

SHIRLEY/JORDAN RIVER ADVISORY PLANNING COMMISSION

Notice of Meeting on Wednesday, **December 9, 2020, at 7:00 pm**

Juan de Fuca Local Area Services Building, #3 – 7450 Butler Road, Otter Point, BC

SUPPLEMENTARY AGENDA

1. Additional information received for the following agenda item:
 - a) Agenda Item 6 a) RZ000270 - Section 4, Renfrew District Except Those Parts in Plans 427R, 23879, VIP68644, VIP79213, VIP80549, VIP82411 and EPP69011 (12036 West Coast Road)
 - Rebecca Oldroyd, Jordan River
 - Curtis Kitchen, Jordan River
 - [REDACTED], Jordan River
 - Claude Bartholmew, Jordan River
 - Geri Norris, Jordan River
 - Jeremiah Klass, Jordan River
 - James Murray, Jordan River
 - Caroline Smalley, Jordan River
 - Jordan Fisher, Jordan River
 - Olivia Schultz, Jordan River
 - Barb Wallace, Jordan River
 - Ollie Rode, Jordan River
 - Burlin and Cherry Phillips, Jordan River
 - Brian Kenny, Jordan River
 - Tannis Dukart and Martin Small, Jordan River

jdf info

From: becs Oldroyd
Sent: Wednesday, December 02, 2020 5:36 PM
To: jdf info
Subject: Comments for Jordan River Brewery application

I am writing as a land owner in Jordan River in regards to the rezoning application for the Jordan River Micro-Brewery.

I am in FULL support of this and feel as Jordan River is becoming a busier community, it would be great to have a place where people from the community and visitors can enjoy together. I grew up in a very small community where every summer the town would double because of tourists. With the people coming no matter what because of the beautiful place where we live it only makes sense to have a place the everyone can enjoy and be safe and give back to locals who would inevitably work there.

I hope this application comes with full support and encouragement.

Thanks

Rebecca

Wendy Miller

From: Wendy Miller
Sent: Wednesday, December 09, 2020 9:17 AM
To: Wendy Miller
Subject: Email in Support of Jordan River Brewery

From: Curtis Kitchen
Date: Dec 4, 2020, 5:23 PM -0800
To:
Subject: Brewery

Just thought I'd let you know that I am fully supportive of the brewery. Its gonna be awesome!

Curtis

Letter Redacted at the Request of the Writers

December 7, 2020

Re: Zoning Amendment Application RZ000270 - Section 4, Renfrew District
except those Parts in Plans 427R, 23879, VIP68644, VIP79213, VIP80549,
VIP82411 and EPP69011 (12036 West Coast Road)

I am writing this letter in support of the proposed zoning amendment, noted above, for a micro brewery with food and beverages processing and sales, to be situated in the Wildwood Terrace neighbourhood. From my perspective, as a long-term resident, the creation of a local micro-brewery would enhance our community, serving not only as a gathering place for locals, but a destination for vacationers.

In anticipation of this proposal receiving approval, I am suggesting that land be set aside now, in the beginning stages of the development, for a dedicated fire house/station. This would be an investment by the developers in our greater Jordan River community and would further support residents, industry and urban/wildland fire control efforts in a multi-faceted manner (community amenities contribution).

Our community offers so much -- world class hiking, marvellous eco-tourism and of course, incredible surfing. We know the importance of careful planning to maintain the integrity of Jordan River. By setting aside property now for a future fire house in the neighbourhood, we would be establishing a critical building block for the future.

Sincerely,


Claude Bartholomew

December 7, 2020

Re: Zoning Amendment Application RZ000270 - Section 4, Renfrew District
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Sincerely,

Geri Norris, ;

Wendy Miller

From: Wendy Miller
Sent: Wednesday, December 09, 2020 9:19 AM
To: Wendy Miller
Subject: JR Brewery

On Mon, Dec 7, 2020 at 1:28 PM Jer

> wrote:

As a resident of Jordan River I am in support of having a brewery in our community. The town would benefit from having more services run by community members.

Jeremiah Klass

Wendy Miller

From: Wendy Miller
Sent: Wednesday, December 09, 2020 9:18 AM
To: Wendy Miller
Subject: Rezoning application

On Mon, Dec 7, 2020 at 3:09 PM James Murray

, I, James Murray of
the gravel pit for Brewery purposes.

· wrote:

support the rezoning of the commercial space at

jdf info

From:
Sent: Monday, December 07, 2020 9:51 PM
To: jdf info
Subject: Appeal for rezoning application RZ000270

Re: Zoning Amendment Application RZ000270 - Section 4, Renfrew District except those Parts in Plans 427R, 23879, VIP68644, VIP79213, VIP80549, VIP82411 and EPP69011 (12036 West Coast Road)

I am writing this letter in support of the proposed zoning amendment, noted above, for a micro brewery with food and beverages processing and sales, to be situated in the Wildwood Terrace neighbourhood. As a new resident of Jordan River, the creation of a local micro-brewery would enhance a sense of community, providing an opportunity to meet and gather with other locals and vacationers too. I am very much in agreement with other locals who are advocating for setting land aside at the beginning stages of the development, for a dedicated fire house/station. This would be an investment by the developers in our greater Jordan River community and would further support residents, industry and urban/wildland fire control efforts in a multi-faceted manner (community amenities contribution). By setting aside property now for a future fire house in the neighbourhood, we would be establishing a critical building block for the future.

Sincerely,

Caroline Smalley

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Email:
Cell:
Skype:

jdf info

From: Jordan Fisher
Sent: Monday, December 07, 2020 10:10 PM
To: jdf info
Subject: Re: Zoning Amendment Application RZ000270 - Section 4, Renfrew District except those Parts in Plans 427R, 23879, VIP68644, VIP79213, VIP80549, VIP82411 and EPP69011 (12036 West Coast Road)

hello. I am writing regarding **Re: Zoning Amendment Application RZ000270 - Section 4, Renfrew District except those Parts in Plans 427R, 23879, VIP68644, VIP79213, VIP80549, VIP82411 and EPP69011 (12036 West Coast Road)**

Our property is located nearby at

While do have some concerns about that large a brewery commercial use, my primary concern for the community right now is fire risk, which becomes particularly significant if there was a large commercial operation in the area.

If this project is going to be approved, I see that says pick it opportunity to have some land provided along with costs provided towards the cost of building a community fire hall. Fire is our biggest risk and a fire from any property will likely spread and cause significant distraction both of natural areas and homes. The creation of the fire hall at this location would P important amenity contribution from a project of this nature.

Best regards,
Jordan Fisher

jdf info

From: olivia schultz
Sent: Monday, December 07, 2020 10:26 PM
To: jdf info
Subject: Vote for rezoning in JR

Hello
I, Olivia Schultz One of the property owners at _____, Jordan River B.C.
Vote, Not in favour of rezoning for commercial use, including said Brewery. At the highway location near
Jordan river gravel pit Area.

I had originally sent a message to the community directors saying I was for the brewery, but the more I think
about it in proximity to my children's bus stop. Ive changed my mind.
Please note this change
Signed
Olivia Schultz

jdf info

From: Barbara Wallace
Sent: Tuesday, December 08, 2020 12:06 AM
To: jdf info
Subject: Zoning for brewery in Jordan River

Hello,
I think a brewery in Jordan River at this point is not a good idea. The most important new development this community needs right now is fire protection. Also, the highway through Jordan River needs to be reassessed for safety and speed limits need to be lowered through the section from where the brewery is proposed, to west of the China Creek campground. Once fire protection is in place, and the highway is safe, then consider a brewery.

Barb Wallace

Jordan River, BC

Wendy Miller

From: Wendy Miller
Sent: Wednesday, December 09, 2020 9:26 AM
To: Wendy Miller
Subject: Micro Brewery at Jordan River

On Tue, Dec 8, 2020 at 6:34 AM Ollie Rode <> wrote:

I'm writing in regards the proposed Micro Brewery in Jordan River. Without knowing the details of the proposal (exact location, size of the facility, amenities etc.) it would be difficult to totally support the idea. However in principal I think its a great idea! The Jordan River community needs more social venues and additional eateries. A micro brewery would also act as an attraction for the many tourists that normally drive past Jordan River. Obviously the proposal would benefit the owners and to a limited extent create some local employment. What's also badly needed in Jordan River is some well located property for community use. I would suggest that as part of the subdivision/rezoning approval by the CRD the proponents donate a well located piece of property for use by the local community. This property could have future use such as a local market space, community centre, fire hall etc.
Cheers Ollie Rode

Jordan River

jdf info

From: Burly Phillips
Sent: Tuesday, December 08, 2020 7:28 AM
To: jdf info
Subject: No brewery in Jordan River

I live at [redacted] which is directly across the highway from where the proposed brewery site would be. I also own a second empty waterfront lot down the road on waters edge Drive. I moved to Jordan River 26 years ago from Sooke to get closer to nature, surfing and a rural existence! I do not see any benefit in having a brewery to this community!! Zero! and in fact see many negative consequences: one being more people driving on these roads with alcohol in them because there's marginal cab service ability and it's not a five dollar cab ride to get home from here! We have many families with kids on this street and we do not need to be bringing an alcohol watering hole to the area!! Also We all have shallow surface Wells here so if the brewery uses a lot of water it could cause our wells to dry up plus the waste from a brewery could contaminate our drinking supply! Also noise levels from a brewery right next-door to your property that you bought because it was in a rural setting ruins the setting! There's nothing worse than hooting and hollering that goes along with drinking alcohol or the squealing of tires when people pull out of drinking establishments!! Not an appropriate business for a rural type settings in my opinion. And has no benefit to the community except for those couple of people that think they're going to make money from it. Thanks- Burlin and Cherry Phillips

Wendy Miller

From: Wendy Miller
Sent: Tuesday, December 08, 2020 10:37 AM
To: Wendy Miller
Subject: Crd letter for rezoning for brewery

From: Brian Kenny
Sent: Tuesday, December 08, 2020 7:37 AM
To: jdf info <jdfinfo@crd.bc.ca>
Subject: Crd letter for rezoning for brewery

Crd letter for rezoning for brewery

I am a full time resident within 500 meters of the proposed rezoning application in Jordan river bc. I moved to Jordan river 23 years ago for its rural tranquility and have owned property here for 10 years. The location is at totangi properties land where Jordan river gravel is located. The proposed location is across the highway from our road where we pick our kids up from the school bus everyday.

I am against the rezoning application to accept a brewery in our residential neighbourhood. The land is zoned for commercial use which does not and has not included a brewery/pub style restaurant which is something I do not approve of.

My reasoning behind this mostly has to do with promoting alcohol service in our community. No matter what they do there will always be drinking and driving around when serving alcohol and providing off sales. There is cab service in sooke but to get them to come to Jordan river it's in excess of 50\$ per trip which most people will not do after having over the legal limit of alcohol. We deal with enough people out this way annually who think they are in the Wild West and laws don't apply because there is no police in town. This in my opinion will not help our home and our neighbourhood to remain safe for our children. I work in forestry in the Jordan river area as well where we see a lot of People driving out the gravel roads to drink and once again feel the rules of the roads don't apply. We travel these roads day in day out and continue to have close calls on the road with people who are clearly over the legal limit to drive. We leave lots of (forestry) equipment in the bush all year while working and see a lot of vandalism which most likely isn't a group of sober people driving into the bush to wreck equipment. Bottom line is alcohol leads to bad decisions which is better left in towns where residents can get taxis home instead of endanger our families and friends while either driving out and around here or driving the 30km stretches to sooke or port renfrew.

Since the start of the covid 19 virus we have seen a dramatic increase in popularity of our area and have already had 5 cases of covid in our small town. Our roads are now more like parking lots than highways and the amount of human waste and toilet paper in the small stands of wood near beaches where our kids and dogs play has made it impossible to take them anywhere near that area. It is also near impossible to socially distance from people at the beaches in our neighbourhood due to the increase of tourists.

Promoting more people sitting around here drinking off sale beer and in house will only cause accidents on the highway, more litter on the beaches (of which there is plenty already). Illegal camping attempts on residential streets which we see lots already! Add alcohol and it only gets worse!

I'm all for change and bettering a community, and making room for more local work etc, but For all these reasons I do not accept this specific idea.

Brian Kenny

Wendy Miller

From: Tannis Dukart
Sent: Tuesday, December 08, 2020 1:31 PM
To: Wendy Miller
Cc: ..
Subject: rezoning Application RZ000270 - 12036 West Coast Road

We, Tannis Marie Dukart and Martin James Small, full time residents of Jordan River and owners of
I, do not support the rezoning application RZ000270 for the purposes of a
"micro-brewery and accessory service and sales".

The current application does not support the best interests of residents and recreational users of the area for their health, safety and environmental requirements. The community of Jordan River lacks basic services that would support this type of operation to keep residents and members of the public safe. Currently there is no immediate fire, police or ambulatory response in the community. There is also no garbage pick up in the area. It is also questionable as to this type and size of business and the pressures it would put on water supply, the water table and sewage requirements for the area.

The increase in the amount of traffic to the area, it's close proximity to the highway, and to neighbouring residences is also a risk. Jordan River is an area where residents and recreational users use foot and bike transportation to get around and enjoy the community. There are currently no side lanes to use and increased traffic presents an even greater risk when walking and biking. There is also a bus route for children that operates along the highway and there is a pick up and drop off for children in the community at the start of Water's Edge Drive (directly across from the proposed micro-brewery). There are already pre-existing safety concerns with vehicles disobeying the speed limit and disregarding school bus flashing lights and stop sign. Increased traffic in the area and the possibility of inebriated driving does not foster the protection of our most vulnerable in the community.

Although the growth in Jordan River may be unavoidable, it also needs to be sustainable as the small community grows. A business of this operation is not value added at this time and will present further risks to current businesses and/or future businesses. There is likely other options for business growth in the community that would support immediate and basic needs for the betterment of residents and recreational users of Jordan River.

With regard,
Tannis Marie Dukart
Martin James Small