



**DATE:** 2025-03-26

**TIME:** 7:00 pm

MINUTES of the Electoral Area I (Youbou/Meade Creek) Advisory Planning Commission held on the above-noted date and time Youbou Community Hall, 8550 Hemlock St, Youbou

**PRESENT:**  
Chair: Joelle Belanger  
Vice Chair: Stephanie Harper  
Secretary: Stephanie Harper  
Members: Cheryl Morgan, Melissa Windsor Larry Leischner

**ALSO PRESENT:**  
Director: Karen Deck  
Guests: N/A

**ABSENT:** N/A

**APPROVAL OF AGENDA:**

It was moved and seconded that the Agenda be approved.

**MOTION CARRIED**

**ACCEPTANCE OF MINUTES:**

**ORDER OF BUSINESS:**

1. Referral Item R1 Local Area Plan Step 3 Implementation

**MOTION:**

It was Moved and Seconded that it be recommended that the description of Local Area I be amended with the following additions, deletions and changes, and photos be swapped out with supplied photos (attached):

1. Change 1<sup>st</sup> paragraph: Area I, with its commanding presence on the northern shores of Cowichan Lake, spans more than 125,000 acres of breathtaking landscapes. This expansive region boasts forest-clad mountains, picturesque valleys crisscrossed by streams and creeks, serving as vital spawning grounds for salmon and trout, a diverse ecosystem that nourish the pristine waters of Cowichan Lake.
2. Leave 2<sup>nd</sup> paragraph of description.
3. Remove 3<sup>rd</sup> paragraph and add East of is Meade Creek known as the enchanted forest, is a winding forest lined road that is the main access to the growing communities on the Bald Mountain peninsula. Bald Mountain highlights public lake front parks, playfields and a 1500-acre wilderness park with many km of

maintained hiking trails with epic view up and down Cowichan lake.

4. Remove 4<sup>th</sup> paragraph.
5. Add: On the edge of the Bald Mountain are the Marble Bay and Woodland Shores communities. Master planned communities providing a substantive variety of residential housing, park side, lake view and lake side homes, cottages or cabins all with private recreational amenities, beaches and pleasure craft marinas.
6. Add: Embracing the essence of nature and community, Laketown Ranch in CVRD Area I is a 262-acre sprawling oasis standing as a cultural epicenter and catalyst for economic growth. Laketown Ranch features a cutting-edge entertainment amphitheater, envisioned as a harmonious blend of residential living with private and public amenities, this development caters to the diverse needs of the community. Inline with the areas vision, includes commercial enterprises and light industrial space, contributing to the region's economic prosperity.
7. Retain the final paragraph outlining the traditional territory.
8. Photos to be removed:
  - moss covered roof top replace with Youbou Peninsula sunset photo
  - road with trees replace with photo Bald Mountain from lake.

**MOTION CARRIED**

**MOTION:**

It was Moved and Seconded that it be recommended that the boundary map presented be corrected as the APC feels it misrepresents the containment boundary when compared to the OCP.

**MOTION CARRIED**

**MOTION:**

It was Moved and Seconded that it be recommended that the following changes to the History and Heritage Register section be made to the LAP:

- Edit and modify history to include both settler history and indigenous history, making all attempts to include all nations history within Area I; and,
- The APC does not see the purpose of either of the heritage candidates; without purpose we would recommend to have both Bald Mountain Peninsula and Mile 77 Park removed as candidates.

**MOTION CARRIED**

**MOTION:**

It was Moved and Seconded that it be recommended that the following changes to Daily needs of the LAP occur:

- Edit and modify to more accurately reflect that Youbou is a rural community which provides some of the daily needs including, a

recreational facility, convenience store, gas and car repairs, restaurants, arts center and church.

- Other daily needs such as daycare, schools, libraries are but a brief drive away in town of Lake Cowichan

**MOTION CARRIED**

**MOTION:**

It was Moved and Seconded that it be recommended that the following ACTION changes the to the Area I LAP occur:

- Amenity Actions: remove library, add preschool or other institutional education facility. Add gathering spaces for emergency response, climate action, heating and cooling centers;
- Transportation: accepted a written;
- Infrastructure: Sewer capacity at Bald Mountain is for 400+ units and that represents about 1/3 of the area population; the APC recommends that the wording be changed to “substantive capacity”; and,
- Environmental: Recommend strong language prioritizing protection for ancient, old growth and endangered forests within all of Area I.

**MOTION CARRIED**

2. Referral Item R2 Report from Community Planning Division re: Short-term Rentals.

**MOTION:**

It was Moved and Seconded that it be recommended that the following be considered for the Short-term Rentals bylaw:

- The CVRD supports strong enforcement of illegally zoned short-term rentals;
- The CVRD recommends that tenancy rentals be prioritized over short-term rentals;
- The bylaw for storage containers be altered and to allow container storage permitted on properties in rural areas zones with proper screening; and,
- Short term rentals should be made available through the use of Temporary Use permits and business licensing.

**MOTION CARRIED**

3. Referral Item R3 Referral Report Development Services Division re: Draft Modernized Temporary Use Permit Policy

**MOTION:**

It was Moved and Seconded that it be recommended that the following be considered for the draft modernized temporary use permit policy:

- The CVRD supports the use of Temporary Use Permits (TUP) for short-term rentals (STR), providing a simple and easy application and approval process;

- The CVRD consider limiting the amount of TUP for STR based on an accommodation needs analysis for Cowichan Lake region;
- The CVRD permits TUPs all zones on a case-by-case basis; and,
- The CVRD uses bylaw compliance as a tool to reward good hosts and penalize bad hosts of STR TUPs.
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**MOTION CARRIED**

## **ADJOURNMENT**

**MOTION:**

It was Moved and Seconded that the meeting be adjourned at 9:13 pm.

**MOTION CARRIED**

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Secretary

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Chair