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**Minutes of a Meeting of the Shirley-Jordan River Advisory Planning Commission
Held November 15, 2022, at the Shirley Community Hall, 2795 Sheringham Point Road,
Shirley, BC**

PRESENT: Fiona McDannold (Chair), Emily Anderson, Vivi Curutchet, Melody Kimmel

Staff: Iain Lawrence, Senior Manager, JdF Local Area Services;
Darren Lucas, Planner; Wendy Miller, Recorder

ABSENT: Wayne Jackaman

PUBLIC: 4

The meeting was called to order at 7:00 pm.

1. Approval of the Agenda

MOVED by Melody Kimmel, **SECONDED** by Vivi Curutchet that the agenda be approved. **CARRIED**

2. Approval of the Supplementary Agenda

No supplementary items.

3. Adoption of the Minutes of August 9, 2022

MOVED by Melody Kimmel, **SECONDED** by Emily Anderson that the minutes of August, 9, 2022, be adopted. **CARRIED**

4. Planner's Report

Iain Lawrence extended a thank you to the APC for its work over the last four years, noting that the term of the current APC concludes December 31, 2022. Certificates of appreciation as issued by the CRD Board Chair were presented to the APC.

It was advised that residents interested in becoming a member of the APC need to submit interest by November 18, 2022.

5. Zoning Amendment Application

a) RZ000281 – Strata Lot A (3692 Waters Edge Drive) and Strata Lot B (12051 West Coast Road), Section 2, Renfrew District, Strata Plan VIS6939

Darren Lucas spoke to the staff report for a joint application to rezone the subject property from the Rural Residential 2A (RR-2A) zone to the Rural Residential 1 (RR-1) zone for the purposes of dissolving a building strata and subdividing the property into two fee-simple parcels.

The Chair confirmed that the applicants were present.

An applicant stated that, should the property be permitted to subdivide, the land will essentially remain status quo as the dwelling units are serviced by separate well and septic systems.

APC comments included:

- no other properties are zoned RR-1
- the RR-1 zone permits a minimum lot size of 0.4 ha which is significantly smaller than the minimum lot size permitted by the RR-2A zone, which may be precedent setting
- dissolution of the strata would grant more control to the property owners while not increasing the number of dwelling units permitted on each lot
- the RR-1 zone does not permit use of a trailer for temporary accommodation of guests unlike the RR-2A zone

Staff responded to questions for the APC advising that:

- the property is considered a non-conforming two-lot building strata as the dwellings were constructed prior to adoption of the bylaw that zoned the land RR-2A
- the Shirley-Jordan River OCP allows for consideration of rezoning applications of building strata properties for subdivision to create lots smaller than the lot size otherwise supported by the OCP, provided that the subject strata was registered prior to the adoption of the OCP
- the subject building strata was established prior to the adoption of the current OCP
- the number of building strata developments registered prior to the adoption of the current Shirley-Jordan River OCP is generally limited to a few Rural A zoned properties.
- should rezoning and subdivision of the subject property proceed, each lot would be permitted either one second suite or one detached accessory suite

MOVED by Fiona McDannold, **SECONDED** by Vivi Curutchet that the Shirley-Jordan River Advisory Planning Commission recommends to the Juan de Fuca Land Use Committee support for zoning amendment application RZ000281.

CARRIED

6. Adjournment

The meeting adjourned at 7:12 pm.

Chair