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**Minutes of a Meeting of the Shirley-Jordan River Advisory Planning Commission  
Held January 13, 2026, at the Shirley Community Hall, 2795 Sheringham Point Road,  
Shirley, BC**

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

**Staff:** Iain Lawrence, Senior Manager, Juan de Fuca Administration;  
Wendy Miller, Recorder

**PUBLIC:** 2

The meeting was called to order at 7:00 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 2026 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.

The Chair called for nominations for the position of Vice Chair of the Shirley-Jordan River APC for 2026 and Emily Anderson's name was put forward. The Chair called two additional times for further nominations and, as there were none, Emily Anderson was acclaimed Vice Chair.

**2. Approval of the Agenda**

**MOVED** by Fiona McDannold, **SECONDED** by Emily Anderson that the agenda be approved.  
**CARRIED**

**3. Adoption of the Minutes of December 2, 2025**

**MOVED** by Melody Kimmel, **SECONDED** by Fiona McDannold that the minutes from the meeting of December 2, 2025, 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 is Stantec Consulting Ltd.

**5. Zoning Amendment Application**

**a) RZ000291 - That Part of Section 90, Renfrew District, Shown Outlined in Red on Plan 913R Lying to the North of the Southerly Boundary of Plan 503RW (9260 Invermuir Road)**

The APC considered the proposal to amend the Juan de Fuca Land Use Bylaw, Bylaw No. 2040, to rezone the subject property from the Rural (A) and Forestry (AF) zones to the Rural 2 (RU2) zone to facilitate a two-lot subdivision.

APC discussion ensued regarding the application information provided at the preceding public information meeting. It was noted that there appears to be increased interest in

rezoning AF zoned parcels and that the parcels proposed by the two-lot subdivision plan are large.

Iain Lawrence stated that:

- the minimum parcel size of both the AF and A zones is 4 ha
- the 4 ha parcel size would remain unchanged, if the subject property is rezoned to RU2
- smaller AF zoned parcels along West Coast Road have been subdivided for the purpose of residential subdivision
- there has been increased interest in rezoning smaller AF zoned properties to support agricultural uses
- Crown land parcels and larger AF parcels designated Private Managed Forest Land continue to support forestry uses

**MOVED** by Fiona McDannold, **SECONDED** by Melody Kimmel that having considered the proposed bylaw, the Shirley-Jordan River Advisory Planning Commission supports Zoning Amendment Application RZ000291 for That Part of Section 90, Renfrew District, Shown Outlined in Red on Plan 913R Lying to the North of the Southerly Boundary of Plan 503RW, as presented.

**CARRIED**

## **6. Adjournment**

The meeting adjourned at 7:16 pm.

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Chair