

Appendix B: Report of the Public Hearing

REPORT OF PUBLIC HEARING
held at the Shirley Community Hall
2795 Sheringham Point Road, Shirley, BC
November 12, 2024, at 7:00 pm

SUBJECT: **BYLAW NO. 4518**, cited as “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 158, 2022”

PRESENT: **Director A. Wickheim**, Chair by Resolution of the Capital Regional District Board on Wednesday, September 11, 2024
CRD Staff: D. Lucas, Planner, Juan de Fuca Local Area Services;
W. Miller, Recorder

PURPOSE OF THE HEARING:

Bylaw No. 4518 will amend Bylaw No. 2020, "Juan de Fuca Land Use Bylaw, 1992," by deleting Lot A, Section 74, Renfrew District, Plan VIP71883; and That Part of Section 74, Renfrew District Lying to the North of the Northerly Boundary of Plan 109RW from the Forestry Zone (AF) and adding to the Rural Commercial Recreation Zone (Campground) Zone (CR-2) for the purpose of permitting cabins; campsites; staff accommodation; office and reception space combined with a convenience store and a caretaker dwelling unit; and accessory and utility buildings.

NOTICE: Notice was published on the CRD website on November 1, 2024, and in the Sooke News Mirror on November 7, 2024.

ATTENDANCE: 9

The Chair provided a Territorial Acknowledgement.

The Chair declared the public hearing open at 7:00 pm.

The guidelines and procedures of the public hearing and the Notice of Public Hearing were read to those present.

Seven members of the public spoke to the application. Seven written public hearing submissions were received prior to the close of the public hearing.

Summary of Verbal and Written Representations

Comment on recreation:

- the Official Community Plan supports dispersal of recreational businesses
- proposed campground would result in a concentrated, high-density recreational business
- the campgrounds at French Beach, Jordan River and China Beach are at capacity
- there is interest in more campground opportunities
- the campground will provide a close to home destination for residents of the CRD
- the campground will connect people to nature

Comment on enforcement:

- a private campground does not have the same enforcement authority as the provincial campgrounds in the community

Comment on emergency servicing:

- subject property is not close to ambulance/hospital service
- the Shirley Volunteer Fire Department is directly involved with approving onsite firefighting infrastructure
- the applicant has been actively clearing deadfall and thinning and limbing trees to reduce fire risk
- onsite campfire use will be monitored by campground staff
- a regulated campground would provide a safer venue than unregulated camping on forestry lands

Comment on traffic:

- the campground would reduce day trips into and out of the community by providing overnight accommodation

Comment on economic impact:

- the campground proposal will attract more visitors to the community which will benefit local businesses

Comment on the natural environment:

- density proposed by the campground will have less impact than a residential development
- a campground would avoid another cut block or Airbnb subdivision
- the scale of the campground has been reduced by the applicant
- support for removing the waterfront lot (PID 024-937-207) from the campground proposal as the waterfront lot is adjacent to Jordan River Regional Park which is a wilderness park
- the applicant intends to build out the property slowly
- build out will be predicated on the availability of water

The Chair called three times for further discussion on the bylaw and hearing none closed the public hearing on Bylaw No. 4518 at 7:24 pm.

CHAIR, Director A. Wickheim
