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**Minutes of a Meeting of the Shirley/Jordan River Advisory Planning Commission
Held April 2, 2014 at the Shirley Community Hall,
2795 Sheringham Point Road, Shirley, BC**

PRESENT: Fiona McDannold (Chair), Dominique Bernardet, Sonja De Wit, Pascale Knoglinger, Brenda Mark
Staff: June Klassen, Local Area Planning Manager; Emma Taylor, Planner (Recorder)

PUBLIC: 1

The meeting was called to order at 7:00 p.m.

1. Elections

June Klassen called for nominations for the position of Chair and Fiona McDannold was nominated. June Klassen called for nominations a second and third time and hearing none Fiona McDannold was declared Chair.

June Klassen called for nominations for the position of Vice Chair and Pascale Knoglinger was nominated. June Klassen called for nominations a second and third time and hearing none Pascale Knoglinger was declared Vice Chair.

2. Approval of the Agenda

MOVED by Brenda Mark, **SECONDED** by Pascale Knoglinger, that the agenda be approved. **CARRIED**

3. Approval of the Supplementary Agenda

No supplementary agenda.

4. Adoption of the Minutes of April 23, 2013

MOVED by Pascale Knoglinger, **SECONDED** by Dominique Bernardet, that the minutes of April 23, 2013 be adopted. **CARRIED**

5. Planner's Report

June Klassen outlined that the Agricultural Advisory Planning Commission and the East Sooke Advisory Planning Commission have already reviewed proposed Bylaw No. 3849 and that the Otter Point Advisory Planning Commission will review the proposed bylaw on April 7, 2014.

June Klassen further noted that the Otter Point Official Community Plan was being considered by the CRD Board for consistency with the Regional Growth Strategy and would then be referred back to the Otter Point APC.

6. Proposed Bylaw

a) Proposed Bylaw No. 3849, “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 112, 2014”

Emma Taylor outlined the proposed bylaw amendments related to definitions, general regulations, Forestry (AF) and Agricultural (AG) zones. June Klassen explained there are 140 AF zoned parcels and 44 are Private Managed Forest Land. It was reported that 31 parcels are greater than 0.4 ha and could have a suite. One detached accessory suite has been constructed in Shirley/Jordan River since 2010.

Commission members made the following comments:

- The height diagram should include a more complex roof line.
- The P-2CB zone is missing from the Institutional zone definition.
- That while Camp Barnard is zoned institutional, the Girl Guides camp is zoned Forestry (AF) and Agricultural (AG).
- That it was generally understood that all zones permitted suites.
- That the 300 m buffer for silviculture be reduced to 40 m but not deleted.
- If the buffer concept is not enforceable as written, it should be changed to be effective, like the Farmland Protection Development Permit buffer or through provision in *Local Government Act* that allows for separation of uses (S.909).
- That the Number of Dwelling Units heading should be changed to Density and include suites.

MOVED by Fiona McDannold, **SECONDED** by Dominique Bernardet, that the APC recommends support for Section A, Definitions (a), (b) and (c), Section B, General Regulations (a), (b) and (c), Section C, Forestry Zone (b), (c), (d), and Section D, Agricultural Zone (a), (b) and (c). **CARRIED**

MOVED by Fiona McDannold, **SECONDED** by Brenda Mark, that the APC recommends that for Section C, Forestry Zone (a), the text be changed from 300 m to 40 m. **CARRIED**

MOVED by Fiona McDannold, **SECONDED** by Pascale Knoglinger, that the APC recommend that the establishment of enforceable buffers be investigated for the major review of Bylaw No. 2040. **CARRIED**

7. New Business

No new business.

8. Adjournment

The meeting was adjourned at 8:04 p.m.

Chair