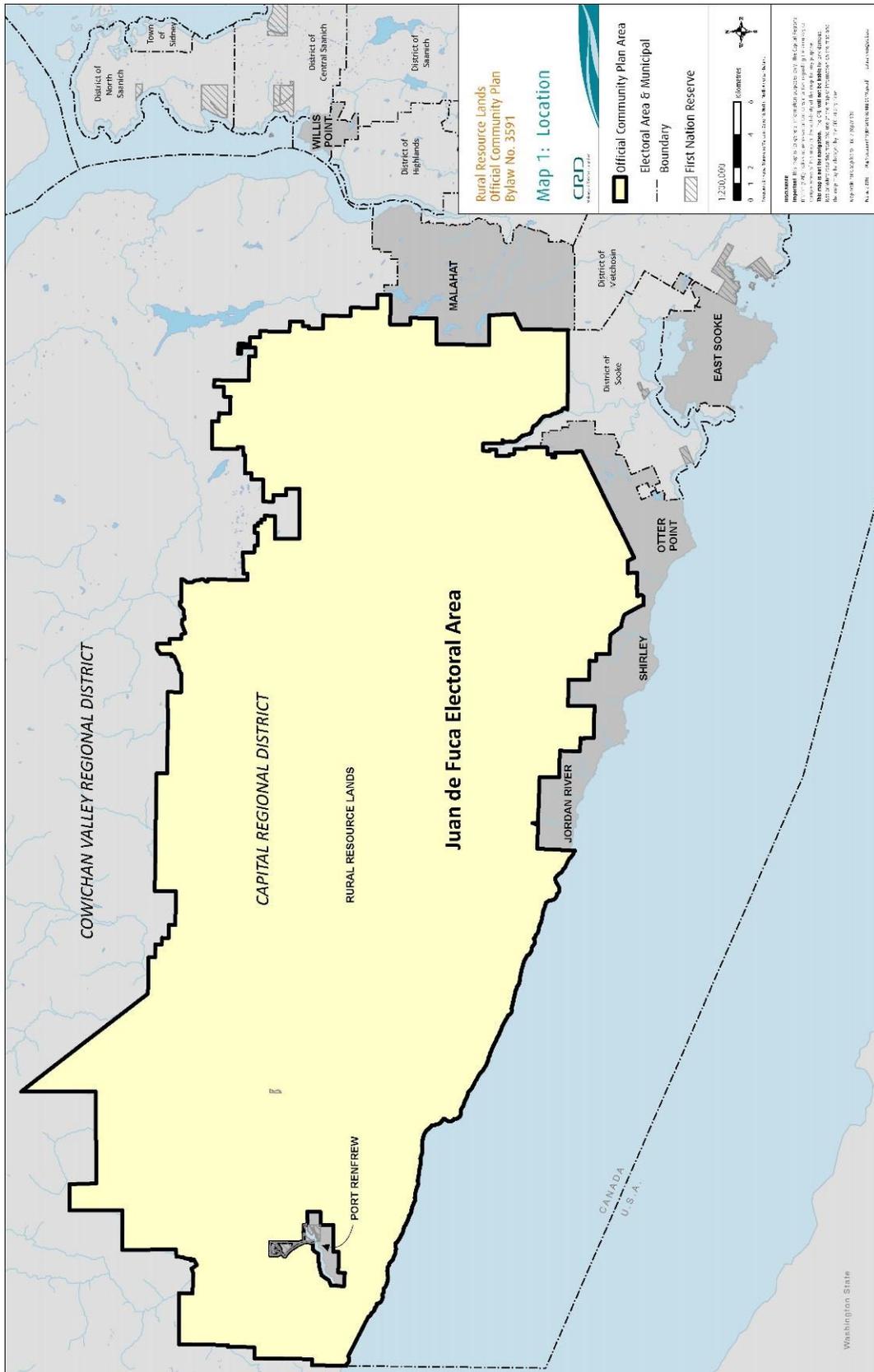
 CHAIR

 CORPORATE OFFICER

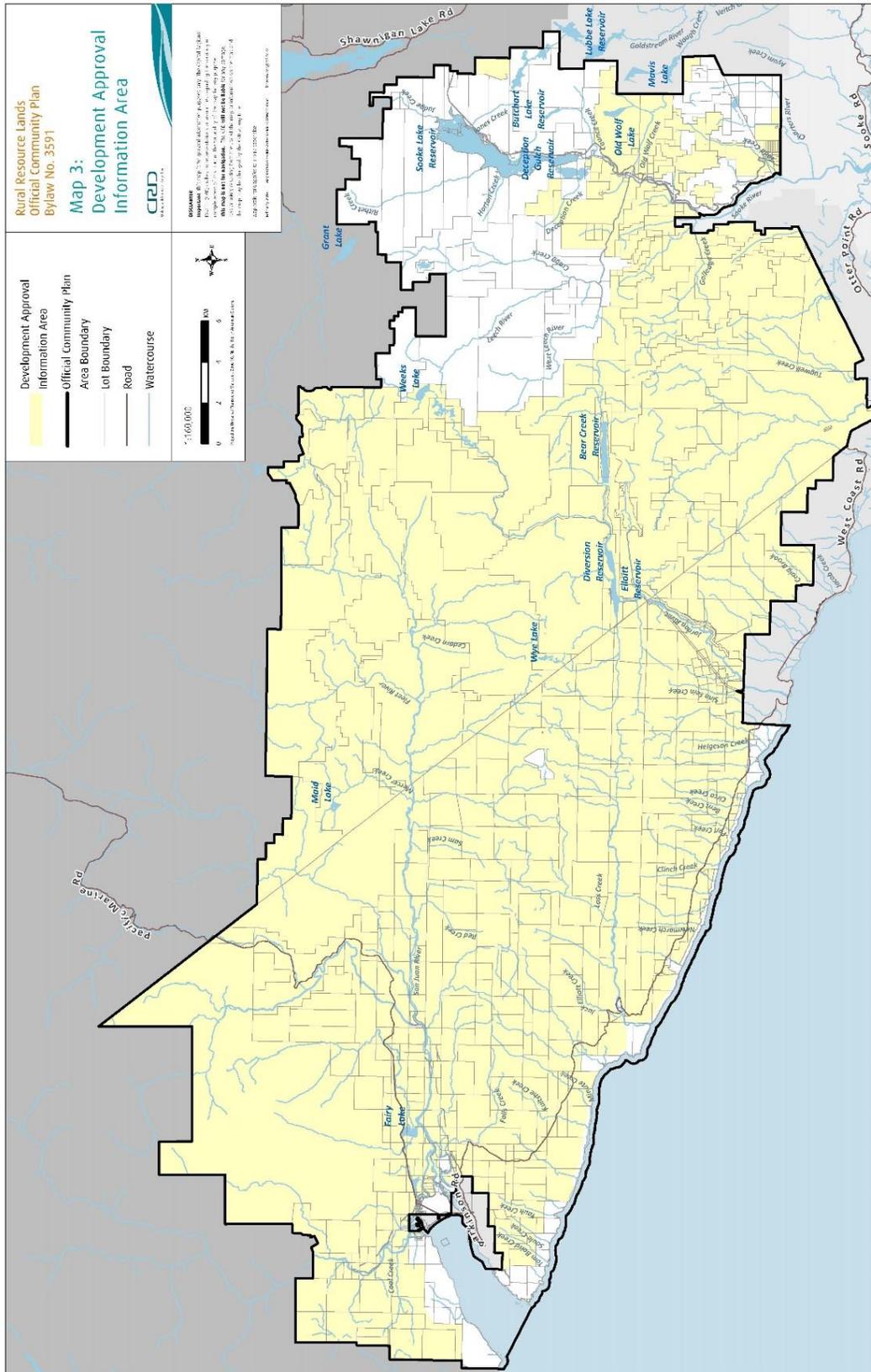
Plan No.1



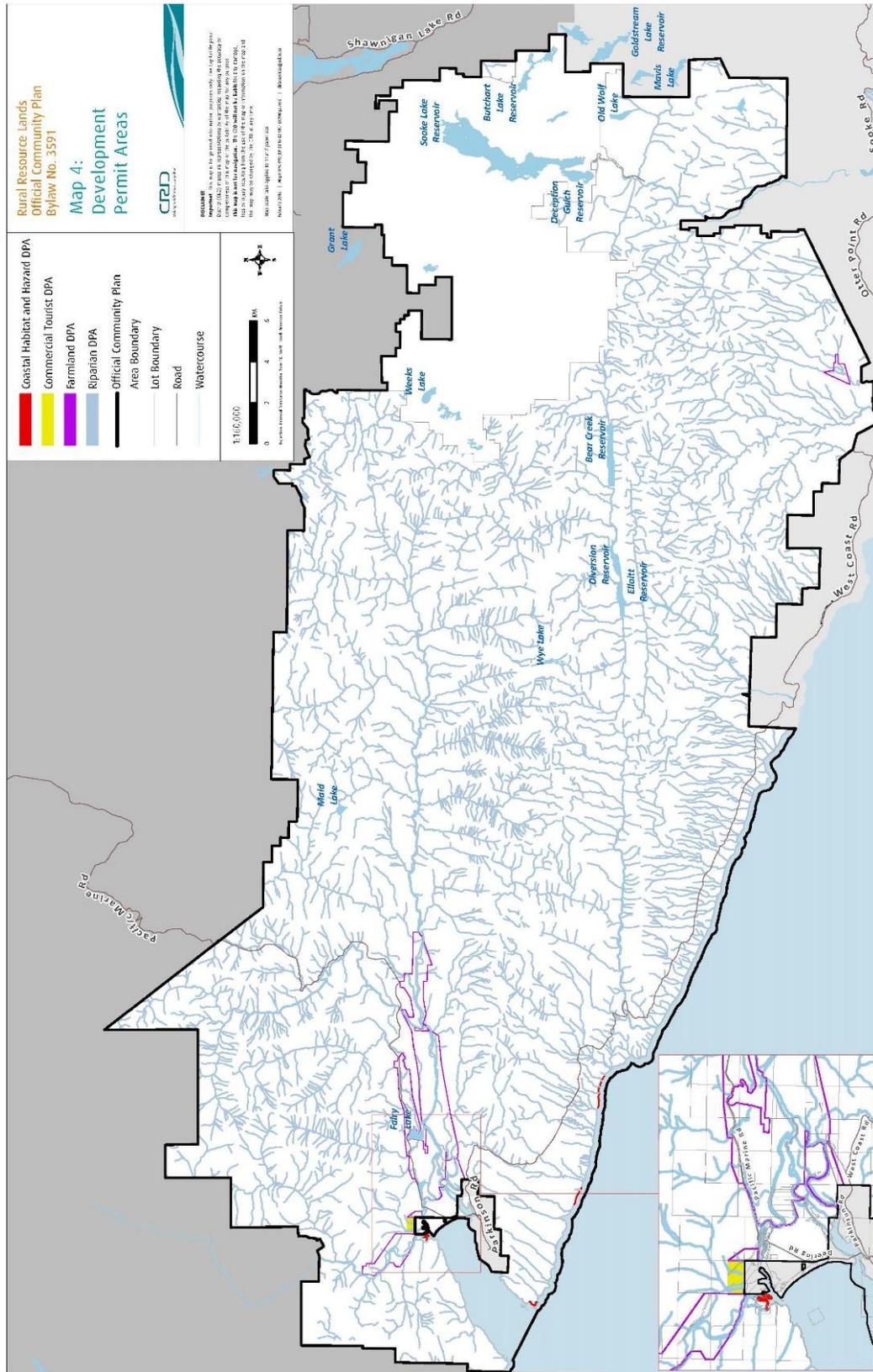
Map No. 1: Location



Map No. 3: Development Approval Information Area



Map No. 4: Development Permit Areas



**CAPITAL REGIONAL DISTRICT
BYLAW NO. 4070**

**A BYLAW TO AMEND
BYLAW NO. 3602, "LAND USE BYLAW FOR THE RURAL RESOURCE LANDS,
BYLAW NO. 1, 2009"**

The Regional Board of the Capital Regional District, in open meeting assembled, enacts as follows:

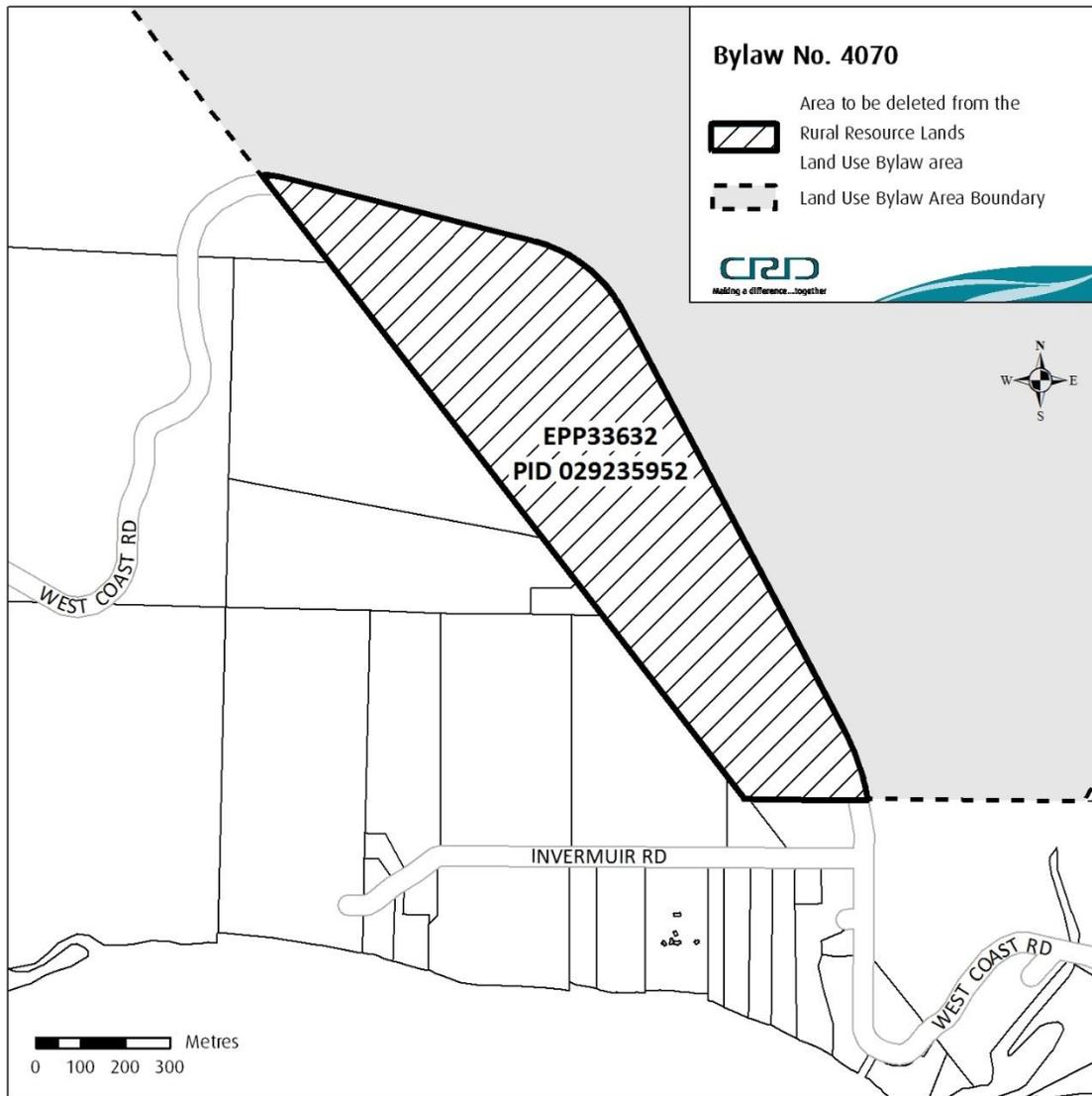
1. Bylaw No. 3602 being the " Land Use Bylaw for the Rural Resource Lands, Bylaw No. 1, 2009" is hereby amended:
 - A. SCHEDULE A, MAPS**
 - a) By excluding Lot 1, Block 70, Malahat District, Plan EPP 33632 which lies south and west of West Coast Road from the Rural Resource plan area, as shown on Plan No. 1 attached to and forming part of this bylaw.
 - b) By deleting "Map 1: Location" and replacing with a new "Map 1: Location" as shown attached to and forming part of this bylaw.
 - c) By deleting "Map 2: Official Land Use Zoning" and replacing with a new "Map 2: Official Land Use Zoning" as shown attached to and forming part of this bylaw.
2. This bylaw may be cited as Bylaw No. 4070, "Land Use Bylaw for the Rural Resource Lands, Bylaw No. 1, 2009, Amendment Bylaw No. 7, 2016".

READ A FIRST TIME	THIS	DAY OF	2016
READ A SECOND TIME	THIS	DAY OF	2016
READ A THIRD TIME	THIS	DAY OF	2016
APPROVED by the Minister of Transportation and Infrastructure	THIS	DAY OF	2016
ADOPTED	THIS	DAY OF	2016

CHAIR

CORPORATE OFFICER

Plan No. 1



CAPITAL REGIONAL DISTRICT
BYLAW NO. 4071

A BYLAW TO AMEND BYLAW NO. 2040,
"JUAN DE FUCA LAND USE BYLAW, BYLAW NO. 1, 1992"

The Regional Board of the Capital Regional District, in open meeting assembled, enacts as follows:

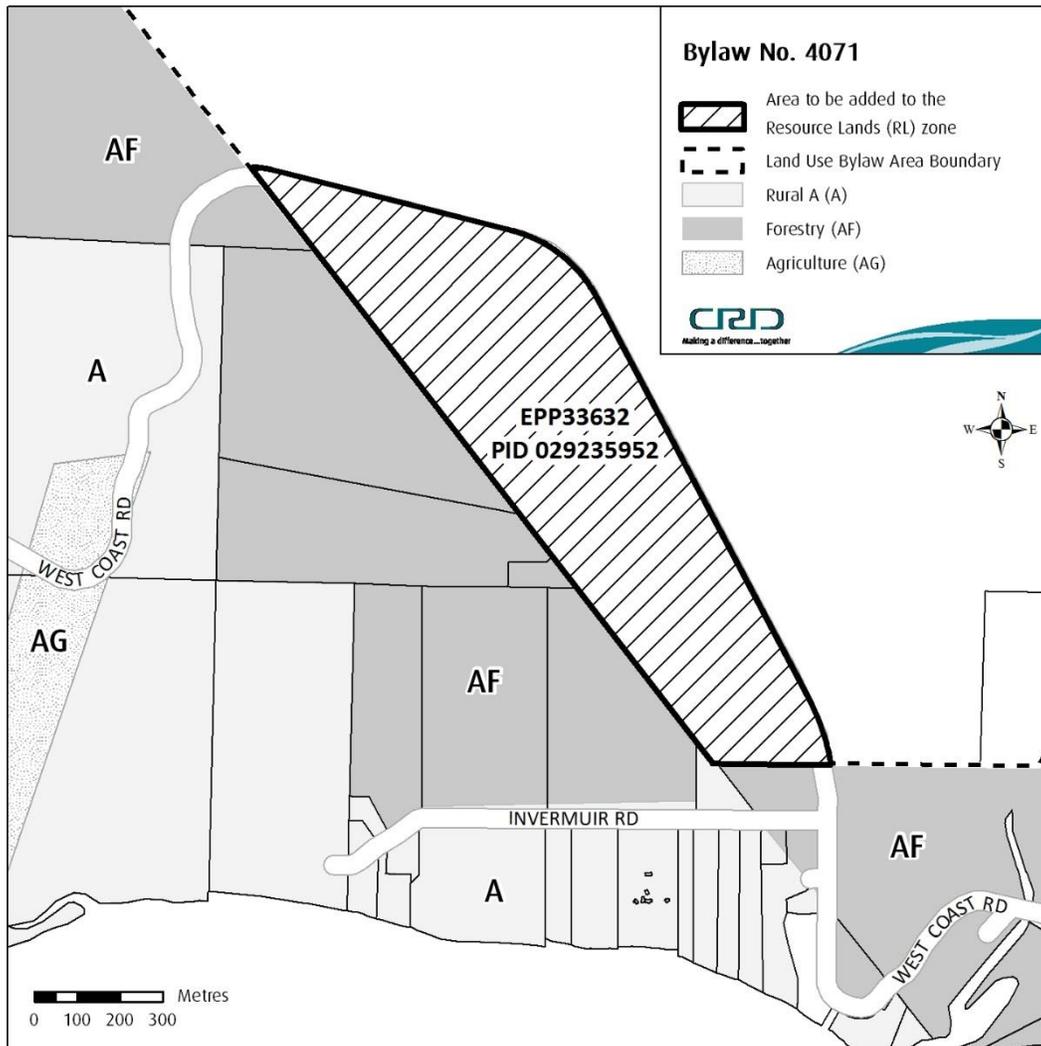
1. Bylaw No. 2040 being the " Juan de Fuca Land Use Bylaw, Bylaw No. 1, 1992" is hereby amended:
 - A. SCHEDULE B, ZONING MAPS**
 - a) By including Lot 1, Block 70, Malahat District, Plan EPP 33632 within the Resource Lands (RL) zone as shown on Plan No. 1 attached to and forming part of this bylaw.
 - b) By deleting "Map 3: Shirley Jordan River Zoning" and replacing with a new "Map 3: Shirley Jordan River Zoning" as shown attached to and forming part of this bylaw.
2. This bylaw may be cited as Bylaw No. 4071, "Juan de Fuca Land Use Bylaw, Bylaw No. 1, 1992, Amendment Bylaw No. 128, 2016".

READ A FIRST TIME	THIS	DAY OF	2016
READ A SECOND TIME	THIS	DAY OF	2016
READ A THIRD TIME	THIS	DAY OF	2016
APPROVED by the Minister of Transportation and Infrastructure	THIS	DAY OF	2016
ADOPTED	THIS	DAY OF	2016

CHAIR

CORPORATE OFFICER

Plan No. 1



Appendix D – Major Difference Between Existing OCP and Proposed OCP

Water

- Water was the top priority for the community.
- Policies in the OCP recommend a watershed management approach to development and the collection and mapping of data on watersheds, aquifers and well capture zones. A new information map has been added (Map 4) showing the location of wells, watershed boundaries and aquifers with high vulnerability.
- As provided for in the new *Water Sustainability Act (WSA)*, the Plan supports the establishment of either a local advisory board on water issues or the creation of a stakeholder group for consultation purposes on matters related to water.
- A policy supports revisions to the CRD's servicing Bylaw to require testing of future wells over a longer period of time and in times of seasonal dryness.

Environment

- The completion of the 2014 Sensitive Ecosystem Inventory (SEI) for Shirley and Jordan River was used to designate a new development permit area for environmentally sensitive areas.
- The environmental policies from the current OCP were updated to include policies that support the restoration of environmentally sensitive areas, and protect aquifers from contamination and depletion.
- A 100 metre buffer strip around a known eagle's nest (protected by the *Wildlife Act*) was added to the Sensitive Ecosystem DPA, along with a guideline restricting the timing of development activities based on Provincial Develop with Care best practices and the SEI.
- The administrative framework for administering the *Riparian Area Regulations* has been modified to ensure detailed reporting and better mapping incorporated into Schedule D.

Parks & Trails

- The Strategic Plans for CRD Regional Parks and Juan de Fuca Community Parks were relied upon to prepare many of new and detailed park policy statements in the updated OCP.
- The OCP recognizes the need for more trails throughout the community to increase connectivity, reduce reliance on cars, support a healthy lifestyle and most importantly, offer a safe route for pedestrians and cyclists.
- Specific trail connections identified for future acquisition include legal access to Priest Cabin, Invermuir to Shirley Community Hall, Juan de Fuca Trail to Sandcut Creek via the Jordan River Hamlet, and links to future regional multi-trail systems.
- Park designation added for regional and provincial parks.

Resources

- Large blocks of land that lie within Tree Farm License #61 have been designated as Renewable Resource with a density of one parcel per 120 ha.
- A new Coastal Uplands designation is proposed for Forestry zoned parcels. This designation supports lands in the Private Managed Forest Land (PMFL) program, a density of one parcel per 4 ha, and low impact tourism uses.
- The increasing importance of local food security is recognized and policies supportive of local agriculture, farmers' markets and farm gate sales have been added to the updated OCP. Community and home gardens are supported in all land use designations.

Traffic

- Broad objectives directed towards the Ministry of Transportation & Infrastructure (MoTI) have been added to the OCP, calling for safety improvements to Highway #14 including a flashing light where fire trucks enter the highway in Shirley, a pedestrian crosswalk in Jordan River and better maintenance.
- To encourage safer passage for pedestrians and cyclists, development of a network of off-road trails is recommended.
- To decrease dependency on motor vehicles, along with increasing walking and cycling opportunities, carpooling and car-sharing are encouraged.

Services and Emergency Planning

- The important role that emergency preparedness plays in a rural community is recognized in the updated OCP.
- The OCP supports the identification of a building or site in Jordan River that can be used for community meetings and activities. In Shirley, the OCP supports development of a long-term plan to relocate the Fire Department to a new fire hall. The existing fire hall could then be converted so it can be used for other community purposes such as outreach medical clinics and programs for youth and families.
- To highlight the concerns raised by the Seismic Hazard Analysis prepared for BC Hydro (2014), the updated OCP includes the Restricted Development land use designation (Schedule I), which limits additional residential uses in the affected area.

Community Health

- The theme of Community Health encompasses heritage, social services, health care and arts and culture. Programs, services and initiatives directed towards community wellness and engagement were a key focus of the Committee.
- In order to improve access and reduce the number of car trips from the Plan Area, the OCP supports ways to facilitate local delivery of programs by outreach clinics.
- The reliance on funding for local programming is recognized in the updated OCP.
- Wording suggested by the Province for the protection of archeological sites has been included as broad objectives.

Development and Local Economy

- There are two designations for residential development: Settlement (1 ha) and Pacific Acreages (2 ha).
- Shirley and Jordan River are recognized as rural areas where low-density development should occur at a gradual pace, with a range of economic activities that are of a scale appropriate to the size of the community and where resource based activities occur.
- Affordable and rental housing options are recognized and supported through suites and home based businesses.
- Small-scale tourism uses are supported provided that the uses are dispersed. Neighbourhood commercial uses that service local needs are supported in the Settlement and Pacific Acreage designations. Highway commercial uses, such as gas stations and drive-throughs, are not supported in the Plan area.
- Provision for density bonusing in exchange for amenities has been included with particular emphasis on acquiring land around Muir Creek.
- Policies support the provision of an alternative to building stratas on Rural A zoned properties and allowing existing stratas to be subdivided subject to no increase in density.
- A policy opposing commercial composting of waste has been added.

Climate Change

The local objectives for Climate Change are:

- (a) Discourage residential and commercial uses from locating in areas at high risk of flooding, erosion and exposure to high winds;
- (b) Preserve environmental resources, such as trees, that shield the community from storms, store carbon and reduce GHGs;
- (c) Maintain forest & agricultural land;
- (d) Encourage site sensitive housing and subdivision design to conserve water, reduce run-off, minimize removal of vegetation;
- (e) Encourage development and retro-fits that use energy efficient design and incorporate alternative energy sources;
- (f) Reduce the number of vehicle trips from Shirley & Jordan River by:
 - (i) Support for carpooling and car-sharing;
 - (ii) Support for home based businesses;
 - (iii) Creating a trail network to encourage walking and cycling;
 - (iv) Encourage local delivery of medical and community outreach programs;
 - (v) Create local recreational & social opportunities for families and youth; and
 - (vi) Support for neighbourhood commercial uses and farm gate sales.

Development Permit Areas

- New, more accurate mapping of steep slopes and watercourses
- Guidelines to address the *Riparian Areas Regulation* requirements are included
- A DPA for environmentally sensitive areas has been added with data from the recently completed Sensitive Ecosystem Inventory of the Shirley - Jordan River Plan area.
- Additional form and character guidelines have been added to the Commercial and Industrial DPA.
- Guidelines for water and energy conservation have been added to the Commercial DPA.
- Areas now part of Jordan River Regional Park have been removed from this DPA.
- Exemptions to DPAs have been reorganized into general and specific categories.