

Appendix G: Bylaw No. 4598 – Proposed Amendments to the OCP

CAPITAL REGIONAL DISTRICT  
BYLAW NO. 4598

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A BYLAW TO AMEND BYLAW NO. 4001, THE "SHIRLEY-JORDAN RIVER OFFICIAL COMMUNITY  
PLAN, BYLAW NO. 5, 2018"  
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The Capital Regional District Board, in open meeting assembled, enacts as follows:

1. Bylaw No. 4598 being the "Shirley- Jordan River Official Community Plan, Bylaw No. 5, 2018" is hereby amended:

**A. SCHEDULE A – SECTION 208 REGIONAL GROWTH STRATEGY CONSISTENCY**

- (a) By deleting the following text in Schedule A, Section 208 B:

"A Commercial Land Use Designation has been applied to lands in Jordan River that are deemed not safe for residential habitation."

- (b) By deleting the following text in Schedule A, Section 385:

"The hamlet of Jordan River currently has one small restaurant business serving local and tourist needs. The Commercial Land Use Designation applies to lands adjacent to the Jordan River."

- (c) By deleting the following text in Schedule A, Section 386:

"The Commercial Land Use Designation applies to lands in Jordan River where residential and overnight habitation uses are not permitted due to the risk of flooding. The prescribed minimum lot size (120 ha) would prevent further subdivision of these lands."

And replacing with the following:

"The Commercial Land Use Designation applies to lands that provide potential for local services in support of development of the local economy. Except where lands may be restricted with respect to residential and overnight habitation uses due to the risk of flooding, an average density of one *parcel* per 0.4 ha within a plan of subdivision is supported.

- (d) By deleting the following text in Schedule A, Section 404:

"The intent of the Commercial Land Use Designation is to support small-scale neighbourhood commercial and light industrial uses in the Jordan River inundation area. Civic, institutional, tourism, recreation, silviculture and community park uses are also supported."

And replacing with the following:

"The intent of the Commercial Land Use Designation is to support small-scale neighbourhood commercial and light industrial uses. Civic, institutional, tourism, recreation, silviculture and community park uses are also supported

- (e) By deleting the text in Schedule A, Section 484 N, and replacing with the following:

"For lands designated as Commercial on Schedule B, an average density of one *parcel* per 0.4 hectares with one caretaker dwelling is supported"

- (f) By deleting the text in Schedule A, Section 484 R, and replacing with the following:

"For lands designated Renewable Resource and Restricted Development on Schedule B, a density of one parcel per 120 hectares is supported. One dwelling per parcel is supported for those lands designated Renewable Resource.

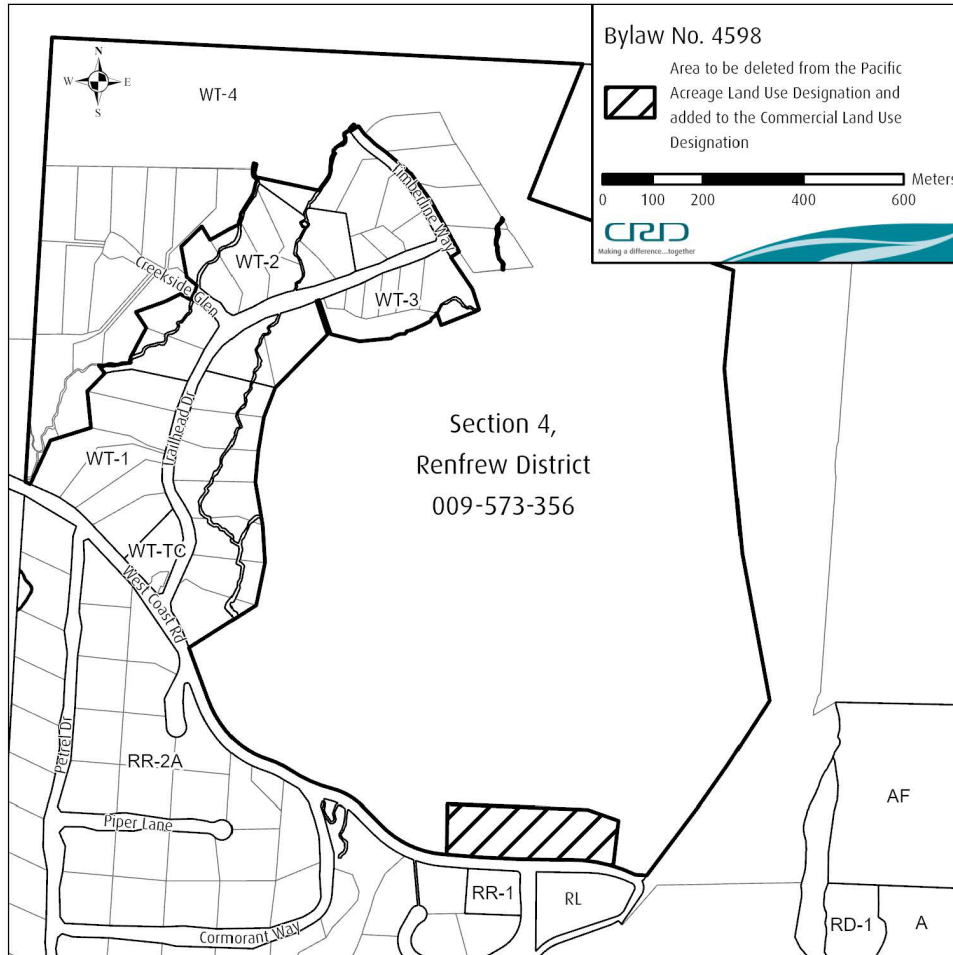
CRD Bylaw No. 4598

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**B. SCHEDULE B – LAND USE DESIGNATIONS**

- (a) By deleting that part of Section 4, Renfrew District Except Those Parts In Plans 427R, 23879, VIP68644, VIP79213, VIP80549, VIP82411 And EPP69011, from the Pacific Acreage land use designation and adding to the Commercial land use designation, as shown on Plan No. 1.

**Plan No. 1 of Bylaw 4598, an amendment to Bylaw No. 4001**



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2. This bylaw may be cited as "Shirley – Jordan River Official Community Plan, Bylaw No. 5 2018, Amendment Bylaw No. 2, 2024".

READ A FIRST TIME THIS day of , 2024.

READ A SECOND TIME THIS day of , 2024.

READ A THIRD TIME THIS day of , 2024.

ADOPTED THIS day of , 2024.

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CHAIR

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CORPORATE OFFICER