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## Notes of a Meeting of the Shirley/Jordan River Citizens' Committee

### Official Community Plan Review – Meeting #10

Held September 24 2014 at Shirley Community Hall, 2795 Sheringham Point Road, Shirley BC

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**PRESENT:** Sonja de Wit, Ron Ramsay, Margaret Johnson Claire Denesovych, Pascale Knoglinger; Fiona McDannold, Brenda Mark, Frank Limshue  
**Staff:** Tracy Olsen, Project Coordinator, Emma Taylor, Planner

**ABSENT:** Wayne Jackaman, Dom Bernardet

**PUBLIC:** None.

The meeting was called to order at 7:04 p.m.

#### 1. Introductions

#### 2. Review of Agenda

Accepted.

#### 3. Review of Notes of June 25, 2014 Meeting

Accepted.

#### 4. Status of Any Action Items

Emma Taylor advised that the Sensitive Ecosystem Inventory is completed and will be distributed to the Committee members as soon as a few typographical errors are fixed.

#### 5. Review of the Revised Official Community Plan Rough Draft #1

Staff proposed that the Committee review Rough Draft #1 section by section to identify any errors, omissions or concerns and ask staff for clarification. Once a preliminary review is completed, there will be in-depth conversation of significant issues which are identified. Small changes will be recorded but not necessarily discussed in detail. Tracy will prepare a list of all identified items so the changes can be tracked. (Please see Appendix "A" attached to the notes from Meeting #11 for the complete list of all the identified items from this meeting and the subsequent meeting on October 1<sup>st</sup>, 2014.)

No changes to Part One were requested by the Committee. Staff were asked to investigate an easier way to word s. 210 in Part Two. The Committee commented on the need for stronger language in all of the sections in Part Four entitled "Broad Objectives". Instead of words like "encourage" and "support", Committee members wanted to see stronger words like "partner" and "work with" used. Tracy explained all of the broad objective sections were separate because the *Local Government Act* specifically limits the applicability of OCPs on matters outside the jurisdiction of the CRD to "broad objectives" which are not policies but suggestions for senior government and other agencies.

A Committee member expressed disappointment that a development permit area (DPA) for water conservation had not been included in the revised OCP and suggested designating the whole plan area as a DPA for this purpose. Tracy expressed her concern about designating a DPA for groundwater conservation without having the proper background studies or mapping. Mapping of aquifers vulnerable to contamination has been done at a broad brush level, but there is no mapping on where ground water shortages are.

Staff was asked by the Committee to look at water conservation DPAs in other communities and to identify who was giving consideration to the water protection plan for Goudie Creek referred in s. 311 of Rough Draft #1. As a goal, the Committee wants to see more emphasis in the Plan on establishing a stakeholder group for water conservation and protection and the preparation of a formal plan for watershed management.

There is strong interest by the Committee in adding as many creek names as are known to both the text and maps. Staff explained that the Province is responsible for naming geographical features. The CRD's GIS Department needs both the mapping and creek name in order for a creek to be added to the OCP mapping. Other known creek names will be added to the text of the OCP (page 12) using the water license data base.

During the review of the Community Health section, a Committee member noted that Shirley is named after a town in England. Staff will follow-up on this. It was noted that there are now 80 members in the Sooke Philharmonic. There was a request to add more information to section 370 on recreational programs and the importance of government subsidies in the delivery of recreation and fitness programs locally. More information needs to be added on a meeting place in Jordan River and the desire to have local delivery of health care through outreach programs and mobile clinics.

A member asked for examples to be added of the cottage industries and unique home-based businesses found in the Plan Area such as soap-making and seaweed harvesting and noted that there is an eco-tourism business operating in the Plan Area.

There was a discussion around the recommendations of the Sensitive Ecosystem Inventory for buffers around sensitive ecosystems, riparian areas and eagle nests. A thirty metre buffer has been established for all watercourses but no buffers have been established for eagle nests in the Sensitive Ecosystem Inventory. Staff will need to check into whether or not the 10 meter buffer is included on the mapping from the consultants. These topics will be discussed at a future meeting after it has been researched further by staff.

In response to questions from staff, a Committee member confirmed that drinking water is not taken from Jordan River and no organized effort is underway to restore Jordan River other than the actions of BC Hydro. Another member noted that the numbers on Table Nine need to be checked.

In section 414 which contains the policies for Water, it should be clarified that it is synthetic chemicals which are of concern. The word "gradually" should be deleted from s. 414 (C). More information is needed in section 414 about the importance of designating a groundwater DPA as is the importance of longer testing times for well water and not just testing in the rainy season.

There was concern that the wording of policy 433(H) indicates that cash-in-lieu is viewed as being equally acceptable as parkland. The preference is to acquire parkland. Members did acknowledge there would times when there was no suitable parkland in a proposed development and cash-in-lieu might have to be taken. Staff will re-word this section to emphasize the preference for parkland acquisition. That the multi-use trails being referred to in the OCP are for non-motorized vehicles needs to be made clear.

Concerns were expressed about the Settlement Policies in section 484. It was agreed that this topic would be discussed in greater detail at the next meeting. Concerns were also expressed about the boundary between Otter Point and Shirley-Jordan River but it is recognized that the Otter Point OCP is very close to adoption.

**6. Other Business**

Revised mapping is currently being worked on and will be available soon. Tracy will bring an example of the Table of Concordance to see if the Committee wants one prepared in light of the differences between the current OCP and the revised OCP.

**7. Next Meeting**

The next regular meeting will be Wednesday, October 1st at 7:00 p.m. at the Community Hall. It will be a continuation of tonight's agenda as Parts Five and Six still need to be reviewed. All of the requested changes from this meeting and Meeting #11 will be consolidated into one list and appended to the notes from Meeting #11.

The meeting adjourned at 9:20 p.m.