

**SHIRLEY / JORDAN RIVER CITIZENS' COMMITTEE**

**OFFICIAL COMMUNITY PLAN REVIEW**

Notice of Meeting on Wednesday, **May 28, 2014** at **7:00 p.m.**

Shirley Community Hall, 2795 Sheringham Point Road, Shirley, BC

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**AGENDA – Meeting #7**

1. Welcome
2. Review of Agenda
3. Review of Notes of April 23, 2014
4. Status of Any Action Items
5. Completion of Items from Previous Agenda
6. Policy Review for Emergency Planning, Services and Traffic Themes
7. Break
8. Policy Review for Community Health and Commercial/Economy Themes
9. Guideline Review of Development Permit Area No. 1 – Steep Slopes and  
Development Permit Area No. 5 – Commercial Development Areas
10. Next Meetings – *June 11<sup>th</sup> and June 25<sup>th</sup>*

## **THEME – TRAFFIC**

### **330 – CONTEXT FOR TRAFFIC**

The Ministry of Transportation and Infrastructure is responsible for the operation and maintenance of roads in the Plan Area. Highway #14 also known as West Coast Road is the main transportation route through both Shirley and Jordan River. Highway maintenance and repairs are provided by Mainroad South Island, a private company contracted by the Ministry.

Heavy industrial traffic uses Highway #14 carrying lumber and aggregate into Victoria and bringing heavy equipment and materials to the community of Port Renfrew and surrounding logging operations. Highway #14 crosses a number of creeks in the Plan Area including Muir Creek and Kirby Creek. The highway curves and twists down the steep ravine banks to cross these creeks. Linear cracks along parts of Highway #14 in these two ravines suggest there are areas of slope instability. There is a significant increase in traffic along the highway during the summer months as tourists visit the region.

**QUESTION: What are the other safety concerns? Pedestrian safety? Speeding? Lack of a crosswalk?**

#### **TRANSIT**

The nearest public bus stop is outside the Plan Area at the intersection of Kemp Lake Road and Highway #14. Only the Route #63 - Otter Point bus stops here on each of its four daily runs. The nearest Park and Ride is in the District of Sooke where commuters can board Route #61 – Sooke/Downtown. This route is well-serviced and provides a good connection to other routes in the Greater Victoria area. Accessible transit is not available in the Plan Area. Given the demographics of the Plan Area, it is unlikely that BC Transit would extend its bus service to Shirley and Jordan River.

Throughout the school year, School District #62 provides daily bus service to students in the Plan Area. The residents of Shirley and Jordan River would like some form of community busing and there is interest in exploring opportunities for members of the public to use the school bus system.

#### **ALTERNATIVE TRANSPORTATION OPTIONS**

Alternative options for transportation might address some of the transportation issues facing this rural area. A well-known option for reducing the number of cars on the road is a formal carpool arrangement between friends and co-workers.

In the Greater Victoria Area, the Jack Bell Ride-Share owns and operates a fleet of vehicles that can be shared by commuters who pay a monthly fare with no long-term contract. Jack Bell Ride-Share also has an on-line ride matching service which allows drivers to offer rides to others or for riders to find a ride in someone else's car with cost-sharing negotiated between the parties. Other internet sites also offer matching services for drivers and riders in the Greater Victoria area.

Car Stops are a series of clearly identifiable spots at strategic locations beside a road where vehicles can safely pull over to pick up individuals waiting for rides. Drivers usually carry some visible form of identification on their car while riders hold out distinctive coloured cards indicating where they would like to travel to. People can also set up internet sites or use Facebook to arrange a ride. Riders usually don't pay the drivers. Bowen Island LIFT is an example of a car stop program in a rural community.

Cycling is an effective form of transportation for shorter journeys although there are safety concerns about cycling along Highway #14. (See Theme – Trails for further information on cycling.)

### **331 GOALS FOR TRAFFIC**

- A. Encourage the Ministry of Transportation and Infrastructures to make improvements to the efficiency and safety of Highway #14.
- B. Encourage the Ministry of Transportation and Infrastructure to provide opportunities for bicycle and pedestrian routes on Highway #14 and secondary roads.
- C. Encourage the Ministry of Transportation and Infrastructure, in consultation with School District #62 Sooke, to plan for the provision of pull-off areas and turn-around points to meet future school transportation needs.

### **332 OBJECTIVES FOR TRAFFIC**

Decrease the dependency on motor vehicles through support for public transit, the pursuit of alternative transportation methods and the development of a local network of trails.

### **333 POLICIES FOR TRAFFIC**

- A. As part of a rezoning proposal, developers will be required to take current and future transit requirements into consideration as well as alternative transit options such as walking and cycling.
- B. Could we have a policy on alternative transportation methods? What alternative transportation options do you think will work best in Shirley – Jordan River? Car stops? Increased public awareness of ride sharing?

What other policies might be applicable in this section?

## THEME – SERVICES

### 335 CONTEXT FOR SERVICES

#### POLICE AND AMBULANCE SERVICES

Policing services for Shirley and Jordan River are provided by the Sooke Detachment of the RCMP. In 2013, the detachment responded to ??? calls for service in Shirley and ??? calls for service in Jordan River. The Sooke Detachment offers an RCMP Victim Services program. Administrative oversight for the 9-1-1 services in the Plan Area is provided by the CRD. The ambulance station in Sooke services Shirley and Jordan River.

#### FIRE DEPARTMENT

The Shirley Volunteer Fire Department was created as a service by the CRD in 1991 and is funded by property taxes. The Electoral Area Services Committee oversees and makes recommendations to the CRD Board regarding fire protection in the Electoral Areas. The Shirley Fire Protection and Emergency Response Service Commission is the advisory committee involved in the day to day administration of this service. The fire chief reports directly to a CRD staff person. With approximately ?? volunteers, the Fire Department responded to ?? calls for service in 2013. The current fire hall, adjacent to the Shirley Community Hall, was built in 19?? and houses ??? trucks. The Shirley Fire Department can only respond to a traffic accident outside of its fire protection boundaries once the necessary approval has been received from Emergency Management BC.

**QUESTION: Is there any other important information to add about the fire department?**

Jordan River is not in a fire protection service area. If there is a wildfire in the Plan Area or a structural fire is threatening to spread to crown lands, then the BC Forest Service and the Provincial Emergency Program may become involved.

#### WATER SUPPLY

Most of the residents in the Plan Area obtain their potable water supply from wells or infiltration chambers adjacent to creeks. A water licence from the Province is required and property owners must maintain their own systems.

Some of the wells and surface water sources suffer from seasonal dryness and potable water must be hauled in to fill cisterns and wells. The importance of protecting the quality and quantity of domestic water sources is recognized by the local residents. Section ??? of this Plan, contains a more detailed discussion of water.

#### SHERINGHAM WATER WORKS

The 126 lot subdivision known as Sheringham Estates was developed between 1966 and 1972 and is the largest residential subdivision in Shirley. One-hundred and four of the lots have been developed for residential use. Potable water is supplied to these lots by the Sheringham Water Works Ltd., a locally owned utility service formed by the local residents in 2007.

Water is drawn from the Goudie Creek watershed at a pump house at the top of Woodhaven Road. In 2014, users were charged a flat rate of \$430 per year for water. Water conservation measures are encouraged and during the summer, restrictions are placed on lawn watering. Boil water advisories have been issued on occasion to users of this water system.

## **SEWAGE TREATMENT**

In Shirley and Jordan River, all sewage is treated by on-site systems. Individual homeowners are completely responsible for operation and maintenance of their on-site wastewater treatment system.

If an on-site system is poorly maintained, untreated effluent can flow into water courses, aquifers or to a neighbouring property's source of domestic water. Vancouver Island Health Authority (VIHA) is responsible in situations where there is a suspected failure of septic treatment system.

At the time of subdivision, VIHA is responsible for reviewing compliance of the proposed sewage treatment system with the *Local Services Act*. A Registered Onsite Wastewater Practitioner is relied upon to design and install the treatment system.

In unincorporated areas like Shirley and Jordan River, when on-site treatment systems are being used to service a proposed residential subdivision, the *Local Services Act* establishes minimum parcel sizes. Generally speaking, where there is no community water, a proposed parcel cannot have an area less than 1670 m<sup>2</sup>. Where there is community water, a proposed parcel cannot be smaller than 695 m<sup>2</sup>. A Discharge Permit from the Ministry of Environment is required if the anticipated sewage discharge exceeds 25,000 litres per day or the intended land use is not "domestic".

## **ELECTRICITY**

BC Hydro supplies electricity to the homes in Shirley and Jordan River.

**(QUESTION: Are there some homes with solar power?)**

## **TELECOMMUNICATIONS**

Land based telephone service is available throughout the Plan Area. However, cell coverage is limited and largely dependent on cell towers across the Strait of Juan de Fuca in Washington State.

Telus is the main provider of dial-up internet service to Shirley and Jordan River. High speed internet is available in Shirley but not the remainder of the Plan Area until the existing telecommunications infrastructure is up-graded. Satellite service for the internet is available but it is expensive and can be affected by weather conditions. Overall, it is difficult for many of the residents and businesses in the Plan Area to receive or transmit large files. The lack of good quality internet also poses problems for students doing on-line courses or educational research.

## **LOCAL GOVERNMENT SERVICES**

CRD Bylaw staff enforces the unsightly premises and noise bylaws for Shirley and Jordan River. After office hours, the RCMP responds to noise complaints. To ensure that new construction meets the minimum standards for health and safety established by the BC Building Code, Building Inspection Services for Shirley and Jordan River operate out of the Juan de Fuca Local Area Services Office in Otter Point. Planning for Shirley-Jordan River is also administered by the Local Area Services Office.

## **SOOKE AND ELECTORAL AREA PARKS AND RECREATION (SEAPARC)**

SEAPARC provides recreational opportunities for the public through the planning, development and operation of recreation facilities and programs, for the District of Sooke and Juan de Fuca Electoral Area.

**336 - GOALS FOR SERVICES**

**337 - OBJECTIVES FOR SERVICES**

- A. Ensure that services are adequate for the health and safety needs of the Plan Area.
- B. Expand and improve partnerships between the Regional District and community services organizations.

**338 - POLICIES FOR SERVICES**

**NB. The Goals, Objectives and Policies related to Water will be covered in a separate section dedicated to the topic of water.**

## **THEME – EMERGENCY PLANNING**

### **340 – CONTEXT FOR EMERGENCY PLANNING**

There are several natural hazards that Shirley-Jordan River Plan Area which should be considered in the context of emergency planning. With large tracts of forested lands, interspersed with residential development, the potential for wildland-rural interface fires is of concern. Modelling of the potential impacts that a tsunami may have on the Plan Area has predicted up to a four metre rise in sea level. Along the coastline, in the ravines and in mountainous areas, there are areas of steep slopes that could be subject to erosion and landslip. Flooding in low lying coastal areas and from the many creeks in the Plan Area also poses a hazard. The west coast of BC and Vancouver Island are in an active earthquake zone.

#### **EMERGENCY PREPAREDNESS**

The CRD has developed a Corporate Emergency Plan for regional district emergency preparedness. An Emergency Coordinating Committee and Emergency Management Committee support the CRD Emergency Operation Centres and programs in the electoral areas. The Juan de Fuca Emergency Program provides comprehensive support, planning and management of emergency response for Shirley and Jordan River. This program provides assistance to residents who are evacuated during an emergency. In cases where residents are left without power, water or access to amenities during storms, natural disasters or other incidents, provisions will be provided for food, shelter and clothing needs.

The Shirley Community Hall and Firehall is the facility for the Shirley Chapter of the JdF Emergency Response Team. In case of emergency, it can be used as a reception centre but the building is too small for use as an emergency shelter meaning residents in the Plan Area should be prepared to shelter in place. If residents needed to be evacuated, they could be sent to emergency reception centres in either Port Renfrew or Sooke via Highway #14.

At the Shirley Firehall, there is a container of emergency supplies as well as a ham radio and internet service. Jordan River is part of the Shirley Chapter of the JdF Emergency Response Team. There is a separate container in Jordan River with emergency supplies for that community. The first responders and emergency response team members are equipped with satellite telephones that have texting capabilities.

#### **SEARCH AND RESCUE**

The Juan de Fuca Search and Rescue Association (SAR) was founded in 1983 and has over 30 members. The Association works with the RCMP and the Fire Department in missing persons' cases and rescue missions.

The Sooke Royal Canadian Marine-SAR has a roster of approximately 30 volunteers and covers the area from Race Rocks to Nitnat Lake, the largest search and rescue area on the west coast. It handles approximately 30 calls a year providing assistance to mariners and injured hikers on popular coastal trails.

#### **HAZARDOUS AREAS**

In Shirley-Jordan River, there are designated development permit areas for steep slopes and foreshore areas to alert property owners and purchasers of potential risks to development. To safely carry out a

development in these areas, the services and advice of a qualified professional will typically be needed to determine the extent of the hazard and if it can be mitigated. Subdivision proposals are routinely screened for potential hazards and may be refused unless the hazard can be mitigated.

With high tides and storm surges, Highway #14 and adjacent building in the Jordan River Town Site may be flooded or debris may be washed up onto the road. **NB. From the current OCP on page 18.**

#### **TELECOMMUNICATIONS**

Cell phone coverage issues and poor internet access in many parts of the Plan Area give rise to safety concerns. There is a need for a dependable and affordable communications system that can be depended upon in case of an emergency. Outdoor recreationists are increasingly relying on cells phones for safety.

#### **USE OF SHERINGHAM POINT ROAD FOR EMERGENCY ACCESS**

When the Sheringham Point Lighthouse was built in 1912, a dirt road was constructed to it. Over time, Sheringham Point Road was developed and paved but it was not a through road. In 2003, an application was made for an 18 lot strata lot subdivision immediately adjacent to the Lighthouse. Residents living on Sheringham Point Road and Seaside Road, to the west, were not only concerned about the traffic which could be generated by the new subdivision but also about an increase in traffic if the proposed strata road created a physical connection between Sheringham Point Road to Seaside Road. Even though strata roads are private, it was noted that unless some arrangement as put in place, once a connection between Sheringham Point and Seaside Roads was built, the public would also use this road.

From the perspective of providing emergency services, there was strong interest in providing a physical connection between Sheringham Point and Seaside Roads. With only one access point from Highway #14 to the 126 lots in Sheringham Estates, if this sole access point was blocked then emergency vehicles would not be able to reach the subdivision nor would its' residents be able to leave by car. This same safety concern also applied to the residences along Sheringham Point Road which also could only be accessed via one road.

Because of these safety concerns, when the strata road was built, a connection between Seaside and Sheringham Point Roads was created. Along with share holds in the strata subdivision, easements were registered to allow public access over the strata road and to the Lighthouse. Gates installed at the western and eastern ends of the strata subdivision where intended to limit access but are controlled by the strata corporation. Keeping the gates closed to prevent the use of the strata road connection as a through road has been an on-going problem.

#### **341 - GOALS FOR EMERGENCY PLANNING**

- A. Support improvements to police, fire, ambulance and emergency services to meet community needs.
- B. Support the collaboration of the Province, the CRD and the Juan de Fuca Emergency programs for joint response to emergencies and disasters.
- C. Seek provincial and federal assistance (such as federal Joint Emergency Preparedness Program) for emergency planning and equipment.



**342 - OBJECTIVES FOR EMERGENCY PLANNING**

- A. Protect area residents from loss of property and personal injury.
- B. Inform community members about hazardous conditions within the Plan Area.

**343 - POLICIES FOR EMERGENCY PLANNING**

QUESTION: Controls are in place for steep slopes and foreshore areas . Are there any other hazards that you would like to see policies for?

QUESTION: One of the issues raised by the Committee was the need for a service review. What would you like written about this?

QUESTION: What are your recommendations regarding flooding in the Jordan River Townsite?

## **THEME-COMMUNITY HEALTH**

### **345 CONTEXT FOR COMMUNITY HEALTH**

Community health has a much broader context than just primary health care services. On-going care programs that prevent and treat disease and mental illness are part of the broader picture when talking about community health particularly when volunteer resources, counselling services and public health responsibilities are factored in. Activities that engage residents, a respect for a community's heritage, and an appreciation of the character of a community are examples of elements that can influence the health of local citizenry but are often forgotten about when discussing community wellness. Trails, bikeways, parks, community facilities and other gathering places are examples of the connection between the built environment and the physical and mental well-being of community members.

#### **COMMUNITY HEALTH SERVICES FOR THE GREATER SOOKE AREA INCLUDING SHIRLEY AND JORDAN RIVER**

Sooke Region Community Health Initiative (CHI) is a partnership of community members, and health & social service providers working towards, advocating for, and supporting healthy communities from Beecher Bay to Port Renfrew including Shirley and Jordan River. It is the result of the amalgamation of the group formerly known as CHI and Sooke Co-operative Association of Service Agencies (CASA). Sooke Region CHI is housed along with many other health and social service providers in the Sooke Child, Youth & Family Centre in Sooke.

The Sooke Region Resource Inventory (RI) was launched in 2010. Operated by the Sooke Region CHI in partnership with and funded by the District of Sooke and Island Health, it is an on-line resource for finding services, programs and events of interest to all residents of the Sooke region and can be viewed at: [www.sookeregionresources.com](http://www.sookeregionresources.com)

There are many services hosted in the town centre of Sooke which can be accessed by the residents of Shirley and Jordan River. There is a Meals on Wheels program and seniors' lunches are offered two days a week. The Community Food Bank is open once a week three times a month. There are community meals and breakfast meals at the Baptist Church. The Good Food Box program provides seasonal food.

Health care programs include a pre-natal program, urgent health care clinics and health care for youth aged 13 to 25. Medical equipment can be rented for a small fee and volunteers will provide transportation to medical appointments. Counselling services are available for alcoholism and narcotics. There is also a Young Parent's group.

Sooke Hospice Society offers care to clients in their homes. The Sooke Transition House Society provides emergency shelter for women and their children seeking relief from family violence. M'akola Group of Societies in partnership with the Society of St. Vincent de Paul's is constructing 25 units of affordable units for aboriginal and non-aboriginal homeless singles, in particular, youth with few local resources or supports.

Ayre Manor in the town centre of Sooke opened in July 2008 and provides a continuum of services in the same facility. There are 18 independent living cottages, 25 one bedroom suites with 3 meals a day and laundry service, and 32 complex care suites of which 30 are subsidized. Ayre Manor is supported by Island Health, BC Housing, and the District of Sooke in partnership with Sooke Elderly Citizens' Housing Society.

Table ##: Historic Buildings in Jordan River and Shirley

Location	Background
<i>Kirby Road, Jordan River</i>	<i>Austin Kirby House</i> Built in 1908, this house is believed to be the oldest in Jordan River. It was the first office of the Michigan Pacific Lumber Company, and later (1909) was bought by the Vancouver Island Power Company. Austin Kirby, a driver for Sunlock Mines, bought it in 1918. The house has undergone renovations but still retains features of the original home.
<i>Jordan River</i>	<i>Jordan River Powerhouse</i> - For nearly half a century, this Plant was the main hydro-electric operation for Victoria and the lower Island area. Construction by Vancouver Island Power Company, a subsidiary of B.C. Electric, began in 1909 with power first reaching Victoria in 1911. Diversion Dam, located about seven miles upstream from the river mouth, is one of the largest dams in the province and was heralded as a major engineering achievement when built in 1912. In 1962, the B.C Hydro and Power Authority took over the Jordan River hydro-electric system and a new powerhouse and other infrastructure were built. (Sooke Region Museum 1985).
<i>Kirby Road, Jordan River</i>	<i>V.I Power Co. Guest house</i> Built around 1912, this house is situated on the hill above the old power station and housed visitors to the plant's operations.
<i>Kirby Road</i>	<i>1<sup>st</sup> Jordan River School</i> Built in 1912 by the Vancouver Island Power Company this building sits on the hill above the power plant. It was used as a school until 1918, and afterwards used as a residence.
<i>Jordan River</i>	<i>2<sup>nd</sup> Jordan River School</i> Before classes were moved to this site in 1918, the building was used as a hospital for both copper miners and loggers. In 1948, school was transferred nearby and this building was moved east as the home of the school bus driver, later serving as a teacherage.
<i>Jordan River</i>	<i>Superintendent's house</i> - Built in 1914 by the Michigan Pacific Lumber Company, this house has been the property of a variety of forestry companies since. In 1971, a mudslide hit the back porch and the building was later moved fifty feet from its original wood post foundation to a concrete one in addition to other renovations.
<i>Sunny Brae Road</i>	<i>Cross Point Farm</i> – Built in 1903, the house has undergone some renovations and remains the property of Cross family descendants.
<i>Sheringham Point Road, Shirley</i>	<i>Sheringham Point Lighthouse</i> - Installed in 1912, this lighthouse was the scene of an accident soon after it was installed. "The master of an inbound ship, being unfamiliar with this new light, mistook it for the light at Race Rocks, and, believing he was approaching Esquimalt Harbour, turned his ship to port, and sailed the <i>Country Linlithgow</i> right onto Gordons Beach" (Sooke Region Museum 1985).
<i>West Coast Road</i>	<i>Mountainview</i> - In 1912, work began on this house with much of the lumber purchased from the Malahat Farm. Completed in 1914, the exterior has retained many of the original features; however, the interior has been significantly altered.
<i>Shirley Community Hall</i>	The site hosting the Shirley Community Association's Pioneer Park was donated in 1915 by Hugh Campbell and was the site of the Shirley schoolhouse from 1915-1946. The Shirley Community Hall was built in 1937 and provides a venue for community events. All additions to the hall, including the fire hall were carefully planned to complement the existing hall and maintain its historic appearance.

## **HERITAGE**

Before Europeans reached the west coast of Canada, indigenous people inhabited the Plan Area. There are four known archaeological sites in the Plan Area.

At the mouth of the Strait of Juan de Fuca, Jordan River was an early settlement on the west coast. Originally called Rio Jordan by the early Spanish explorers, the name was later anglicized to Jordan River. Logging in the Jordan River watershed has occurred since the 1800s. Railway tracks were extended to Jordan River in 1906 for the purposes of transporting the harvested timber.

Built in 1911, the first Jordan River Powerhouse was the site of a large hydro electrical power generation facility until it was replaced by the current Powerhouse in 1971. Otter Point Road reached Jordan River in 1912 creating an overland connection with the rest of Vancouver Island. A rich copper mine adjacent to the Jordan River was active from 1910 to 1920 and then again in the 1960s and 1970s.

During World War II, Jordan River was the site of a large military camp and an early warning radar system in case of a Japanese invasion. Highway #14 was gazetted in 1953. With the closure of the mine, decrease in fisheries and logging operations moving closer to Port Renfrew, the population has decreased significantly over time.

The town of Shirley was named after an early British explorer. Forestry was and continues to be a dominant activity in the area. Milligan's Logging logged and had camps in the Shirley area from 1918 to 1936. Fishing traps were installed along the coast as far west as Kirby Creek in the early 1900s. In 1912, the Sheringham Lighthouse was built by the federal government as one in a series of white lighthouses with red turrets along the Strait.

The Shirley Community Hall was built in 1937. In the same year, the Shirley Women's Institute obtained an oak seedling from England, one of many distributed to commemorate the coronation of King George VI. These seedlings were grown from acorns taken from the Great Windsor Park in London. This coronation oak is still growing at the entrance to the Community Hall.

The Sooke Region Museum is an important source of local history. It has also been active in posting information signage to commemorate sites of historic interest and heritage buildings. A sign at Muir Creek notes that it is site of many historic events including an incident in 1900 when two of the Muir brothers were found dead in the creek after been thrown from their wagon. Both the Shirley Community Hall and the Sheringham Lighthouse have signage. Within Jordan River, there are shields commemorating the importance of the forestry and hydropower industries to the development of Jordan River, whose population in the early 20<sup>th</sup> century was larger than that of Sooke.

## **ARTS AND CULTURE**

For the purposes of arts and culture programs, Shirley and Jordan River are part of the Greater Sooke Region that also includes the District of Sooke and the communities of Otter Point, East Sooke and Port Renfrew.

Throughout the Greater Sooke Region, the Sooke Community Arts Council encourages participation and excellence in all of the arts. The Council supports the development of opportunities for the performance and exhibition of arts, acts as a clearing house for information and brings the artistic needs of the community to the attention of government. It sponsors a number of annual events including the Family Arts Fair, Beach Art, Art in the Park and showings of members' works.

A founding member of the Sooke Community Arts Council, the Edward Milne Community School Society is responsible for the Sooke Community Theatre, a venue for local performing artists. Key community presenters at this theatre are Stage West Players, the Sooke Community Choir and the Sooke Philharmonic Orchestra.

The Shirley Quilters and Crafters meet weekly at the Shirley Community Hall. With a stage and kitchen facilities, the Shirley Community Hall can hold up to 70 people and offers a venue for local musical events and weddings.

Stage West Players is an amateur theatre company formed in 1982 as an amateur theatre company which produces an average of two plays a year including drama, humour and musical theatre. Formed in 1989, the Sooke Community Choir has 40 members performing a variety of music. The Sooke Philharmonic Orchestra, with more than 60 members, was founded in 1997. It now includes the Chamber Players and the Sooke Philharmonic Chorus and features workshops, eight concerts a year plus an open air pops concert in the summer.

#### **SHIRLEY'S RURAL CHARACTER**

Think about ways to describe the unique qualities of Shirley and Jordan River that give each community its' character. We will discuss the topic of rural character at a Committee meeting before writing about it.

The Shirley Community Association, a non-profit society, owns and maintains the Pioneer Park and the Shirley Community Hall. It also organizes public events to celebrate community spirit and provides a forum for local residents to raise concerns.

#### **ACCESSING FUNDING OPPORTUNITIES**

The cost of implementing community projects poses challenges for all communities but in particular, smaller communities with a limited tax base. To secure funding for a project, an organization should be the responsible entity as most funding agencies will not provide monies to individuals.

Government sponsored programs are the most popular source of funding for projects. Increasingly, government funding is contingent upon matching funding from the community. Oftentimes, the matching funds can take the form of sweat equity and donated goods and services. Other funding sources include corporations, foundations, private donations and community funding raising efforts. One of the critical steps in accessing funding is having a well-thought-out plan and realistic cost estimates for the project. It is important to include a contingency fund. The availability of other community resources to invest in a project such as public lands already identified or strong support from elected officials are factors that can increase the chances of a funding request being approved.

#### **SECURING AMENITIES FOR THE COMMUNITY**

At the time of a rezoning, it is possible for local government to request an amenity contribution as a condition of approval. **Questions: What type of amenities, other than parks, are the communities interested in? (Parkland acquisition is covered under the Parks Theme. Are there other ways of acquiring amenities for the community?)**

### **346 - GOALS FOR COMMUNITY HEALTH**

### **347 - OBJECTIVES FOR COMMUNITY HEALTH**

### **348 - POLICIES FOR COMMUNITY HEALTH**

### **349 - GOALS FOR HERITAGE**

The *Heritage Conservation Act* protects archaeological resources regardless of whether they are recorded or not and they must not be altered or damaged without a permit from the Province. Prior to the submission of a development application, the proponent should contact the Archeological Branch for information regarding archaeological sites within the proposed development area. It is the responsibility of the proponent to have any required studies or permits in place prior to development.

### **350 - OBJECTIVES FOR HERITAGE**

Support the Sooke Region Museum in its' efforts to document and share the history of Shirley and Jordan River.

### **351 - POLICIES FOR HERITAGE**

Support for the installation of signage with information about the buildings and sites of historical interest in Shirley and Jordan River.

### **352- GOALS FOR ARTS & CULTURE**

### **353 - OBJECTIVES FOR ARTS & CULTURE**

### **354- POLICIES FOR ARTS & CULTURE**

### **355- GOALS FOR COMMUNITY CHARACTER**

### **356 - OBJECTIVES FOR COMMUNITY CHARACTER**

### **357- POLICIES FOR COMMUNITY CHARACTER**

## THEME – COMMERCIAL/ECONOMY

### 360 - CONTEXT FOR COMMERCIAL AND ECONOMY

Surrounded by forested lands in Tree Farm Licence #61 and large tracts of privately managed forest lands, logging and silviculture are important economy activities throughout the Plan Area. Trees are de-limbed and cut on-site then taken to a log sort on the west side of the Jordan River for scaling and sorting. The raw logs are taken by logging truck for sale on the open market or to a speciality sawmill in Maple Ridge.

Tourism-related attractions and activities can be found throughout the Plan Area. Resorts, restaurants and bed and breakfasts catering to tourists provide employment opportunities for local residents. Jordan River is the closest community to the eastern end of the Juan de Fuca Marine Trail Park as well as China Beach Provincial Park with 85 campsites. Windsurfing is popular sport off Jordan Beach. The village centre of Jordan River has several small businesses serving local and tourist needs. An area west of the village center was recently zoned for commercial use. There is interest from residents in further development of opportunities related to outdoor recreation and tourism.

Shirley Community Hall, the Shirley Firehall, Pioneer Park and a nearby restaurant form the commercial and institutional nucleus of this community. Residents are interested in the expansion of the weekly country market which offers a venue for local residents to sell their produce, home-cooking and crafts. Residents also want to encourage the establishment of small businesses in the commercial area providing they service local needs.

Approximately 19% of the labour force is self-employed as artisans, home-based business owners and in other cottage industries<sup>1</sup>. Home-based businesses are an important contributor to the local economy but it is recognized that home bases businesses need to blend into their rural residential surroundings by respecting the desired qualities of rural communities such as privacy, lack of traffic and noise.

Some people living in the Plan Area commute to daily jobs in Sooke or else work globally for extended periods of time. The primary mode of transportation for commuters is as the driver of a car (93%).<sup>1</sup>

According to the 2011 Census, the top employer in the Plan Area is the accommodation and food service industry (21%), followed by the construction (19%) and health services (17 %) industries.<sup>1</sup> There is little unemployment in the Plan Area with a 96% of the labour force working at some point in 2010 although some workers may only have seasonal employment or be under-employed.<sup>1</sup> Over 70% of the local population over the age of 15 has a post-secondary education indicative of a well-educated workforce.<sup>1</sup>

While it is recognized resource based activities will continue to play a dominate role in the local economy, there is interest in creating opportunities for small scale commercial activities respectful of the rural nature of the Plan Area. Examples of appropriate commercial ventures are small retail stores, recreational equipment rentals and artist studios. **QUESTION: Other suggestions for appropriate uses?**

<sup>1</sup> *Statistics Canada, 2011 Census*

### **361 - GOALS FOR COMMERCIAL/ECONOMY**

### **362 - OBJECTIVES FOR COMMERCIAL/ECONOMY**

- A. Support the economic health of the Region recognizing the role of the District of Sooke as the regional centre for commercial, educational and business activities.
- B. Recognize that Shirley and Jordan River a predominantly rural area with limited commercial and industrial development other than forest management and timber harvesting.
- C. Support home based businesses as an important employment opportunity providing it does not conflict with rural residential nature of the community.

### **363 - POLICIES FOR COMMERCIAL/ECONOMY**

QUESTION: Highway commercial uses including gas stations are only supported WHERE? Subject to what conditions?

QUESTION: Commercial uses which primarily service the local residents such as coffee shops and small grocery stores are supported WHERE? Subject to what conditions?

QUESTION: Commercial uses that service tourism are supported WHERE? Subject to what conditions?

QUESTION: Home based businesses are supported subject to what conditions –on-site parking, no noise, limits on the size of signage?

QUESTION: Food production was one of the issues identified for both the Commercial/Economy Theme and Resources/Agriculture Theme. Local food production was discussed in the Resources/Agriculture Theme, but are there additional items you want discussed under this Theme? I can add information on Sooke FOOD-CHI, provincial and federal programs or it can be added to Resources/Agriculture.



#### **4.4.4 Development Permit Area No. 1: Steep Slopes**

##### **4.4.4.1 Designation**

That part of the Shirley/Jordan River area shown in blue hatching outlined on Map No. 5a, which is attached to and forms a part of this bylaw, is designated as a Development Permit Area under Section 919.1(1)(b) of the *Local Government Act*.

All areas having slopes exceeding 30 % or 16.7 degrees in slope over a minimum 10 metre run are designated as Development Permit Areas and are shown on Steep Slopes Development Permit Area Map No. 5a, which is attached to and forms a part of this bylaw. 4.4.4.2 Justification

As pursuant to Section 919.1(1)(b) of the *Local Government Act*

(Protection of development from hazardous conditions)

The topography of the area, as well as the slope gradation and thin soil cover, renders the area highly susceptible to erosion and high windthrow hazard. Careful control of development or other alteration of these slopes is needed to reduce the risk to life and property, to prevent erosion and potential risks to down-slope properties, to prevent destabilization of slopes, and to protect the visual quality of the slopes. Land clearing, road construction, changes in slope profiles, construction of buildings or roads, or other site disturbance in these areas could increase risk to life and property and harm the environmental values of the slopes.

##### **4.4.4.3 Objective**

To regulate development in the area with a view to protecting the integrity of the slopes and reducing the risk of injury to persons or damage to property.

##### **4.4.4.4 Guidelines**

Development Permits issued in steep slope areas shall be in accordance with the following:

- 1] There shall be no site disturbances on a steep slope other than those allowed in a Development Permit or subject to a general exemption as outlined in section 4.4.3 of this bylaw.
- 2] Excluding trees that present a safety hazard or those that a higher-level government has authorized to be removed, no disturbance of vegetation or movement of substrate will be allowed where there is any potential for erosion, other than that allowed in a Development Permit or subject to a general exemption.
- 3] Erosion control measures, during and after construction, will be specified in the permit application.
- 4] Any development must be designed to avoid stormwater runoff that could destabilize the slope or cause damage to neighbouring properties.
- 5] Removal of vegetation should be minimized to allow only for building sites, sewage disposal systems, driveways, landscaping, and other permitted land uses.
- 6] A disturbed site should be revegetated using plant material indigenous to the site or other suitable non-invasive plants.

#### **4.4.8 Development Permit Area No. 5: Commercial Development Areas**

##### **4.4.8.1 Designation**

The areas of land shown shaded yellow on Map No. 5c, which is attached to and forms a part of this bylaw, are designated as a Development Permit Areas for the form and character of commercial development.

##### **4.4.8.2 Justification**

As pursuant to Section 919.1 (1) (f) of the *Local Government Act* (Establishment of guidelines for the form and character of commercial, industrial and multi-family residential development).

The various commercial areas in Shirley/Jordan River merit designation as Development Permit Areas for the form and character of commercial development due to their unique location and their relationship to surrounding land uses.

##### **4.4.8.3 Objective**

To encourage a building design theme that is complementary to and respectful of the natural setting.

##### **4.4.8.4 Guidelines**

Development Permits issued in these areas shall be in accordance with the following:

- 1] Design buildings to take advantage of natural contours and features of the landscape so that buildings and structures fit into the natural surroundings.
- 2] Cluster buildings to reduce and minimize disturbance of the natural vegetative cover.
- 3] Design buildings in a form which can make best use of the natural environment, which allows for retention of natural vegetative cover, and which reinforces existing aesthetic and natural advantages of area.
- 4] Retain existing second-growth forest and native understorey plants in areas where there are no buildings, structures, parking areas, or other constructed features.
- 5] Minimize outdoor storage and screen outdoor storage and loading/unloading facilities from neighbouring properties through the retention of trees and native understorey plants or the planting of native or complementary species.
- 6] Screen parking areas to the greatest extent possible, with existing and new landscaping as described in subparagraph (5).
- 7] Install outdoor lighting which is of low intensity and pedestrian-oriented or which is directed down and away from surrounding residential areas so as to reduce and minimize glare into the environment.
- 8] If applicable, site accessory developments, such as parking and storage, away from the shoreline to reduce the visual impact of the development from the water.