



DATE: July 17, 2024

TIME: 10:00 a.m.

MINUTES of the Electoral Area F (Cowichan Lake South/Skutz Falls) Advisory Planning Commission held on the above-noted date and time at the Cowichan Community Centre, Nitinat Room, 2687 James Street, Duncan BC.

PRESENT:

Chair:	Stephanie Harper
Vice Chair:	Joe Allan
Secretary:	Sarah Robinson
Members:	Thor Repstock Sharon Devana

ALSO PRESENT:

Director:	Ian Morrison, Area F
Guests:	Coralie Breen, CVRD Alison Garnett, CVRD Aaron Licker, Consultant

ABSENT:

ACCEPTANCE OF MINUTES

It was moved and seconded that the minutes of the Advisory Planning Commission meeting of July 2, 2024, be accepted.

MOTION CARRIED

ORDER OF BUSINESS

R1. Local Area Plans (Honeymoon Bay/Mesachie Lake/Paldi) Step 2: Planning (Complete Communities) Discussion

It was moved and seconded that the Area F APC provide the following comments regarding Local Area Plan Step 2 – Planning to the CVRD:

1. The Area F APC thanks the staff and consultants for the chance to meet and discuss in person the Area F LAP with a goal of reducing the gap in vision and description.
2. The Area F APC encourages the CVRD to support reconciliation related to the recent BC Government's commitment to transfer a 312-hectare parcel of Area F lands to the Leeyq'sun First Nation and the Quw'utsun First Nation. The APC further requests that the CVRD take into consideration the potential needs of the adjacent Area F lands for the development of essential services, infrastructure, and housing.
3. The Area F APC requests that the CVRD reconsider the growth containment boundary to allow controlled and sustainable development around the lake. Development that secures greenspace, particularly waterfront parkland, and foreshore access through development approval proposals.
4. The Area F APC requests that the CVRD reinstate Area F development nodes in the LAP and MOCP. Specifically, we wish the CVRD to consider a development node for

the Caycuse region. The APC is strongly supportive of maintaining the ability to grow the South Shore region of Cowichan Lake. Please consider Appendix A-C 2022 supportive attachments (listed under Item R1 on the Agenda Packet):

Appendix A –Village Containment section of Area F draft OCP 2022.

Appendix B - Minutes 2022-05-10 Presentation to APC members Summary

Appendix C - Appendix C 2022-05-10 All APC Presentation Questions and Answers

5. The Area F APC requests that the CVRD revise the Area F LAP Vision and Description to strengthen the content, with a vision for future opportunities while retaining the rural character and unique quality of life in Area F. Please consider Appendix D - Area F Vision and Description (listed under Item R1 on the Agenda Packet)
6. The Area F APC requests that the CVRD consider a new scenario that encourages inclusivity of all regions of Area F, and the potential of development nodes in order to reflect the area's aspirations for growth.
7. The Area F APC requests that the CVRD encourage the protection of the foreshore and industrial/commercial development lands; those lands are critical to support a truly complete community.
8. The Area F APC requests that the CVRD make consideration in the LAP for development nodes that provide self contained infrastructure systems designed to meet the developments essential services.
9. The Area F APC requests that the CVRD prioritize sustainable rural housing developments to support continued growth of the region.
10. The Area F APC requests that because many areas in the LAP struggle with inadequate cell and broadband services, the CVRD prioritize connectivity within our current containment boundary.
11. The Area F APC requests that the CVRD revisit the Area F LAP vision and description.
12. The APC requests that the CVRD plans for Area F LAP include working with stakeholders to create a public roadway that supports all weather access west of Honeymoon Bay along the Southshore FSR. This road will support improved access and economic development for our First Nations, furthering safe access to our world class parks including Carmanah and Walbran Provincial Parks, and Pacific Rim National Park.

MOTION CARRIED

ADJOURNMENT

It was Moved and Seconded that the meeting be adjourned at 11:59 a.m.

MOTION CARRIED

Secretary

Chair