

SHIRLEY-JORDAN RIVER ADVISORY PLANNING COMMISSION

Notice of Meeting on Tuesday, **February 7, 2023, at 7 pm**

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

SUPPLEMENTARY AGENDA

1. Additional information received for the following agenda item:
 - a) Agenda Item 6 a) RZ000280 – Lot A Section 74 Renfrew District Plan VIP71883 (11237 West Coast Road) and That Part of Section 74, Renfrew District Lying to the North of the Northerly Boundary of Plan 109RW
 - Thomas Butcher and Danika Butcher, Colwood
 - Mary Rose, Victoria
 - Anne Brothers, Nelson
 - Jeff Lingwood, Victoria
 - Shawn Tripp, Saanich
 - Julian Barabas, Victoria
 - Elaine Haddad, Sooke
 - Christine Edwards, Jordan River
 - Gerard LeBlanc, Shirley
 - Brenda Mark, Shirley

From: [Thomas Butcher](#)
To: [jdf.info](#)
Subject: Full support: RZ000280
Date: Thursday, February 02, 2023 9:28:59 AM

CRD IT SECURITY WARNING: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hello CRD,

I give my full support for the project called RZ000280.

I have known [REDACTED] for many years and his ethos behind conservation, stewardship of the land, care for nature excels beyond any other that I know. I fully support this project.

My address and name is:

Thomas Butcher
[REDACTED]

My wife supports this also:
Danika Butcher
[REDACTED]

Thank you.

-Thomas Butcher

From: [REDACTED]
To: jdf info
Subject: Support for project, Reference # RZ000280
Date: Thursday, February 02, 2023 10:57:48 AM

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February 2, 2023

To whom it may concern:

I am writing in regards to the CRD land use proposal reference number RZ000280 (11237 Westcoast Road). The plan involves building a low impact eco resort where people can come together and enjoy the beauty of the west coast, which I fully support.

I believe it is imperative that we act as stewards of this sacred land; that we respectfully care for and honour it. To experience it directly would allow people to comprehend how worthy of our protection, time, care and love this place truly is.

Please allow this project to go through. It promises to bring not only an opportunity to merge with nature and likewise others, but also, to breath life back into the local arts and music scene.

The world has undergone - and continues to go through - unprecedented stress and change in these past few years, and this kind of natural and energizing unity is precisely what the world needs.

Thank for your taking the time to read this letter.

Sincerely,

Mary Rose

[REDACTED]
Victoria, BC
[REDACTED]

Sent with [Proton Mail](#) secure email.

From: [Brothers, Anne](#)
To: [jdf.info](#)
Cc: [REDACTED]
Subject: Reference #RZ000280 - 11237 Westcoast Road
Date: Thursday, February 02, 2023 1:13:17 PM
Attachments: [image002.png](#)

CRD IT SECURITY WARNING: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Good Afternoon,

Hope all is well on the island.

The purpose of this email is to express my support for the proposed development on 11237 Westcoast Road.

Some of my most memorable experiences from living on the island are from places like this and events created by John. I think that many more people will get the opportunity to have those unforgettable experiences if this project is approved. I also love that this area would be preserved from clear cutting.

Thanks for your consideration and have a great day!

Anne Brothers, CPA, CA
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From: [jeff lingwood](#)
To: [jdf info](#)
Subject: Camping Resort near Sandcut
Date: Friday, February 03, 2023 12:31:15 PM

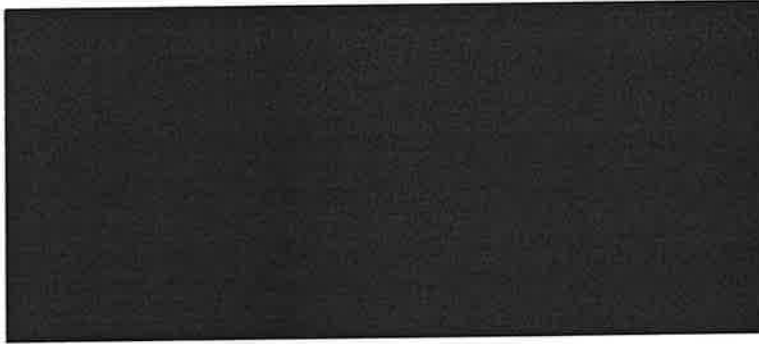
CRD IT SECURITY WARNING: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

I love this area and the idea. This development looks like a fantastic opportunity for the area, one I have grown up enjoying. When I was younger we would put up our tents on the beach, illegally. This development would, respectful of the land which might otherwise face much more drastic development, secure nature camping and access to a fantastic west coast classic area.

Thank you

J-

[Resort with cabins, RV pads and campsites planned near Sandcut Beach west of Sooke | Citified.ca](#)



Resort with cabins, RV pads and campsites planned near Sandcut Beach wes...

A recreational community has been proposed for a property between Shirley and Jordan River along Highway 14.

Jeff Lingwood
Victoria B.C.



From: [Shawn Tripp](#)
To: jdf.info
Subject: RZ000280 or 11237 Westcoast road
Date: Friday, February 03, 2023 12:45:36 PM

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Hello!

I just wanted to note my support for the proposed development at the above address. I think it would be a great addition to the region!

Shawn Tripp

[REDACTED], Saanich BC
[REDACTED]

From: [Julian Barabas](#)
To: [jdf.info](#)
Subject: reference RZ000280 or 11237 Westcoast road.
Date: Friday, February 03, 2023 1:10:15 PM

CRD IT SECURITY WARNING: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hi CRD,

I would like to put my support behind the proposed project at: 11237 Westcoast road.

A new campsite at 11237 Westcoast road would bring numerous benefits to the area and its residents. The idea of creating a new campsite is a great opportunity to provide the community with a new recreational space that can be enjoyed by people of all ages. This would not only improve the quality of life for local residents, but it would also bring economic benefits to the community by attracting visitors from other areas.

One of the biggest advantages of this new campsite is that it would provide the community with a new outdoor recreation space. With today's fast-paced and stressful lifestyle, many people are looking for ways to escape the hustle and bustle of city life and enjoy the great outdoors. This new campsite would provide a much-needed escape for local residents, as well as visitors from other areas, who are looking for a place to relax, connect with nature and enjoy the beauty of the outdoors.

This new campsite would also bring a significant economic boost to the community. Campsites are popular tourist destinations, attracting visitors from near and far. The creation of a this new campsite would increase the number of visitors to the area, providing a valuable source of income for local businesses, such as hotels, restaurants, and shops. Additionally, the creation of new jobs would be a major benefit of this new campsite, as it would require personnel to manage and maintain the site. This would bring new employment opportunities to the area and help stimulate the local economy.

Another advantage of this new campsite is that it would provide a great opportunity for families and friends to come together and spend quality time in a peaceful and beautiful environment. Whether people are looking to enjoy the beauty of nature or just spend time together, this new campsite would provide a perfect setting for these activities. This would help bring families and communities closer together, encouraging a sense of belonging and promoting social cohesion.

Finally, this new campsite would also help to improve the environmental sustainability of the area. This is because this campsite is located in a rural area, surrounded by natural beauty, and is an ideal location for promoting sustainable tourism practices. By offering a space for people to connect with nature and appreciate the environment, this new campsite could help raise awareness of the importance of preserving the planet's resources and encourage people to adopt more environmentally friendly practices in their daily lives.

In conclusion, a new campsite for the community would bring numerous benefits to the area and its residents. By providing a new outdoor recreation space, improving the local economy, and promoting social cohesion, a new campsite would be a valuable addition to the community. Additionally, by promoting sustainable tourism practices, a new campsite would help to improve the environmental sustainability of the area and encourage people to appreciate and protect the natural world.

Please know I support this project:

Julian Barabas [REDACTED] Victoria BC [REDACTED]

From: [Elaine Haddad](#)
To: [jdf info](#)
Subject: RZ000280 11237 Westcoast road.
Date: Saturday, February 04, 2023 11:01:11 PM

CRD IT SECURITY WARNING: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

To whom it may concern,

I am writing in support of the proposed development at the above location.

I grew up in Victoria and have lived in Sooke since 2000. I think this project would be a wonderful asset to the region and a way to preserve this natural space long term. I do not know the land owner, but I appreciate his effort to create a campground that can be enjoyed by the entire community. My heart aches when I look at google earth time lapse photos and see the ever-increasing clear cuts in our region.

Thank you for allowing me to express my thoughts on this matter.

Sincerely,
Elaine Haddad

Sooke BC

From: Christine Edwards
To: jdf info: [REDACTED]
Subject: 11237 Westcoast Road
Date: Sunday, February 05, 2023 2:32:40 PM

CRD IT SECURITY WARNING: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hello,

My name is Christine Edwards and I live at [REDACTED] in Jordan River.

I'm writing in regards to the proposed resort at 11237 West Coast Rd.

I would just like to say that I think it is a wonderful idea and I support it 100%.

Sandcut beach has become very popular and often the parking lot is too small to accommodate the number of people that come to visit. They park along the road and create an unsafe bottleneck on the highway and I fear someone is going to get hurt.

This proposal would give a great alternative parking area as well as accommodation and other services in an area that has become a very desirable destination with the improvements to the Pacific Marine loop.

I ran a food truck in Jordan River this past summer and fall in partnership with the Pacheedaht First Nation, and I can assure you that there are plenty of tourists that will be grateful for an option of somewhere to stay in the area. There are many AirBnBs in Jordan River but most are booked solid May-October and the campgrounds are completely full the entire time. I had numerous international visitors approach my food truck asking for help to find somewhere to park their RVs or camp for the night and I had direct them hours away with no guarantees. There are also many people camping illegally in the woods or on logging roads for lack of any other options, and the proposal for the property at 11237 could help drastically reduce this problem.

I know many people are against development along the Wild West Coast and will fight to restrict it on principle alone, but I think it would be folly to deny what is a well thought out, eco friendly option for growth that could fill a void and also benefit the area.

Please let me know if you have any questions for me.

Thank you

Christine

February 6, 2023

Shirley/Jordan River Advisory Planning Commission (APC)

C/O 3 – 7450 Butler Road,

Otter Point, BC V9Z 0K8

Madame Chair & Members of the APC:

Re.: Sandcut/Rockbottom Creek Cabin & Campsite Proposal – Proposed Zoning Amendment RZ000280 (11237 West Coast Road); Proposed Bylaw No. 4518

I wish to offer my comments and concerns with the shortcomings of the development proposal for the Sandcut/Rockbottom Creek area noted above being considered at the APC meeting on February 7, 2023. I am a resident of Shirley familiar with the area and its attributes and have been involved in the preparation of the Shirley/Jordan River Official Community Plan (OCP).

I am of the opinion that the development proposal application should be referred back to the JDF Land Use Committee (LUC) with a recommendation for the LUC to refuse it as it does not meet the interests of the community as expressed in the OCP. Some of my concerns include:

1. The consistency of the proposal with the Shirley/Jordan River Official Community Plan (OCP) needs to be clearly determined. This is not clear from the staff report.
2. The proposed extensive development will have significant impacts on the rural character of a remote, rural area. It will result in increased activity in the forest interface, increased wildfire risk, increased interactions with large mammals and other wildlife and related safety concerns as well as affecting emergency planning and fire protection. Impacts on the area's rural character and measures of how to mitigate them are not provided.
3. The proposed 123 recreational/vacation uses and ancillary uses, including assembly uses yet to be identified, is not what was foreseen as low-impact tourism uses by the OCP review committee and community members who helped prepare the OCP.
4. Although the EA Report attached to tonight's agenda provides additional detail on mitigation and measures for environmental protection, these are currently short on detail for a site containing 123 uses affecting steep slopes, wildlife, climate related wildfire issues and sensitive ecosystem areas.
5. No information is provided on how water will be provided either for the proposed uses or for fire protection. No fire protection plan is provided. I believe one water licence for domestic use already exists on Rockbottom Creek. At the most recent LUC meeting the proponent stated there will be an application to the province for a water licence for the resort. No mention has been made to existing often very low summer flows for Sandcut and Rockbottom Creeks, the adjacent unnamed creeks as well as McManus Creek within the

same watershed. The critical water situation in this area is described in **Section 310 Water** of the OCP as follows:

Coastal areas around Point No Point, Sandcut Creek and Jordan River were identified in the mapping project as having highly vulnerable, unconfined aquifers due to the high water table and permeable sand and gravel soils....

Future climate change may result in a net increase in rainfall, with more severe heavy rain events leading to potential flooding and landslides. Increased drought in summer could see slower groundwater recharge resulting in insufficient in-stream flow to support fish habitat and domestic water supply.

Any water drawn from the aquifer or the adjacent creeks in the area will affect water levels and flows in the area and low summer flows in creeks will be further exacerbated. These creeks are habitat for otters, mink, raccoons, deer, bears and the occasional cougar and Roosevelt elk, as well as eagles, owls, ducks and shorebirds. The impact of further reduced flows on the watercourses and wildlife using them must be assessed and dealt with.

6. I have not seen any reference in the application to wildfire risk prevention, mitigation or related emergency measures such as evacuation and reducing fire spread. Similarly there is no reference to earthquake evacuation planning. There are no 'bear aware' and other wildlife awareness strategies for the proposal, all identified as considerations for development in **Section 464** of the OCP. That section also identifies needs for basic prevention of wildfires.

As a resident of Shirley, I am not convinced the best interests of the community are served by this development proposal. I would prefer that the application be turned down as it does not reflect the goals established by Shirley residents in the preparation of the Shirley/Jordan River OCP.

Yours truly,



Gerard LeBlanc

████████████████████

Shirley, BC, ██████████

Shirley/Jordan River Advisory Planning Commission
Meeting February 7 2023

Re: Proposed Zoning Amendment RZ000280 (11237 West Coast Road)

The Shirley/Jordan River OCP Bylaw 4001 is referenced in the staff report as supportive of low-impact tourism and low-impact recreational uses if land in Coastal Uplands Land Use designation is removed from PMFL, but also states that the OCP does not define low-impact. However there are some descriptions in the OCP of what is considered low-impact tourism:

Sec. 386 New Land Use Designations Pg. 76 “policies in the OCP supporting low-impact tourism activities such as guiding lodges and wilderness camps on lands designated Coastal Uplands”

Sec. 385 Local Economy Pg. 74 “development of opportunities related to outdoor recreation and tourism that are respectful of the environment and have a small physical imprint. Dispersal of recreational businesses throughout the community rather than being concentrated in one area is the preferred pattern for this type of land use. Large scale uses like recreational vehicle parks and destination resorts are not supported”

As a resident who sat on the OCP Citizens’ Committee, I can tell you that the scale of what is proposed for these properties is not what was envisioned. The scale plus multiple cabins, a convenience store and more would not be considered by anyone who lives in a rural area as consistent with a wilderness camping location.

By a rough calculation at a minimum of 2 people per cabin and camping site, plus staff residing on site and a caretaker + family (?), and considering that in this climate those sites could be occupied year-round, this development could account for about half of what is projected in the OCP for the population increase of 457 by 2024 for all of Shirley and Jordan River.

I don’t know how this bylaw amendment could be considered consistent with the OCP, as the staff report says there are no lands in the Bylaw 2040 area currently subject to the CR-2 Zoning. The uses allowed by that zoning, and certainly not the amendments to the CR-2 Zone now proposed would not have been considered in the OCP or in determining the OCP consistency with the RGS, since they did not exist for reference or comparison purposes at the time.

There is no mention in the staff report of environmental concerns such as wildfire risks with camping in a forested area, the identified highly vulnerable aquifer of the area, wildlife protection or corridors of habitat connectivity. And very importantly no mention of ground water protection or water source for a commercial development of this size, at

a time when residents of Shirley/Jordan River are experiencing the effects of climate change and drought on our already threatened precious domestic water sources. All of these are important components of the OCP.

The entire environmental report was not included in the information for the LUC to consider at their meeting January 17th. Now that it is, I see no mention of the areas of high intrinsic aquifer vulnerability on the property shown on Map 3, Water Resources Pg 30 of the OCP. These areas were identified by the Province and the Vancouver Island Water Resources Vulnerability Mapping Project.

The same Map 3 shows points of water wells and water diversions. There is one domestic water licence on Rockbottom Creek for one residence. Contrary to what the proponent stated at the LUC, it is unlikely they could obtain a commercial license to provide domestic water for so many sites. Having experience with applying for water licenses on other creeks for just one residence, I know that those applications are usually not successful and if they are successful only for a limited quantity and not during the dry months. I also know, from having been a Jordan River Regional Park Steward for 6 years, that McMannus Creek dries up entirely and Sandcut Creek can slow to just a trickle in the summer.

When questioned at LUC about wildfire protection, the proponent said he had a Wildfire Protection Plan which was not available for Land Use or seemingly not now for the APC. He also said they had plans to train the staff to fight forest fires! It is not at all realistic to think that young staff could have the skill and training to fight wildfires or even be permitted by the Province to do so.

The APC should remember the Marine Trails Resort application a number of years ago that was rejected because of it's scale, impact on the environment and proximity to the world class Juan De Fuca Marine Trail Provincial Park. The reasons for that rejection are still current, but now it is Jordan River Regional Park, or Sandcut Beach that is at risk. And also remember that Marine Trails Wildfire Protection Plan was to train the guests to fight the fires! Equally unrealistic.

I think this proposal should not proceed, it is not what was envisioned by the community or in the Shirley/Jordan River OCP. The APC should recommend to the LUC that the proposal is not supported.

Brenda Mark
Shirley, BC