



Making a difference...together

SHIRLEY/JORDAN RIVER ADVISORY PLANNING COMMISSION

Notice of Meeting on Wednesday, **August 5, 2015 at 7:00 p.m.**

Shirley Community Hall, 2795 Sheringham Point Road, Shirley, BC

SUPPLEMENTARY AGENDA

1. Correspondence received to be dealt with under the following agenda items:
 - a) Agenda Item 6 a) RZ000238 – Section 90, Renfrew District, Plan VIP919R – Rezone to New Country Inn Ocean Wilderness Zone (9171 West Coast Road – Ocean Wilderness)
 - Ruby Diamond
 - Roy and Mary Brown, Shirley
 - Sue Martin
 - Roy and Veronica Diment, Otter Point
 - Matt Robertson and Teresa Willman, Otter Point
 - Brian MacNeill, Sooke
 - Kate Woods, Otter Point
 - Diane Foster, Shirley

Wendy Miller

From: Wendy Miller
Sent: Tuesday, August 04, 2015 4:03 PM
To: Wendy Miller
Subject: Comments from our next door neighbour

From: Ruby & Roberto
Sent: Tuesday, August 4, 2015 10:48 AM
To: Innkeeper
Subject: Re: rezoning meeting

Hi Lori and Andy,

I am so sorry I cannot attend the meeting as I said I would do if possible.

However, in point of fact, the land was considered rezoned, with a special zone created for Marion at the time. It was on the front page of the Times Colonist. I am positive about this because we were against the rezoning.....for complicated reasons I won't go into....and we were told it was rezoned.

I suggest you get the Times Colonist which will show you had every reason to believe the land was rezoned...that the planning department confirmed this...and it was publically announced.

Also, the previous rezoning...or not...shouldn't have anything to do with your asking for a possible expansion, if the minimum size is not required. Seems to me you are asking for a variance on whatever size and zoning you have.

Those are my thoughts which you can pass on if you like. I have to run.

Good luck, Ruby

Wendy Miller

From: June Klassen
Sent: Tuesday, August 04, 2015 11:55 AM
To: Wendy Miller
Subject: FW: Re : Ocean Wilderness Inn,' Shirley

June Klassen, Manager Local Area Planning

Planning and Protective Services | JDF Electoral Area | 250.642.8101
Capital Regional District | 3-7540 Butler Road, Sooke BC V9Z 1N1

From: MARY BROWN
Sent: Tuesday, August 04, 2015 11:23 AM
To: June Klassen
Cc: directorjdf
Subject: Re : Ocean Wilderness Inn,' Shirley

Hello June

We've learnt from a community e-mail that the owners of a much-valued Shirley business, "Ocean Wilderness Inn," have asked for a review of what seems like an anomalous situation from the past affecting their current zoning. We can't attend tomorrow's meeting at Shirley Hall but support their application with a view to resolving the zoning situation in their best interests and that of their interested buyer, especially as it appears to concern a very small portion (0.14%) of that property.

Roy and Mary Brown

Shirley, B.C.

Wendy Miller

From: June Klassen
Sent: Tuesday, August 04, 2015 11:56 AM
To: Wendy Miller
Subject: FW: Ocean Wilderness rezoning

June Klassen, Manager Local Area Planning Planning and Protective Services | JDF Electoral Area | 250.642.8101 Capital Regional District | 3-7540 Butler Road, Sooke BC V9Z 1N1

-----Original Message-----

From: _____
Sent: Tuesday, August 04, 2015 11:53 AM
To: June Klassen
Subject: Ocean Wilderness rezoning

Hi June,

I support the owners of Ocean Wilderness in their bid to create a zoning for their property. I am not in support of development in general, but this hostility has been in place for a long time and is an asset to the community, I believe. It seems that it was an unfortunate combination of circumstances that put them in their awkward position.

I hope the planning commissioners can see their way to rectifying the situation.

Sue Martin

Wendy Miller

From: June Klassen
Sent: Wednesday, August 05, 2015 9:01 AM
To: Wendy Miller
Subject: FW: Ocean Wilderness Inn

June Klassen, Manager Local Area Planning

Planning and Protective Services | JDF Electoral Area | 250.642.8101
Capital Regional District | 3-7540 Butler Road, Sooke BC V9Z 1N1

From: Veronica Diment
Sent: Tuesday, August 04, 2015 7:49 PM
To: June Klassen
Cc:
Subject: Ocean Wilderness Inn

Dear Ms Klassen and the Shirley/Jordan River Advisory Planning Commission.

We , would like to express our support for Ocean Wilderness Inn in their effort to regularise the zoning for their business. We are their neighbours at Anderson and Westcoast Rd, about 1 km distance from the inn. We have collaborated with Lori and Andy on the development of tourism in this area. They and their business are well respected and valued. We trust that your department will promptly correct the unfortunate situation that has left them non-compliant with local zoning regulations.

Thank you for your attention,
Roy and Veronica Diment

Wendy Miller

From: June Klassen
Sent: Wednesday, August 05, 2015 1:27 PM
To: Wendy Miller
Subject: FW: Ocean Wilderness Inn - Shirley / Jordan River Advisory Committee - Aug 5th 7pm Shirley Hall

June Klassen, Manager Local Area Planning

Planning and Protective Services | JDF Electoral Area | 250.642.8101
Capital Regional District | 3-7540 Butler Road, Sooke BC V9Z 1N1

From: Matt Robertson
Sent: Wednesday, August 05, 2015 1:27 PM
To: June Klassen
Cc:
Subject: Ocean Wilderness Inn - Shirley / Jordan River Advisory Committee - Aug 5th 7pm Shirley Hall

Dear June,

We are writing to give our full support to Andy and Lori LeCount, owners of the Ocean Wilderness Inn on West Coast Rd in their application for rezoning. We would have attended tonight's meeting in person so we are instead giving our strong support in writing.

Teresa and I along with our two kids own a piece of property at _____ which was purchased in 2004 and we have been farming and living on it since then. Our farm is Silver Cloud Farm and we sell veggies and berries to the community of Sooke and Shirley. We are about one kilometer from the Ocean Wilderness and have always considered the Inn to be very much a positive thing for our community. The tourist dollars that the Inn brings to the area helps our farm business out significantly along with other local tourist and service based businesses. The Inn has also provided employment to local people from the area where jobs can be tough to come by. We firmly believe that tourism is our area's best asset and that as a community, we should support these opportunities wherever possible. We strongly encourage that the rezoning be allowed for the Ocean Wilderness Inn for the betterment of our community on all levels. If you require more info from us or any other forms of support, don't hesitate to call or email. Feel free to read our letter of support at tonight's meeting.

Sincerely,
Matt Robertson & Teresa Willman

Wendy Miller

From: June Klassen
Sent: Wednesday, August 05, 2015 3:52 PM
To: Wendy Miller
Subject: FW:

June Klassen, Manager Local Area Planning

Planning and Protective Services | JDF Electoral Area | 250.642.8101
Capital Regional District | 3-7540 Butler Road, Sooke BC V9Z 1N1

From: Brian MacNeill
Sent: Wednesday, August 05, 2015 3:28 PM
To: June Klassen
Subject:

Dear Ms Klassen:

Hopefully my e-mail will arrive in time to be counted as support for the rezoning application for Ocean Wilderness Inn.

I fully support their application and urge the district of Shirley to accept this application.

Sincerely,

Brian MacNeill

Sooke, BC

Wendy Miller

From: June Klassen
Sent: Wednesday, August 05, 2015 4:39 PM
To: Wendy Miller
Subject: FW: support of re-zoning of Ocean Wilderness Inn

June Klassen, Manager Local Area Planning Planning and Protective Services | JDF Electoral Area | 250.642.8101 Capital Regional District | 3-7540 Butler Road, Sooke BC V9Z 1N1

-----Original Message-----

From: Kate Woods
Sent: Tuesday, August 04, 2015 9:00 PM
To: June Klassen
Subject: support of re-zoning of Ocean Wilderness Inn

To Ms. Klassen and the Shirley/Jordan River Advisory Planning Commission;

I am writing in support of Andy and Lori at Ocean Wilderness Inn and their efforts to legalize their zoning. I hope you can help them speedily rectify an irregularity that occurred through no fault of theirs. They have been good neighbours and their business is an asset to this community, providing employment for residents and accommodations for visitors to our area.

Kate Woods

August 5, 2015

June Klassen RRP, MCIP
Manager Local Area Planning

Juan de Fuca Electoral Planning
3-7450 Butler Road
Sooke, BC V9Z 1N1

RE: REZONING APPLICATION FOR OCEAN WILDERNESS INN
9171 West Coast Road

Dear June Klassen:

I received your notice of the intent to rezone the property known as the Ocean Wilderness Inn from CR-4 to CR-4OW.

My husband and I own the property

I have no objection to the proposed rezoning to make the Ocean Wilderness Inn legal and conforming to permit the existing use. What I would like added to the new zone is that the number of buildings or dwellings for temporary accommodation be limited to what currently exists. I appreciate that you need to make this property conforming and legal, but it is not the correct size of property for the designated density. If you want to make it legal, then make it legal as is now, not with the ability to expand.

My husband and I purchased the property at November 2014. We understood that there was an inn that bordered our property, and we understood that there would likely be some sounds associated with that inn that would likely carry over to our property.

Since taking possession of the property, I have noted that there are more sounds than we had anticipated that carry through the trees, mostly due to the unique landscape that causes sounds to be somewhat amplified. Please understand, that I am not complaining about the current noise level. What I don't want to see is an increase in noise level. Both in people noise and traffic noise. I feel that by not restricting the accommodations to what is currently in place, the noise levels will increase.

Thank you for the opportunity to voice my concerns regarding the proposed bylaw amendment.

Sincerely,



Diane Foster

Shirley, BC