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**Minutes of a Meeting of the Shirley/Jordan River Advisory Planning Commission
Held March 15, 2022 at Juan de Fuca Local Area Services Building, 3-7450 Butler Road,
Otter Point, BC**

PRESENT: Fiona McDannold (Chair), Emily Anderson, Vivi Curutchet, Melody Kimmel
Staff: Iain Lawrence, Senior Manager, JdF Local Area Services (EP);
Wendy Miller, Recorder (EP)

ABSENT: Blair Hughes

PUBLIC: Approximately 7 (EP); 4 in-person

EP – Electronic Participation

The meeting was called to order at 7:05 pm.

1. Elections

Iain Lawrence called for nominations for the position of Chair of the Shirley/Jordan River APC for 2022 and Fiona McDannold's name was put forward. Iain Lawrence called two further times for nominations and, as there were none, Fiona McDannold was acclaimed Chair.

Fiona McDannold called for nominations for the position of Vice Chair of the Shirley/Jordan River APC for 2022 and Melody Kimmel's name was put forward. Fiona McDannold called two further times for nominations and, as there were none, Melody Kimmel was acclaimed Vice Chair.

2. Approval of the Agenda

MOVED by Vivi Curutchet, **SECONDED** by Emily Anderson that the agenda be approved. **CARRIED**

3. Approval of the Supplementary Agenda

MOVED by Melody Kimmel, **SECONDED** by Emily Anderson that the supplementary agenda be approved. **CARRIED**

4. Adoption of the Minutes of June 7, 2021

MOVED by Melody Kimmel, **SECONDED** by Vivi Curutchet that the minutes of June 7, 2021, be adopted. **CARRIED**

5. Planner's Report

No report.

6. Zoning Amendment Application

a) RZ000275 - Lots A-H, and J and K, District Lot 87, Renfrew District, Plan EPP31225 (Kirby Creek Road)

Iain Lawrence spoke to the staff report for a joint application to rezone the subject properties from Forestry (AF) to Rural 2 (RU2). It was advised that the Juan de Fuca Land Use Committee (LUC) directed referral of the application to the Shirley/Jordan River APC at its meeting of February 15, 2022.

Iain Lawrence highlighted the subject properties and outlined the RU2 zone. It was advised that the RU2 zone requires that agricultural uses and farm buildings/structures be a minimum of 15 m from the natural boundary of a watercourse and that the RU2 zone provides definitions for Agriculture and Farm Building that are specific to the zone.

Iain Lawrence responded to questions from the APC advising that:

- the RU2 zone was created for the rezoning of a split zoned Rural A and AF parcel on Invermuir Road in Shirley in 2019
- the Invermuir Road property is large and would have been able accommodate a sizable indoor equestrian riding arena
- a proposal in Otter Point is currently being considered to permit an equestrian riding facility under a new agriculture zone
- the primary applicant sought out other 4 ha property owners interested in rezoning
- one of the 4 ha properties in the subdivision is not part of the rezoning application and will remain zoned AF with the current list of permitted uses.
- the 15 m setback from the natural boundary of a watercourse required by the RU2 zone is in keeping with the provincial agricultural setbacks from watercourses
- the Official Community Plan Development Permit Area designations include a 30 m assessment area on both sides of a stream/watercourse that applies to any removal of vegetation or other site alteration
- sewerage/septic capacity is confirmed by a certified Wastewater Operator and approved by Island Health and verified through the building permit process
- agricultural runoff is regulated by the Ministry of Agriculture

A member of the public stated that there are existing dwellings in the subject application area without approved septic and that non-compliance has been reported to the CRD.

Iain Lawrence stated that he will contact CRD Bylaw Enforcement regarding the report of non-compliance.

Applicants stated:

- rainwater is being captured for domestic use by some property owners
- property owners are interested in small stock livestock keeping and not large commercial agricultural pursuits

MOVED by Fiona McDannold, **SECONDED** by Emily Anderson that the APC recommends to the LUC that it supports the rezoning application.

CARRIED

7. Adjournment

The meeting adjourned at 7:30 pm.

Chair