

**Minutes of a Meeting of the Shirley-Jordan River Advisory Planning Commission  
Held July 9, 2024, 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:** Darren Lucas, Planner; Juan de Fuca Local Area Services;  
Wendy Miller, Recorder

**PUBLIC:** 11

The meeting was called to order at 7:06 pm.

**1. Approval of the Agenda**

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

**2. Adoption of the Minutes of April 23, 2024, and April 30, 2024**

**MOVED** by Emily Anderson, **SECONDED** by Melody Kimmel that the minutes from the meeting of April 23, 2024, be adopted.

**CARRIED**

**MOVED** by Emily Anderson, **SECONDED** by Melody Kimmel that the minutes from the meeting of April 30, 2024, be adopted.

**CARRIED**

**3. Planner's Report**

No report.

**4. Zoning Amendment Applications**

**a) RZ000285 (BL4615) - That Part of Lot 2, Section 60, Renfrew District, Plan 6764 Lying to the South of the 66 Foot Road Dedicated by Said Plan (9333 Invermuir Road)**

Darren Lucas spoke to the request to rezone the subject property from the Rural A zone to the Rural Residential 3 (RR-3) zone to facilitate a two-lot subdivision to support a lot for each existing dwelling. It was advised that an Environmental Report and a Riparian Areas Regulation Report were submitted in support of the application and are included in staff report.

The Chair confirmed that the application agent was present.

The agent stated that driveways are in place for each existing dwelling and that tree removal is not anticipated as part of the subdivision process.

**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 support for zoning amendment application RZ000285.

**CARRIED**

- b) **RZ000286 (BL4616) - That Part of Section 90, Renfrew District, Shown Outlined in Red on Plan 913R Lying to the South of the Southerly Boundary of Plan 503RW and to the West of a Boundary Parallel to and Perpendicularly Distant 575 Feet from the Easterly Boundary of that Part of Said Section Shown Outlined in Red on Said Plan 913R, Except Part in Plan VIP80043 (9285 Invermuir Road)**

Darren Lucas spoke to the request to rezone the subject property from the Rural A zone to the Rural Residential 6A (RR-6A) zone to facilitate a three-lot subdivision. It was advised that a Water and Sewerage Servicing Assessment and an Environmental Assessment were submitted in support of the application and are included in the staff report.

The Chair confirmed that the application agent was present.

Vivi Curutchet entered the meeting at 7:16 pm.

Darren Lucas responded to a question from the APC advising that the Shirley – Jordan River Official Community Plan (OCP) provides a policy which supports consideration of rezonings to permit subdivision to create parcels equivalent to the number of existing dwelling units on a parcel with multiple existing dwellings.

APC discussion ensued regarding the lot coverage proposed by preceding application RZ000285 and the lot coverage being proposed by application RZ000286.

The agent stated that:

- the subject property is constrained by multiple development permit areas
- current zoning permits three dwellings
- the proposal is in keeping with the OCP policy, which supports consideration of rezoning applications to permit subdivision of parcels zoned Rural A as an alternative to a building strata development

At the request of the APC, Darren Lucas confirmed the regulations for the RR-6A zone and accessory buildings.

At the request of member of the public, the Chair read aloud the permitted uses prescribed by the RR-6A zone.

**MOVED** by Fiona McDannold, **SECONDED** by Melody Kimmel that the Shirley-Jordan River Advisory Planning Commission recommends to the Juan de Fuca Land Use Committee support for zoning amendment application RZ000286 with a Lot Coverage of 20%.

**CARRIED**

## 5. Adjournment

The meeting adjourned at 7:43 pm.

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Chair