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**Minutes of a Meeting of the Shirley/Jordan River Advisory Planning Commission  
Held August 5, 2015 at the Shirley Community Hall,  
2795 Sheringham Point Road, Shirley, BC**

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**PRESENT:** Pascale Knoglinger (Chair), Dominique Bernardet, Sonja De Wit, Fiona McDannold

**ABSENT:** Brenda Mark

**Staff:** June Klassen, Local Area Planning Manager; Wendy Miller, Recorder

**PUBLIC:** 11

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

**1. Elections**

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

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

**2. Approval of the Agenda**

**MOVED** by Fiona McDannold, **SECONDED** by Dominique Bernardet that the agenda be approved. **CARRIED**

**3. Approval of the Supplementary Agenda**

June Klassen advised that she received a phone call from Shirley resident Ritchard Keir supporting application RZ000238. June Klassen directed attention to the supplementary agenda, noting the additional submission from Kate Woods received and circulated in advance of the meeting and the submission received from Diane Foster at the meeting. The submission from Diane Foster was read aloud.

**MOVED** by Sonja De Wit, **SECONDED** by Fiona McDannold that the supplementary agenda be approved as amended to include additional written submissions. **CARRIED**

**4. Adoption of the Minutes of November 5, 2014**

**MOVED** by Fiona McDannold, **SECONDED** by Dominique Bernardet that the minutes of November 5, 2014 be adopted. **CARRIED**

**5. Planner's Report**

No report.

**6. Rezoning Application**

**a) RZ000238 – Section 90, Renfrew District, Plan VIP919R – Rezone to New Country Inn Ocean Wilderness Zone (9171 West Coast Road – Ocean Wilderness)**

June Klassen spoke to the staff report and application considered by the Land Use Committee (LUC) on June 16, 2015. To address concerns raised by residents, the LUC revised proposed Bylaw No. 4028 at its June meeting to create a new Country Inn Ocean Wilderness zone (CR-4OW) which would delete reference to parcel size.

June Klassen responded to questions from the APC advising that the:

- parcel was rezoned from Rural A to CR-4 in 2002
- CR-4 zone would remain unrevised
- new CR-4OW zone only applies to the subject property
- property currently has seven sleeping rooms
- CR-4 and CR-4OW zones permit a total of ten sleeping rooms

The applicant stated that the current situation has distressed the owners as the property was purchased in 2007 with the understanding that it complied with the CR-4 zone. It was further stated that resolving that zoning anomaly is important to prospective purchasers and that the large property provides value to the community by:

- being able to host larger events
- attracting tourism
- providing local employment
- purchasing local goods and services

The following attendees stated support for the application:

- Veronica Diment, Otter Point
- Richard and Christine Hopkins, Shirley
- Robin Fleming, Shirley
- Grant Richardson, Shirley
- Bud and Wilma Gibbons, Otter Point
- Kate Woods, Otter Point
- Diane Foster, Shirley

The applicant responded to a question directed through the Chair advising that the property is serviced by a drilled well and that the provincial water license for the creek is not being utilized.

**MOVED** by Sonja De Wit, **SECONDED** by Pascale Knoglinger that the Shirley/Jordan River APC supports rezoning application RZ000238. **CARRIED**

## **7. Adjournment**

**MOVED** by Fiona McDannold, **SECONDED** by Dominique Bernardet that the meeting adjourn.

The meeting was adjourned at 7:20 p.m.

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Chair