



Making a difference...together

**Minutes of a Meeting of the Shirley-Jordan River Advisory Planning Commission  
Held February 7, 2023, at the Shirley Community Hall, 2795 Sheringham Point Road,  
Shirley, BC**

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**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  
**PUBLIC:** Approximately 59

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

Iain Lawrence provided a Territorial Acknowledgement.

**1. Elections**

Iain Lawrence called for nominations for the position of Chair of the Shirley-Jordan River Advisory Planning Commission (APC) for 2023 and Fiona McDannold's name was put forward. Iain Lawrence called two further times for nominations and, as there were none, Fiona McDannold was acclaimed Chair.

The Chair called for nominations for the position of Vice Chair of the Shirley-Jordan River APC for 2023 and Melody Kimmel's name was put forward. The Chair called two further times for nominations and, as there were none, Melody Kimmel was acclaimed Vice Chair.

**2. Approval of the Agenda**

**MOVED** by Melody Kimmel, **SECONDED** by Emily Anderson that the agenda be approved. **CARRIED**

**3. Approval of the Supplementary Agenda**

**MOVED** by Vivi Curutchet, **SECONDED** by Emily Anderson that the supplementary agenda be approved. **CARRIED**

**4. Adoption of the Minutes of November 15, 2022**

**MOVED** by Melody Kimmel, **SECONDED** by Vivi Curutchet that the minutes of November 15, 2022, be adopted. **CARRIED**

**5. Planner's Report**

No report.

**6. Zoning Amendment Application**

**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**

Darren Lucas spoke to the staff report for the application to rezone the subject properties from the Forestry (AF) zone to the Rural Commercial Recreation (Campground) (CR-2) zone with amendments for the purpose of permitting 39 cabins; 84 campsites; staff

accommodation; office and reception space combined with a convenience store and a caretaker dwelling unit; assembly uses; and accessory and utility buildings.

Staff confirmed that the applicant was present.

Iain Lawrence reported that agency comments and comments from this evening's meeting will be returned to the LUC. When the proposal returns to the LUC, the LUC will consider recommending to the CRD Board whether Bylaw No. 4518 should receive first and second reading and direction to proceed to public hearing. Should the proposal proceed to public hearing, the CRD Board will consider giving Bylaw No. 4518 third reading and adopting Bylaw No. 4518, which would rezone the subject properties.

Jen Ferris, Shirley

- questioned the long-term vision for the property

Iain Lawrence stated that:

- the applicant's concept plan currently reflects 39 cabins and 84 campsites
- proposed Bylaw No. 4518 would permit 30 cabins per parcel or one tourist cabin per 0.5 ha; whichever is less
- proposed Bylaw No. 4518 would permit 100 camping spaces per parcel or one campsite per 0.5 ha; whichever is less
- the Environmental Assessment distributed with the staff report reflects a zone (Intensive Commercial Recreation Zone) initially considered by applicant which has since been amended

Claire Denesovych, Shirley

- more details regarding the proposal are required as adequate information was not provided in advance of the meeting
- concerned about impact on traffic, riparian areas and wildlife and about the long-term density permitted by the proposed bylaw as well as the assembly use/event scale proposed by the applicant
- proposal is not in keeping with the policies of the Official Community Plan (OCP) and would change the character of the community

James Powell, Shirley

- concerned that RV trailers will become permanent homes
- concerned about impact on water resources

Malcolm Taylor, Shirley

- cited OCP sections related to the scale of low-impact tourism supported by the OCP
- the OCP does not anticipate or support the applicant's proposal as the OCP does not support recreational vehicle parks and destination resorts
- should rezoning be supported, the CR-2 zoning would apply to the land and zoning would not change if there was a change in ownership

Jeff Head, Shirley

- stated concern regarding the proposal's impact on the aquifer, adjacent wells and Sandcut and Rockbottom Creeks as no information has been provided regarding anticipated water use or if rainwater capture is planned
- Shirley Volunteer Fire Department has limited resources and no information has been provided regarding evacuation plans in the event of an earthquake or wildfire
- concerned regarding the scale of proposed assembly use

Trevor Churcher, Shirley

- questioned if the proposal will impact beach accesses

Dale Williams, Shirley

- supports the proposal as it will provide benefit to the community
- campground use will not have a large draw on water resources
- there is demand for campgrounds and a shortage of camping accommodations

John Russell, Shirley

- too much has been proposed too quickly
- the current housing crisis will put pressure on the subject properties to be used for permanent housing

Member of the public, Jordan River

- China Beach campground is being expanded
- Jordan River is not within a fire protection service area

Brent Cann, Shirley

- questioned what makes the development an eco-resort

Member of the public

- proposal will allow people who are not fortunate enough to live in the community to visit the community, exposing families with children to nature
- proposed bylaw reflects the long-term development scale

Jay Evans, Shirley

- not opposed to a campsite development
- proposal is not specific enough and needs to be refined and returned to the community for consideration

Member of the public, Shirley

- proposal should be downsized and considered over a five-year pilot period
- proposal will have a huge impact on the community
- everyone is concerned about water

Member of the public, Shirley

- French Beach campground has staff on site
- stated concern regarding how clients of the proposed campground will be monitored
- Shirley Volunteer Fire Department has limited resources

Jill Foweraker, Shirley

- questioned length of stay
- stated concern regarding the scale of events proposed by the applicant, noting that the Shirley Community Hall has had issue with the scale of previous events

Matt Fox, Shirley

- supports the proposal as the proposal will provide benefit to the community
- looks forward to welcoming visitors to the community
- water is a community concern but such concerns can be addressed through the rezoning process

Robert Gardener, Shirley

- in addition to camping and tourist cabins, zoning proposes a convenience store, staff accommodation, and caretaker units
- proposal is not small scale
- rezoning would be precedent setting

Member of the public, Shirley

- questioned the level of staffing and if staff will be controlling entry and providing security/monitoring

Adam Pratt, Jordan River

- not opposed to camping tourism but has concerns regarding the scope/scale of the proposal
- questioned how the community will benefit from the proposal
- questioned if the applicant will be hiring locals

Brian Einarson, Shirley (Chair of the Shirley Fire Protection and Emergency Service Commission)

- questioned the onsite person capacity and fire suppression measures
- directed attention to the questions raised in Gerard LeBlanc's letter, as circulated in the supplementary agenda

Eric Albert, Shirley

- lives locally and is employed by the applicant
- a percentage of sales was taken as a donation for the Shirley Volunteer Fire Department at a recent music event

Patrick Saul, Shirley

- increased tourism has resulted in increased visitations and parking demand at Fishboat Bay and Sandcut Beach

Member of the public

- not in support due to impact on the tranquility of the community and volunteer-based services.

Don Landberg, Shirley

- stated support for subsequent meetings being held in the community

Member of the public

- commented that China Beach campground is being expanded

Member of the public

- concerned that the proposal will result in more people walking along Sandcut Creek, negatively impacting the watercourse

The applicant stated that:

- proposed zoning reflects long-term plan to operate a year-round campground with short-term cabins
- the proposal is in keeping with an eco-resort in its design, space separation, retention of nature, low water usage, and limited paving and foundations
- properties will be fully staffed/patrolled and events would be organized and insured

Staff responded to questions from the public advising that:

- application has been referred to numerous agencies including CRD Protective Services/Juan de Fuca Emergency Program, Ministry of Forests – Water Protection, BC Wildfire and Pacheedaht First Nation
- agency and First Nation comments would be included in the staff report returned to the LUC
- at this time, there are no other active rezoning applications for lands in Shirley

APC discussion ensued regarding OCP policies related to low-impact tourism, public feedback and overall impact of the proposal on the community, should the subject properties be rezoned.

**MOVED** by Melody Kimmel, **SECONDED** by Vivi Curutchet that the Shirley-Jordan River Advisory Planning Commission recommends to the Juan de Fuca Land Use Committee that that the Advisory Planning Commission does not support the proposal in its current form and that the proposal return to the Advisory Planning Commission at a smaller scale and with the assembly uses more clearly specified and that the applicant address the concerns expressed by the community.

**CARRIED**

## **7. Adjournment**

The meeting adjourned at 9:33 pm.

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Chair