



Making a difference...together

**Notes of a Meeting of the Shirley/Jordan River Citizens' Committee
Official Community Plan Review**

Held February 26, 2014 at Shirley Community Hall, 2795 Sheringham Point Road, Shirley BC

PRESENT: Dom Bernardet, Sonja de Wit, Wayne Jackaman, Ron Ramsay
Claire Denesovych, Brenda Mark, Fiona McDannold
Staff: Tracy Olsen, Project Coordinator, Emma Taylor, Planner

ABSENT: Frank Limshue, Pascale Knoglinger, Margaret Johnson

PUBLIC: 4

The meeting was called to order at 7:05 p.m.

1. Introductions

Tracy Olsen explained to the audience that there would be an opportunity given for the public to comment at the end of each agenda item.

2. Review of the Agenda

The agenda was accepted with the addition of "Other Business – Heritage".

3. Acceptance of Meeting Notes of January 22, 2014

The meeting notes were accepted. Emma Taylor provided an up-date on the Sensitive Ecosystem Inventory (SEI) and asked if the Committee was interested in having the consultant return. Committee members expressed strong interest in reviewing the draft field work and asked staff to confirm if that there would be sufficient time left in the contract for any corrections arising from the Committee's review.

As some the field work had taken less time than expected, the consultant approached staff with an offer to map a portion of Goudy Creek using GPS while field work was being conducted near that creek. Some Committee members expressed concerns that Goudy Creek was selected over other watercourses detracting from an opportunity to map other creeks. Staff explained the consultant had picked Goudy Creek based on comments made at the January 2014 Committee meeting, feedback from the public at the January 26th Open House and because a field trip to that immediate area had already been scheduled. Only a portion of Goudy Creek was mapped but now a notable difference between the provincial mapping and actual location of Goudy Creek are documented. Instead having to rely on anecdotal information, staff can now make a stronger case for improved mapping of all the watercourses in the planning area. Although GPS mapping of all watercourses is outside the scope of this particular contract, there may be future opportunities. Staff have also provided the consultant with a number of recent maps and reports containing specifics on the location of watercourses in the planning area and directed the consultant to consider this information when preparing the SEI.

4. Status of Any Action Items

In response to an earlier question, Tracy reported that there are no known natural gas resources in this planning area. A Committee member said that his concern had been the bore holes for geo-thermal exchange loops and if fracking was involved. Another Committee member explained that the drilling for geothermal systems is totally different from fracking.

Emma drew the Committee's attention to the referral responses from two government agencies and the submission from Otter Point, Shirley and Jordan River Residents and Ratepayer's Association.

Tracy advised that the detailed population statistics for the Shirley-Jordan River Planning Area had been recently received from Statistics Canada. She cautioned that the data is rounded off to the nearest 5 and the lack of participation in the 2011 National Housing Survey can skew the extrapolation of the data for smaller communities.

5. Report back on January 26th, Open House

Tracy thanked Committee members for their participation at the workshop. Over 50 people attended the event and staff were very pleased with the feedback and comments from the public. All of the comments from the community mapping, issue identification and visioning exercises have been transcribed and handed out to the Committee members. Staff asked Committee members to read through this information at home and take the public's comments into consideration as the various themes and issues are discussed during the OCP review process.

Due to the loss of legibility when reducing the community maps, Committee members agreed with staff's recommendation to use a smaller ortho-photograph of the planning area on which numbered dots are placed. These numbers will correspond to the numbers used on the written transcript.

Committee members noted that the Column heading on the Issues Identification exercise should be changed from "Committee's Priorities" to "Meeting #1 Priorities" as members of the public had also participated.

A Committee member suggested that a future open house be held in Jordan River to attract residents and property owners there.

6. Completion of Vision Statement Exercise

The Committee members broke out into two smaller groups to review the draft vision statement and identify any changes they would like to see. Committee members agreed that what they had said at the January 22 meeting was reflected in the draft vision statement. The vision statement could be several paragraphs or reduced to point form. Staff explained that the vision statement will be included in the OCP and provides context for developing community policies, goals and objectives. There will further opportunities to review the vision statement as the draft OCP is developed.

Some Committee members wanted stronger emphasis on the relationship between development and water supply by making reference to seasonal fluctuations in stream flows, requirements to test water supply over longer time period to ensure no impacts on groundwater or surface supply, and that aquifer studies be conducted.

A Committee member suggested that the Ministry of Transportation & Infrastructure traffic counts not be conducted in December as it does not accurately reflect the amount of traffic through the community.

A Committee member suggested looking at the vision statements in Highlands and Metchosin OCPs which focus largely on protection of water.

Committee members discussed whether some statements were outside of local government jurisdiction. A member suggested that the vision statement should be explicit and the idea of including guiding principles was discussed. The concepts of encouraging action, accountability, sustainability and conservation were suggested as guiding principles.

A member of the public liked the idea of a ride-share program to bring people together, solve transportation problems while being cost efficient. Another member of the public stated support for the vision statement and suggested that, with strong wording, an OCP can reflect the vision and be a guide for when bylaws are written.

7. Break

8. Re-Organized Document

Tracy explained that changes to the text of the existing OCP will be starting soon. Before making any changes to the text though, staff have reorganized the document based on the themes developed by the Committee. Development Permits were kept as a separate section. Staff suggest including data and statistics in an appendix. A binder showing the "Tracked Changes" was circulated to all Committee members and the audience. Committee members were also provided with a copy of the "Changes Accepted" document and asked to put this document in their binders and review it at home. There are no changes to the OCP text in the "Changes Accepted" copy, only organizational changes.

Where possible the existing numbering of each section has been retained but when the formatting did not allow for this, either a comment box or additional text highlighted in yellow giving the original number have been added. The headings of each theme are highlighted in yellow.

Some policies and background information were moved to the back of the reorganized OCP. At future meetings, rewriting this material or keeping it in the OCP will be considered.

9. Discussion of the Agriculture/Resources Theme

Tracy explained to the Committee that this was the first time that the actual text of the OCP is being examined. For each theme, the related policy statements and issues will be discussed. Staff will be seeking input on the adequacy of the existing policies in terms of addressing the issues identified by the Committee, whether the statement is still valid and are there any gaps. The findings and observations of the Committee will be compiled and presented to the public later this year. Based on the feedback, a rough draft of the up-dated OCP will be prepared and brought first to the Committee, and then to the public for comment.

In order to review the eleven themes, tonight's exercise is staff's first attempt at designing a process to accommodate both round the table discussion by Committee members but also respect meeting time constraints. Members of the group elected to stay in a larger group.

Tracy Olsen outlined the requirement to include existing gravel deposits in the OCP. There was consensus by the Committee to include this section under the Resources theme. The existing OCP identifies one gravel pit which is no longer in operation. A Committee member suggested that there are currently three gravel pits operating in the Plan area and that quarries should also be identified. Another Committee member requested clarification over how gravel material is regulated. Staff confirmed the Juan de Fuca Soil Removal or Deposit

Bylaw No. 3297 regulates soil and rock material and the Province regulates mines. It was discussed that policies 1.1.3 and 4.3.5 from the current OCP be merged and updated.

Tracy Olsen reviewed the issues identified by the Committee and public related to local food production and farmland protection. She outlined how land within the Agricultural Land Reserve is regulated, included and excluded. The Committee discussed the need to be proactive when developing policies that protect agricultural land in the event that lands be removed from that designation. Tracy spoke to the Juan de Fuca Agricultural Inventory data.

Section 4.2.4.2 *Agricultural Land Reserve Policies* were examined and cross-referenced with the related issues. The comments and recommendations made by the Committee members on possible changes to these policies are attached as Appendix One.

When asked by a Committee member, Marika Nagasaka, Otter Point, advised that organic farmers are responsible for ensuring certain standards on their own property but they can't restrict what happens on adjacent properties. Zac Doeding, East Sooke, asked if secondary suites were allowed in ALR. Staff advised that they were if also permitted by local legislation as were manufactured homes for immediate family members. Staff will send confirmation of this information to Zac. Chuck Minten, Shirley, explained that the ALR captured many historical farms established by pioneers. He stated that he wanted to see all land assessed as farm class protected regardless of whether or not it was in the ALR and that he did not think the existing tax exemptions for farm use were adequate.

There are still several other issues and topics under the Resources Theme (Forestry, Mining and Renewable Resources) which will be discussed at the next meeting and Committee members expressed interest in further examination of Agriculture based on the public's comments.

10. Farmland Protection Development Permit Area

The designation and justification sections for this development permit area were briefly discussed and will be continued at the next meeting.

11. Other Business – Heritage Project

Tracy outlined that there is opportunity to update the heritage information in the OCP and create a separate booklet similar to the Otter Point History document.

12. Next Meeting

The next meeting will be Wednesday, March 26th at 7:00 p.m. at the Community Hall.

The meeting adjourned at 9:15 p.m.

APPENDIX ONE:

COMMITTEE DISCUSSION OF CURRENT OCP POLICIES
AS GROUPED UNDER THE RESOURCES THEME
USING THE CURRENT NUMBERING
AND HAVING COMMITTEE/STAFF COMMENTS IN ITALICS AND UNDERLINED

ITEM ONE: GRAVEL PITS

Based on the above information, most soils in the area are well- to rapidly-drained and many have developed in morainal deposits, which suggests that there could be a significant number of gravel deposits present in the area.

1.3.3 Gravel Pit

Table 4: Gravel Pit

Pit Number	Pit Name	Owner	Date Evaluated
6269B	French Beach	MoT	1985

There is one known gravel pit located in the Shirley/Jordan River planning area.

Source: Thurber Engineering 1990

4.3.5 Sand and Gravel Deposits

One gravel pit, described in section 1.3.3, was identified in the Shirley/Jordan River area during the preparation of this Plan. The location and operation of both existing and any future sand and gravel extraction activities are subject to the requirements of the *Mines Act*.

Merge policies 1.1.3 and 4.3.5. Up-date information on gravel pits and include in the Resources Theme. The number and location of Gravel Pits is a requirement of the Local Government Act (LGA). The topic of gravel extraction can be further discussed when the Committee talks about Mining.

ITEM TWO: AGRICULTURE

ISSUES INVOLVING AGRICULTURE IDENTIFIED BY THE COMMITTEE AND COMMUNITY:

- Protect good farm land
- Local food production
- Community market place

OCP POLICIES RELATED TO AGRICULTURE:

4.2.4 Agricultural Land Reserve Designation

4.2.4.1 Preamble

Within the Shirley/Jordan River area there are numerous areas designated part of the Agricultural Land Reserve (ALR) and it is imperative that this land be protected for current and future agricultural activities.

Staff will rewrite the prologue to up-date and include issue of local food production/farmers' market

4.2.4.2 Agricultural Land Reserve Policies – *Change to a more general heading of "Agriculture"*

- 1] Development adjacent to agricultural areas may be supported subject to the following:
 - a. The site will have minimal impact on the existing man-made and natural physical features of the area; - *Change to indicate it is the impact on agricultural uses and agricultural land*
 - b. There must be a buffer used between the proposed land use and the agricultural parcels of land. - *Be more descriptive about this buffer (Physical vs. distance) and set tone for Farmland Protection DPA*
- 2] The subdivision of any land within the ALR designated lands can only be supported for agricultural activities. - *This is actually a requirement of the ALC Regulations and may not need to be mentioned in a policy – Tracy to talk to ALC staff*
- 3] For land located within the ALR as outlined on Map No. 2, attached to and forming a part of this bylaw, this bylaw is binding only insofar as it is not contrary to the *Agricultural Land Reserve Act* and the *Agricultural Land Reserve Land Use, Subdivision and Procedure Regulation 171/2002*. - *This statement refers to a legal requirement. Can it be reworded and included in the prologue for this section? Technical reference to ALC Act can go into Land Designation Section*
- 4] It is a policy of the Capital Regional District not to support any subdivision for a relative in any ALR area as designated by the Province of British Columbia. - *This section is referring to subdivisions made pursuant to section 946 of the LGA – maybe it should be mentioned.*
- 5] The CRD supports the preservation of agriculture and encourages farming. - *A "motherhood" statement – maybe reword.*

OTHER COMMENTS ON AGRICULTURE DISCUSSED BY THE COMMITTEE:

- Need to define what type of farming on non-ALR lands is appropriate – i.e. use drip irrigation due to low water supply.
- Discussed education for backyard gardening, grants for rain barrels, small scale farming and no intensive agriculture on lands outside the ALR; encourage farming cooperatives; develop a market.
- Need a policy for developing farmers market in this section as well as in the settlement section.