



DATE: 2024-07-04

TIME: 7:14 p.m.

MINUTES of the Electoral Area B (Shawnigan Lake) Advisory Planning Commission held on the above-noted date and time at *Shawnigan Lake Community Centre, Lounge. 2804 Shawnigan Lake Road, Shawnigan Lake BC.*

PRESENT:

Chair:	Bruce Stevens
Vice Chair:	
Secretary:	Kelsie Roze
Members:	John Robertson
	Edwin Rebner
	Aaron McMillan
	Pieter DeVries

ALSO PRESENT:

Director:	
Guests:	Alison Garnett - CVRD

ABSENT:

Mike Astleford
Doug Strachan
Luke Cuthbert

APPROVAL OF AGENDA:

It was moved and seconded that the agenda be approved.

CARRIED

ACCEPTANCE OF MINUTES:

It was moved and seconded that the minutes of Electoral Area B – Shawnigan Lake, Advisory Planning Commission meeting minutes of June 18, 2024, be adopted.

CARRIED

ORDER OF BUSINESS:

1. Local Area Plans Step 2: Planning (Complete Communities) discussion.

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

1. The APC supports Scenario 2's shift towards attached and multi-unit building types. We would add that housing for all life stages should be represented, including youth, families, and seniors aging in place.

2. With regards to the "Access to Daily Needs" metric, we felt that it was not addressed with enough detail, and seemed inaccurate for some items- for example, the lack of a local Shawnigan library or a full service grocery store. Other important services were not considered, such as the lack of a walk-in clinic, or the existence of a local pharmacy and

post office. We also questioned whether the modeling addressed people's access to these needs (for example, year long waiting lists for daycare), and whether these services could support the projected growth.

3. We noted a discrepancy in the "Access to Daily Needs" data: whether Shawnigan is at 37.9% (Local Plan Area Profiles Report page 40), or 100% (Alternate Futures PowerPoint presentation).

4. We suggest that transportation infrastructure should be addressed alongside growth, as there is no availability for building out road capacity.

5. We noted concern around CVRD taking over sewer systems, and suggest considering a program to monitor individual septic systems.

6. While we support the vision, adjusted to support diverse housing needs, we note that the primary challenge is the resources required to meet demand (eg. water, sewer, roads). While there is potential for gaining efficiencies through sharing resources (Areas A, B, and C), concern remains around the actual resources available.

7. There is a lack of information in the CVRD model to fully address the servicing question, particularly water. The vision and model should address water as a limiting resource, and growth should be conditional on a better understanding of water availability (including provincial data).

8. We recommend an increase in the scope of water availability analysis to include areas outside of the local area plan, due to the interconnectedness of wells, aquifer, and lake. For scenario 3, water availability for all three areas should be thoroughly understood.

CARRIED

ADJOURNMENT

It was moved and seconded that the meeting be adjourned at 8:44 p.m.

CARRIED

Kelsie Roze
Secretary

Bruce Stevens
Chair