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**Minutes of a Meeting of the Shirley-Jordan River Advisory Planning Commission
Held April 30, 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 36

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

1. Approval of the Agenda

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

2. Planner's Report

No report.

3. Zoning Amendment Application

a) **RZ000282 – Parcel A (DD 104752I) of District Lot 745, Renfrew District; Parcel B (DD52657I) of District Lot 745, Renfrew District; District Lot 175, Renfrew District; and Strata Lot 13 of Section 76 and District Lot 745, Renfrew District, Strata Plan VIS4766 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1 (10700 Block of West Coast Road)**
Darren Lucas spoke to the request to rezone the subject property from the Forestry (AF) and Resource Land (RL) zones to a new Wilderness Campground (WC) zone to permit a commercial wilderness campground with a total of 20 campsites over four parcels with a total area of 170.8 ha (1 campsite per 8.5 ha) with a 20 m separation distance between each site, as well as continued silviculture, residential, and home-based business uses.

The application was previously considered by the Juan de Fuca Land Use Committee (LUC) at its May 16, 2023, meeting. At that time, the LUC passed a motion that the application not proceed for referral until the applicant provided additional information. The application with additional information was considered by the LUC 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.

It was advised that Bylaw No. 2040 previously defined outdoor recreation, which included low-impact wilderness camping. Bylaw No. 2040 was amended to strike the definition of outdoor recreation to allow outdoor recreation uses, including camping, to be regulated through zoning.

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.

Public comments included:

- concern regarding campground use impact on surface water licences on Jacob and Aleda Creeks, including the proposed campsite locations in relation to potential stream disturbance/contamination
- the extent of Aleda Creek has not been reflected in the environmental report provided by the applicant
- concern regarding the campground use increasing wildfire risk
- comment that the application would decrease illegal camping and wildfire risk in the community by providing monitored campground use
- concern that the proposed zone increases the current residential density of the property by specifying 8 ha as the minimum lot size
- rezoning should provide benefit to the community and to the environment, such as donation of a park
- the proposed zone does not specify that the campsites are to be serviced by trucked water, should the property be sold
- proposal would provide good use of the land, as property has been logged several times in the past
- comment that the restrictive covenant on Strata Lot 13 not be amended to allow subdivision or for the camping use
- similar large AF zoned properties are permitted a base level of development/subdivision potential of 4 ha per parcel and one dwelling and one suite per parcel

The applicant responded to questions from the public and the APC advising that:

- proposed campsite locations are based on existing cleared areas established by previous logging and associated road building activity
- campsites would be serviced by commercial water delivery and waste-sewerage removal companies rather than septic and commercial water licences
- a surface water licence is being pursued for the residential dwelling
- campsite would be patrolled frequently by staff
- proposal does not include staff housing
- the intent of the proposal is to rezone to permit a campground, not to increase residential density

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

At the request of the APC, staff read aloud the camping space density and number of persons at a campsite permitted by the Agricultural 2 zone.

MOVED by Fiona McDannold, **SECONDED** by Emily Anderson that the Shirley-Jordan River Advisory Planning Commission recommends to the Juan de Fuca Land Use Committee that the proposed Wilderness Campground (WC) zone be amended to:

- 1) specify a minimum lot size of 120 ha for subdivision purposes;
- 2) specify the maximum number of persons per campsite shall be 10 and the maximum number of persons over the age of 19 per campsite shall be 4 persons;
- 3) to prohibit recreational vehicles, as defined by Bylaw No. 2040, and specify a trailer weight limit;
- 4) to not include Strata Lot 13 (PID: 024-486-914);
- 5) to increase the campsite setback from a watercourse to 100 m or greater.

CARRIED

4. Adjournment

The meeting adjourned at 9:21 pm.

Chair