



Making a difference...together

**Notes of a Meeting of the Shirley/Jordan River Citizens' Committee  
Official Community Plan Review – Meeting #7  
Held May 28, 2014 at Shirley Community Hall, 2795 Sheringham Point Road, Shirley BC**

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**PRESENT:** Sonja de Wit, Ron Ramsay, Margaret Johnson  
Brenda Mark, Wayne Jackaman, Dom Bernardet  
**Staff:** Tracy Olsen, Project Coordinator, Emma Taylor, Planner

**ABSENT:** Claire Denesovych, Pascale Knoqlinger; Fiona McDannold, Frank Limshue  
**PUBLIC:** None.

The meeting was called to order at 7:10 p.m.

**1. Introductions**

**2. Review of Agenda**

Accepted.

**3. Review of Notes of April 23, 2014 Meeting**

The Committee member who commented at the April 23<sup>rd</sup> meeting that no more parkland should be acquired asked that the comments be revised to say land adjacent to existing parkland should still be acquired as well as land for passive parks to protect environmentally sensitive areas. The illegal activities occurring in some of the existing parks and the lack of enforcement were again stressed and noted by this Committee member as key factors in prompting the concern about new parkland acquisition.

**4. Status of Any Action Items**

The Committee's suggestion that there be recommendations for protection of environmentally sensitive areas specific to the different types of ecosystems was forwarded to the consultant for consideration. Madrone has just sent the final mapping to the CRD for review. Project completion is anticipated in the near future.

**5. Guideline Review of Development Permit Area (DPA) No. 2 – Foreshore and Marine Shoreline Areas and DPA No. 3 – Watercourses, Wetlands, and Riparian Areas**

Within the Plan Area, the Committee noted that there are some waterfront areas prone to erosion. Removal of vegetation from this type of slope has the potential to affect slope stability and increase the amount of siltation reaching the marine environment. There is interest in obtaining any studies done of the marine shoreline. Emma mentioned that any structures less than 10 m<sup>2</sup> in area are exempt from all development permits. In response to a Committee member's observation that walkways and stairways along the marine shoreline are unsightly, Tracy advised the Committee that DPA No. 2 is for environmental sensitivities and cannot be used to regulate the form and character of coastline developments unless they are in a commercial DPA.

For DPA No. 3, Tracy advised the Committee that the DPAs will follow the boundaries of the best known location of watercourses relying on the sensitive ecosystem inventory instead of the provincial mapping. One Committee member noted that the notification requirements in

section 9 of the Water Act are not always being followed. All water licensees on a watercourse are supposed to be notified 3 days in advance of any work in and about that watercourse. Tracy informed the Committee that the *Water Sustainability Act* is currently awaiting Royal Assent after which, it will take a year for all the accompanying regulations to be enacted and then the new *Act* to be in force. The next meeting of the Committee will be focused on water and the impact this *Act* will have on the current system.

## **6. Traffic**

Safety along Highway #14 is a major concern to Committee members and a number of suggestions were made for improvements to the highway. Pull-over spots could be added and at a minimum, there should be shoulders along the highway for walking. Cross walks in key locations should be considered, in particular in the Jordan River town site and by the Shirley Community Hall. The Girl Guides often walk from Camp Jubilee to French Beach and should be asked if they see the need for a crosswalk anywhere. Limits on the amount of signage along the highway were recommended. Better sight lines should be a requirement of permit issuance for residential driveways. The priority area for road improvements is Muir Creek.

In the spring, roadside vegetation needs to be mowed. There is interest in acquiring information on accidents throughout the Plan Area. Committee member had questions about lowering the speed limits and felt the current rural road standards should be reviewed. As a condition of any rezoning, consideration should be given to amenities such as roadside trails, pull-outs and off-road trails between key locations in the community.

To off-set the lack of public transit in the Plan Area, a web-based Shirley-Jordan River Ride Share program with designated pick-up spots was of interest. A start-up grant and volunteers would be needed though. Partnering options with School District #62 school buses could also be explored.

## **7. Services and Emergency Planning**

The Shirley Volunteer Fire Department has a long term plan for a new fire hall. A safer access to Highway #14 is currently being sought by the Department. A Committee member suggested that a traffic signal preemption light could be installed at the intersection of the fire hall access road (current or new) with Highway #14 to improve safety.

Sheringham Water Works has raised its' fees to create a reserve fund for infrastructure improvements and in keeping with the common practice of having water fees reflect both water usage as well as the operation and maintenance of the water works.

Committee members feel that the existing DPAs for steep slopes and foreshore areas deal adequately with the hazardous conditions of flooding and slope failure. The wildfire hazard was discussed. Committee members are of the opinion that individual homeowners should be aware of this hazard but some of the recommended mitigative measures such as sprinklers and clearing all trees within a 30 metre radius of a house would be difficult to implement in the Plan Area due to reliance on individual water systems and the high regard for tree retention on private properties. In the background information for the OCP, Committee members wanted to see heavy rain storms added as a natural hazard noting the recent impact that this phenomenon had in Washington State.

It is appreciated by the Committee that parts of Jordan River are subject to coastal flooding. Committee members felt that the existing controls including building and zoning requirements provide adequate protection for future development. Existing owners are aware of the flooding hazard and of the prevailing regulations.

It was noted by a Committee member that in the case of an emergency, the Fire Hall would be the more likely location for an emergency reception centre and limited emergency shelter use than the Community Hall as the foundation of the Community Hall is on a slope.

The issues regarding Sheringham Point Road had been brought to the Committee's attention. Although a physical connection exists between Seaside Drive and Sheringham Point Road, Committee members are opposed to the use of this connection for public access between the two roads. Only emergency vehicles should be able to use the connecting road. A Committee member noted that DFO needs access over the connection as there is weather monitoring equipment near the Sheringham Light House. Tracy mentioned that a federal disposition process is well-underway for the three properties.

## **8. Community Health**

Committee members all agree that using mobile outreach for the delivery of community health services targeting youth, young parents and other groups as well as offering services such foot care, AA and doctors would be of benefit to the community. Isolation affecting seniors could be addressed by through a variety of measures such as a shuttle service into Sooke for seniors' events, coordinating volunteers for initiatives like Meals on Wheels and a "granny watch" program.

Some of the key elements defining rural character were identified as self-sufficiency, good relations with neighbours, helpfulness and privacy. The value of having a community gathering place or social centre was recognized as it would enhance the opportunity for social connections and lessen the sense of isolation.

When considering how to achieve the goal of having a gathering place, several ideas were explored. If a new fire hall is built in the future, the current fire hall could be converted into a social centre with room for medical outreach services. If a small scale seniors' home was built, additional space could be added for community outreach programming. As a condition of a rezoning, amenity contributions towards a social/medical services building and a new fire hall could be considered.

The importance of recording and preserving the heritage of Jordan River and Shirley was discussed. There is a need to share stories about the past and collect pictures. To generate interest in heritage, posters could be put up at the community hall, more heritage signage could be posted and story circles could be started. As it did for Otter Point, the CRD is willing to fund the printing of a booklet.

Arts and culture in the Plan Area is small, spontaneous, invitational and broadly connected to Sooke. The Stinking Fish Tour includes artists in Shirley and Jordan River. Otherwise, although there are a number of creative people living in this area, they tend to be hidden from public view. There is a desire for a place where artist can meet and formally exhibit art. A quilting and crafts group meets weekly at the community hall.

## **9. Policy Review for Commercial/Local Economy Theme**

Committee members do not support highway commercial uses such as drive-through restaurants, gas stations, strip malls or motels anywhere in the Plan Area. It is felt that the lack of this type of development is a defining element of the community's character.

For retail and commercial uses that service the local community, Committee members feel that sufficient lands are already zoned for this type of use. They do not wish to see an expansion of this type of use as the viability of existing small businesses and restaurants are already jeopardized by the small market size.

Tourism based businesses such as bed and breakfasts, equipment rental for outdoor recreation and guiding ventures are commercial uses which are supported providing they respect the environment and do not have large physical imprint. The use of existing structures or small out-buildings for tourist based activities is preferred. The noise emitting from tourism businesses should be minimal and not disrupt the peace of surrounding properties. Larger scale tourism uses such as trailer parks and destination resorts were not supported. It was also felt that tourism based activity should be dispersed throughout the Plan Area. Retail uses targeting the tourist market were not support as Port Renfrew and Sooke are viewed as the supply centres for this type of use.

Home based businesses (HBBs) are supported throughout the Plan Area. There should be minimal noise made by any HBBs and no emissions or effluents should be generated. For example, auto body repair shops were considered to be an inappropriate type of HBB. There was some interest in ensuring that all parking for an HBB was provided on-site. Signage for HBB was not seen as an issue.

The co-existence and proximity of industrial uses in Jordan River with residential uses was recognized as part of the community's heritage and character. The site of the existing log sort was once a salt marsh. Salt marshes play an important role in filtering contaminants from the water. If use of these lands as a log sort was discontinued, interest was expressed in seeing the site restored as a salt marsh as it could then play a role in filtering some of the leachates coming from the copper mine site upstream on the River Jordan.

The significant role that the forestry industry plays in the Plan Area was acknowledged. It was thought that some additional information could be added on food security but it should go into the Agriculture section.

## **10. Next Meeting**

The next regular meeting will be Wednesday, June 11<sup>th</sup> at 7:00 p.m. at the Community Hall. There will also be a meeting on June 25<sup>th</sup>. There will be no meetings during the summer.

The meeting adjourned at 9:20 p.m.