



Making a difference...together

**Minutes of a Meeting of the Shirley-Jordan River Advisory Planning Commission  
Held April 23, 2024, at the Shirley Community Hall, 2795 Sheringham Point Road,  
Shirley, BC**

---

**PRESENT:** Fiona McDannold (Chair), Emily Anderson, Vivi Curutchet  
**Staff:** Iain Lawrence, Senior Manager, JdF Local Area Services;  
Darren Lucas, Planner; Wendy Miller, Recorder  
**ABSENT:** Melody Kimmel  
**PUBLIC:** Approximately 14

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 2024 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 2024 and Emily Anderson and Vivi Curutchet's names were put forward. Emily Anderson declined nomination; Vivi Curutchet accepted nomination. Vivi Curutchet was acclaimed Vice Chair.

**2. Approval of the Agenda**

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

**3. Adoption of the Minutes of February 7, 2023**

**MOVED** by Vivi Curutchet, **SECONDED** by Emily Anderson that the minutes from the meeting of February 7, 2023, be adopted. **CARRIED**

**4. Planner's Report**

No report.

**5. Zoning and Official Community Plan Amendment Application**

a) **RZ000284 - Section 4, Renfrew District, Except Those Parts in Plans 427R, 23879, VIP68644, VIP79213, VIP80549, VIP82411, EPP69011 and EPP117093 (12036 West Coast Road)**

Darren Lucas spoke to the staff report for the request to amend the Shirley-Jordan River Official Community Plan (OCP), Bylaw No. 4001, by redesignating a 3.3 ha portion of the subject property from Pacific Acreage (PA) to Commercial (CO) with amendments and to amend Bylaw No. 2040 to amend the Wildwood Terrace Neighbourhood Commercial (C-1A) zone to permit additional commercial uses and a smaller average and minimum parcel size to facilitate subdivision.

The Juan de Fuca Land Use Committee (LUC) considered the application at its meeting of March 19, 2024. At that meeting, the LUC recommended that the application be referred to the Shirley-Jordan River APC for comment.

Correspondence received in response to the notice of meeting was circulated to the APC in advance of the meeting.

The Chair confirmed that the applicant was present.

Applicant comments included:

- Jordan River Brewing Company would be located in the commercial bare land strata subdivision and would be the focus of initial development
- the commercial development would include improvements to support vehicle access and parking
- a groundwater report was commissioned and is included in the staff report
- the lots would be subject to the requirements of Commercial Development Permit Area (DPA) designation
- the residential component proposed by the rezoning was included to assist with housing, staff accommodation and security
- the strata council/strata bylaw would address site maintenance and servicing including contracted waste removal

Public comments included:

- residential growth has seen an increase in children in the community
- the commercial development is located along Highway 14
- support for improved pedestrian and biking access to the commercial development
- concern for water security and springs in the area
- support for the work/live model proposed by the rezoning

Staff responded to comments from the public and the APC advising that:

- OCP amendments have been made previously in response to development applications to designate land as a Commercial DPA
- the 120 ha lot size stipulated by the Restricted Development Permit Area designation would be retained
- funding has been received to develop an Active Transportation Network Plan for the Juan de Fuca Electoral Area that would focus on public safety and connectivity for lands within proximity to the Highway 14 corridor; this could include the Jordan River area
- as directed by the LUC, the APCs will be invited to a public information meeting regarding a proposed amendment to the subdivision servicing requirements specified by Bylaw No. 2040 in relation to the provision of potable water
- in response to the small-scale, multi-unit housing regulations introduced by the Province, staff will be working with the applicant on the residential component of the rezoning to clarify that residential use is accessory to a principle use

APC discussion ensued regarding the comments received from the applicant and from the public.

**MOVED** by Fiona McDannold, **SECONDED** by Vivi Curutchet that the Shirley-Jordan River Advisory Planning Commission recommends to the Juan de Fuca Land Use Committee support for Zoning and Official Community Plan Amendment Application RZ000284. **CARRIED**

**6. Adjournment**

The meeting adjourned at 7:47 pm.

---

Chair