



Making a difference...together

**Minutes of a Meeting of the Shirley/Jordan River Advisory Planning Commission
Held May 4, 2016 at the Shirley Community Hall,
2795 Sheringham Point Road, Shirley, BC**

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

Staff: Iain Lawrence, Supervisor, Local Area Planning; Emma Taylor, Planner,
Local Area Planning; Wendy Miller, Recorder

PUBLIC: 13

The meeting was called to order at 7:03 p.m.

1. Elections

Emma Taylor called for nominations for the position of Chair of the Shirley/Jordan River Advisory Planning Commission (APC) for 2016 and Pascale Knoglinger's name was put forward. Emma Taylor called a second and third time for further nominations and, as there were none, Pascale Knoglinger was declared Chair.

The Chair called for nominations for the position of Vice Chair of the Shirley/Jordan River Advisory Planning Commission for 2016 and Fiona McDannold's name was put forward. The Chair called a second and third time for further nominations and, as there were none, Fiona McDannold was declared Vice Chair.

2. Approval of the Agenda

The APC requested that the proposed companion amendment bylaws included in the staff report for Bylaw No. 4001 be considered individually in the APC agenda.

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

3. Approval of the Supplementary Agenda

No supplementary submissions.

4. Adoption of the Minutes of August 5, 2015

MOVED by Sonja De Wit, **SECONDED** by Dominique Bernardet that the minutes of August 5, 2015 be adopted. **CARRIED**

5. Planner's Report

Emma Taylor advised that staff have been working with the Shirley and Jordan River communities since November 2013 to review the existing Official Community Plan (OCP). It was advised that proposed Bylaw No. 4001 reflects comments and concerns raised by the Citizens' Committee at fifteen meetings and four community events.

Emma Taylor directed attention to the staff report considered by the Juan de Fuca Land Use Committee at its April meeting outlining the major changes proposed by Bylaw No. 4001 including information from the Sensitive Ecosystem Inventory commissioned in 2014. It was advised that the Juan de Fuca Land Use Committee (LUC) will receive the APC's comments. Bylaw No. 4001 would then proceed to the CRD Board for a determination of consistency with the Regional Growth Strategy (RGS), first and second reading and to a public hearing, followed by third reading and then adoption.

Emma Taylor advised that the OCP is broken into seven parts. The APC agreed to open discussion to the membership and attendees after each part is reviewed by Planning.

6. Proposed Bylaws

a) Bylaw No. 4001, "Official Community Plan for Shirley – Jordan River, Bylaw No. 1, 2016"

Part One – Guiding Principles

Public comment included:

- support for stronger regulations for the Strait of Juan de Fuca related to Liquefied Natural Gas transport
- support for stronger forestry regulations
- natural resource transport and wildfires have an impact on local first responders

The Chair advised that the OCP can only address issues within the Plan area and issues under the authority of the CRD.

Part Two – Administrative Structure

Emma Taylor spoke to the following:

203 Plan Area

Describes the Plan area and proposed boundary adjustment.

208 Regional Growth Strategy Consistency

Outlines how the OCP relates to RGS strategic initiatives.

209 Minimum Parcel Size

Outlines that it is recognized that there are existing lots which have been created by subdivision within the Plan area that do not meet the general minimum lot size policies expressed in this Plan but that it is intended that any further amendments to the zoning bylaw applicable within the Plan area will be consistent with the minimum lot sizes as specified in this Plan to reflect the vision for the community.

211 Sand and Gravel

In accordance with the *Local Government Act*, OCPs must include statements and map designations respecting the approximate location and area of sand and gravel deposits. There are four known sand and gravel sites in the Plan area.

The Chair noted that Part Two was well debated by the Citizens' Committee.

Further to comment made by the public stating that the RGS remains under review, the APC stated support for striking, "A review of the RGS of the CRD is currently underway. The process has been carefully monitored to ensure consistency of this Plan with the updated RGS." in subsection 208.

Part Three – Content

310 Water

Water was the top priority communicated by the community. Emma Taylor directed attention to new information reflected on Map 3: Water Resources. It was advised that Points of Diversion are water licenses.

In response to comment received from the APC and previous comment made by the Citizens' Committee, Emma Taylor advised that the OCP supports consideration of a Development Permit Area (DPA) for protection of key watersheds but that more watershed information is needed to implement a DPA. It was advised that protection can be enhanced through subdivision regulations and through existing DPAs. It was advised that subsection 414 supports establishment for water conservation and testing of future wells in times of seasonal dryness.

311 Hydrology

The APC stated support for revising the desired DPA for water conservation to specify conservation and protection.

313 Water Sustainability

It was advised that the new *Water Sustainability Act (WSA)* is now in force. The *WSA* supports the establishment of water advisory boards. Emma Taylor advised that there may be opportunity for the CRD to consider the concept of a water advisory board.

320 Environment

Public comment stated support for the OCP text acknowledging known bald eagle nests but not supporting identifying nest location on Map 4 and Schedule E.

330 Parks and Trails

Emma Taylor advised that proposed Bylaw No. 4001 has also been referred to the Juan de Fuca Electoral Area Parks and Recreation Advisory Commission. It was further advised that the section reflects lands acquired in 2010 by Regional Parks in the Jordan River area. It was confirmed that the park at Sheringham Point (Table 2) is a CRD Community Park.

APC comments included:

- support for identifying the Sheringham Point Lighthouse – Canadian Historic Site acquired by the Sheringham Point Lighthouse Preservation Society as a national heritage site in Table 2
- support for identifying the lands recently purchased by BC Hydro under subsection 335 Parkland Acquisition and subsection 372 Heritage
- updating Section 330 to reflect that the out-buildings in Jordan River desired for a meeting place are slated for demolition
- support for changing the title of subsection 334 from “Access to Water” to “Access to Waterfront” to clarify that the subsection does not address drinking water

In response to comment from the public regarding health of the tress and stability of the shoreline at Jordan River, Emma Taylor advised that Section 520 Shoreline Protection Development Permit Area supports shore protection works.

Public comment included:

- support for protection measures for the shores of Jordan River (fresh water)
- support for identification of historic sites in addition to historic buildings in subsection 372
- support for wording to clarify that Streamside Protection and Enhancement Areas (SPEAs) must be protected from industrial, commercial and residential development in subsection 336

340 Resources

The APC stated support for road improvements to support wide roads and road shoulders to support paths for bikes and pedestrians as opposed to road improvements to support logging traffic.

The APC noted that the agricultural potential of Shirley and Jordan River outlined in subsection 344 may increase due to climate change.

An APC member indicated there may have been historical oil and gas drilling in the area, and indicated concern that this type of resource extraction could affect water supply.

360 Services and Emergency Planning

No comments were forthcoming/APC supported.

370 Community Health

No comments were forthcoming/APC supported.

380 Settlement and Economy

Emma Taylor advised that subsection 383 supports an alternative to permit rezoning and subdivision of Rural A parcels to fee simple lots. It was further advised that subsection 386 states that Muir Creek is administrative boundary between the community of Shirley – Jordan River and Otter Point.

APC comments included:

- support for changing the title of Table 5 to clarifying that the table reflects the number of house permits issued in a year and not the age of the house
- support for amending the sentence on p. 75 to read that PID: 029-235-952 is designated Coastal Upland

Emma Taylor responded to questions from the APC confirming that total potential parcels proposed by Bylaw No. 4001 has dropped from 1,891 to 1,047 and that Table 8 does not reflect community parks.

390 Climate Change

No comments were forthcoming/APC supported.

The Chair called for a five minute break, resuming review at Part 4.

Part Four – Goals, Policies and Objectives

401 Introduction and Land Use Designations

Emma Taylor responded to the question from the APC confirming that the Restricted Development Land Use Designation is not broken out in Table 9 as the designation overlays other Land Use Designations.

410 Water

Emma Taylor directed attention to policy statement I supporting testing of future wells in times of seasonal dryness. It was advised that the policy statement will be considered when the Land Use Bylaw, Bylaw No. 2040, is reviewed.

The APC stated support for revising policy statement I by changing the word “considered” to “applied”.

Staff advised that that language of policy statement M and N supports extension of water services at such time that the RGS is amended. Cost of service expansion would be borne by the user. As supported by the LUC, a new policy statement will be added to support extension of private systems.

420 Environment

Emma Taylor advised that language has been updated to use the word “shoreline” as opposed for “foreshore”.

Public comment stated support for including language for protection of wildlife habitat, wildlife species and wildlife nesting/breeding areas.

430 Parks and Trails

Emma Taylor reported that objective J is new in subsection 433.

Public comment stated support for including use of SPEAS in policy statement I in subsection 434.

The APC stated support for adding the Jordan River Hamlet lands in policy statement N in subsection 434.

440 Resources

Public comment stated that the 15 m buffer between land in the Agricultural Land Reserve (ALR) and adjacent land is not sufficient.

Staff confirmed that the Farmland Protection DPA buffer is on the adjacent land and not on land within the ALR.

APC stated that the footer for Schedules B – I is incorrect.

Emma Taylor spoke to subsection 444, directing attention to the Land Use Designations on Schedule B. It was advised that there may be opportunity to re-designate smaller parcels from Coastal Upland to Pacific Acreage. It was further advised that the Coastal Upland parcel located across from Waters Edge Drive on West Coast Road is Private Managed Forest Land and cannot be designated Pacific Acreage.

450 Traffic

Public comment stated support for:

- flashing lights at subdivision access points
- posting of speed limit signs at the hamlet and Jordan River Regional Park
- changing the section title to “Transportation”
- support for movement triggered speed limit signs, similar to the sign at Loss Creek, at Kirby Creek, Muir Creek and Jordan River

460 Services and Emergency Planning

Public comment stated support for adding the following in subsection 464:

- improved cell phone coverage
- including a siren in policy statement G
- a new fire hall in Shirley is unlikely since an addition was recently completed, but future improvements may be required
- a new policy statement N supporting establishment of a fire protection service area/fire protection plan for Jordan River

470 Community Health

Emma Taylor advised that the section is a new theme incorporated into Bylaw No. 4001.

7. Next Meeting

The APC noted that the Chair and Vice Chair will not be able to attend the scheduled continued meeting on May 25.

The Chair closed the meeting, advising that review of Bylaw No. 4001 will continue on May 25 unless otherwise posted. Should the meeting date change, notice of a new meeting date will be advertised.

The meeting closed at 9:43 p.m.

Chair