

**Minutes of a Meeting of the Shirley-Jordan River Advisory Planning Commission
Held December 2, 2025, at the Shirley Community Hall, 2795 Sheringham Point Road,
Shirley, BC**

PRESENT: Vivi Curutchet (Chair), Emily Anderson, Melody Kimmel, Fiona McDannold

Staff: Iain Lawrence, Senior Manager, Juan de Fuca Administration;
Darren Lucas, Planner; Wendy Miller, Recorder

PUBLIC: 13

The meeting was called to order at 7:01 pm.

A Territorial Acknowledgement was provided in the preceding meeting.

1. Elections

Iain Lawrence called for nominations for the position of Chair of the Shirley-Jordan River Advisory Planning Commission (APC) for 2025 and Vivi Curutchet's name was put forward. Iain Lawrence called two further times for nominations and, as there were none, Vivi Curutchet was acclaimed Chair.

Noting that this will be the first and last meeting of the APC in 2025, the election for the position of Vice Chair was not held.

2. Approval of the Agenda

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

3. Adoption of the Minutes of October 22, 2024

MOVED by Fiona McDannold, **SECONDED** by Emily Anderson that the minutes from the meeting of October 22, 2024, be adopted.

CARRIED

4. Planner's Report

It was reported that the consultant for the Juan de Fuca Electoral Area Official Community Plan (OCP) Consolidation and Willis Point OCP/Local Area Plan (LAP) Update project has been selected and will be named once the contract is signed.

A JdF OCP Steering Committee, consisting of Juan de Fuca Land Use Committee members and the Director, will be established to provide guidance on the consolidation process; a Willis Point LAP Advisory Group, consisting of Willis Point residents/landowners, will be established to provide community-based input on the Willis Point OCP update.

5. Zoning and Official Community Plan Amendment Application

a) RZ000289 - Lot A, District Lot 87, Renfrew District, Plan VIP85195 (9730 West Coast Road)

The APC considered the proposal to amend the Shirley-Jordan River Official Community Plan, Bylaw No. 4001, by redesignating a 0.5 ha portion of the subject property from Coastal Uplands (CU) to Commercial (CO), and the remaining 3.5 ha portion from CU to Pacific Acreage (PA) and to amend the Juan de Fuca Land Use Bylaw, Bylaw No. 2040, by rezoning a 0.5 ha portion of the subject property from the Forestry (AF) zone to a new Commercial Rural Market (C-2) zone, and the remaining 3.5 ha portion from the AF zone to the Rural Residential 3 (RR-3) zone.

APC discussion ensued regarding the comments heard at the preceding public information meeting, as well as the Food and Beverage Processing use and the Country Market use proposed by the C-2 zone. The APC agreed that competition with the Shirley Sunday Market is anticipated to be minimal.

Staff responded to a question from the APC advising that the provincial Liquor and Cannabis Licensing Branch regulates liquor licence and permit applications and directs which application types require local government approval and public engagement.

The applicant responded to questions from the APC advising that the RR-3 zone is requested to support the rural residential uses proposed on the remaining 3.5 ha portion of the property. It was further advised that ingress/egress to/from the C-2 portion of the property would be from Kirby Creek Road.

MOVED by Melody Kimmel, **SECONDED** by Fiona McDannold that having considered the proposed bylaws, the Shirley-Jordan River Advisory Planning Commission supports Zoning and Official Community Plan Amendment Application RZ000289 for Lot A, District Lot 87, Renfrew District, Plan VIP85195, as presented.

CARRIED

6. Adjournment

The meeting adjourned at 7:17 pm.

Chair