

Appendix D: Referral Comments



PO Box 307, Sooke B.C., V9Z 1G1
Ph.: 250 642-3957 Fax: 250 642-7808

29 November 2024

**RE: Temporary Use Permit Application TP000013 - CRD Referral (Gathering Space - Proposed
Campground - 11237 West Coast Road/Shirley)**

File: **TP000013**

Dear Darren Lucas,

Thank you for providing the opportunity to review the application. T'Sou-ke Nation has no comments at this time.

Should you have any comments or questions following this review please correspond with the Lands Governance Director at landsmanager@tsoukenation.com or at 250-642-3957 ext. 227.

Sincerely,

Bonnie Hill

Bonnie Hill
Lands Governance Director, T'Sou-ke First Nation
250-642-3957; landsmanager@tsoukenation.com

Cc:
Michelle Thut, Administrator, T'Sou-ke First Nation

From: [Chris J Vrabel](#)
To: [Wendy Miller](#)
Cc: [fireadmin](#)
Subject: FW: Temporary Use Permit
Date: Thursday, September 19, 2024 8:58:17 AM

Hi Wendy,
Please see below from the Shirley Fire Chief.
Sincerely,
Chris

From: Leah Hill <shirleychief2@gmail.com>
Sent: Wednesday, September 18, 2024 12:04 AM
To: Chris J Vrabel <CVrabel@crd.bc.ca>
Cc: Brian E <westcoasticelander@gmail.com>; Shirley Assistant Chief <ma.davidson@hotmail.com>
Subject: Re: Temporary Use Permit

CRD IT SECURITY WARNING: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hi Chris,
The Shirley Fire Department doesn't have any concerns regarding the proposal for a Gathering Place as long as they are following whatever current fire regulations and bylaws are in effect.

Leah Hill
Shirley Fire Chief
shirleychief2@gmail.com
250-646-2107

On Tue, Sept 17, 2024, 19:17 Chris J Vrabel <CVrabel@crd.bc.ca> wrote:

Hi, does Shirley Fire have any concerns regarding ability to deliver services related to the attached Temporary Use Permit for a "Gathering Space?" It appears there will be a maximum allowable 16 events per calendar year between the hours of noon and midnight. This is associated to the proposed campground located at 11237 West Coast Road.

I don't see any immediate concerns however I defer to you as to what "comment" might be added from the perspective of the Shirley Volunteer Fire Department.

Thanks,
Chris

Chris Vrabel



**Minutes of a Meeting of the Shirley-Jordan River Advisory Planning Commission
Held October 22, 2024, at the Shirley Community Hall, 2795 Sheringham Point Road,
Shirley, BC**

PRESENT: Fiona McDannold (Chair), Emily Anderson, Vivi Curutchet, Melody Kimmel
Staff: Iain Lawrence, Senior Manager, Juan de Fuca Local Area Services;
Darren Lucas, Planner; Wendy Miller, Recorder
PUBLIC: Approximately 44

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

1. Approval of the Agenda

MOVED by Vivi Curutchet, **SECONDED** by Melody Kimmel that the agenda be approved.
CARRIED

2. Adoption of the Minutes of July 9, 2024

MOVED by Melody Kimmel, **SECONDED** by Emily Anderson that the minutes from the meeting of July 9, 2024, be adopted.
CARRIED

3. Planner's Report

No report.

4. Temporary Use Permit Application

a) TP000013 – Lot A Section 74 Renfrew District Plan VIP71883 (11237 West Coast Road) and That Part of Section 74, Renfrew District Lying to the North of the Northerly Boundary of Plan 109RW

Darren Lucas spoke to the application for a temporary use permit to authorize a gathering space as a permitted use to provide a venue for outdoor events associated with a proposed campground being considered under zoning amendment application RZ000280 and Bylaw No. 4518.

It was advised that zoning amendment application RZ000280 was considered by the Advisory Planning Commission (APC) at its meeting of February 7, 2023. At that meeting, the APC recommended that the assembly use proposed by Bylaw No. 4518 be more clearly specified. In response to that recommendation, the applicant removed assembly use from Bylaw No. 4518 to allow gathering space use to be considered under a temporary use permit. At its meeting of August 20, 2024, the Land Use Committee recommended that temporary use permit TP000013 be referred to the APC for comment.

Darren Lucas outlined the conditions of temporary use permit TP000013, confirming that the permit cannot be authorized until such time that Bylaw No. 4518 is adopted. It was further confirmed that the *Local Government Act* allows a temporary use permit to be issued for up to three years and that the holder of the permit can apply to have the permit renewed once. The subject property would have to be rezoned to allow gathering space use as a permanent permitted use.

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The Chair confirmed that the applicant was present.

Applicant and application representative comments included:

- the temporary use permit specifies that gathering space use would be limited to 16 separate days in a calendar year
- events are anticipated to be 2 to 4 days in length and would be dispersed throughout the year
- the property would be utilized as a venue for a variety of events including music, dance, food, and fitness events
- security and medical teams would be on-site during events
- event planning would include on-site staged parking and sound system testing
- landscaping/hardscaping is also planned to further support sound mitigation measures
- event management would address garbage, recycling, compost, evacuation protocols and participant conduct
- event participants would not be permitted to leave and then re-enter
- events would benefit the local economy by attracting new visitors to the community, boosting the local food, arts and music scene
- events would connect participants to the natural environment
- event organizers are professionals who are vested in ensuring event success
- sales from ticketed events can be used to support fundraising causes
- the event scale proposed is not large
- main focus of the property would remain a campground

The Chair opened the floor to public comments. Approximately 25 members of the public spoke to the proposal.

Public comment on noise included:

- visitors to the community come to enjoy the quiet of nature
- amplified noise travels and the gathering space could impact nearby commercial accommodations
- there would be event noise every weekend in the summer
- events would also increase traffic noise
- noise has a negative impact on wildlife

Public comment on community safety included:

- event use would result in increased risk of impaired driving
- event use would result in increased risk of wildfire
- CRD enforcement resources are limited
- complaint driven enforcement is ineffective
- Shirley Volunteer Fire Department resources are limited
- RCMP presence in the community is limited
- event organizers cannot enforce the law

Public comment on the natural environment included:

- housing starts and current visitor volume are already having a negative impact on local parks
- promoting the community as an event destination would result in more unregulated gatherings being held on forestry lands
- the applicant has an interest in keeping the land intact to attract visitors to the campground

PPSS-35010459-3419

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Public comment on economic impact included:

- event venue proposal is not in keeping with economic activities/economic scale supported by the Official Community Plan
- economic benefit would be limited to the event venue/event organizers
- the campground would be in competition with other accommodations

Public comment on permit conditions included:

- the proposed permit would support an event every weekend in the summer
- midnight is too late for an event to operate

Public comment in favour of the proposal included:

- support for a regulated event venue as opposed to unregulated events being held on forestry lands
- support for an alternative to further residential development
- 16 is an acceptable number of events in a calendar year
- the community already supports a growing tourism industry through the promotion of various venues, accommodations and events such as the Sheringham Point Lighthouse, numerous Bed and Breakfasts and Shirley Days

The APC considered the proposal and passed the following resolution.

MOVED by Melody Kimmel, **SECONDED** by Vivi Curutchet that the Shirley-Jordan River Advisory Planning Commission recommends to the Juan de Fuca Land Use Committee that proposed Temporary Use Permit TP000013 be amended to specify that:

1. ticketed events be limited to 2 in a calendar year;
2. ticketed events be limited to a duration of 3 days;
3. ticketed events must only occupy the upland portion of the property (Area A);
4. unticketed events be limited to 5 in a calendar year;
5. unticketed events be limited to a duration of 2 days;
6. events must occur entirely within the hours of 12:00 pm to 10:00 pm; and
7. the Temporary Use must only service not more than 50 persons of the general public that are visiting the Land for less than a 24-hour period.

Opposed: Emily Anderson
CARRIED

5. Adjournment

The meeting adjourned at 10:26 pm.

Chair