



**DATE:** 2024-07-15

**TIME:** 5:00 p.m.

MINUTES of the Electoral Area A (Mill Bay/Malahat) Advisory Planning Commission held on the above-noted date and time Mill Bay Community League Hall, 1035 Shawnigan-Mill Bay Road, Mill Bay BC.

**PRESENT:**

Chair:	Alex Jorgensen
Vice Chair:	Brian Harrison
Secretary:	Lesley Stone
Members:	Margo Johnston
	David Knott
	Ken Hart
	April Tilson
	Maureen Alexander
	Garry Ashdown
	Angie Stanta

**ALSO PRESENT:**

Director:	
Guests:	Coralie Breen, CVRD

**ABSENT:**

**APPROVAL OF AGENDA:**

**ACCEPTANCE OF MINUTES:** It was moved and seconded that the minutes of the 2024-06-18 meeting be accepted.

**ORDER OF BUSINESS:**

1. Referral Item: Area A Local Area Plan (APC); Comments by the Area APC:

**MOTION:**

**it was moved and seconded** pursuant to the CVRD's LAPs and Alternate Futures initiatives that the discussion continues regarding the LAPs as presented at this time and an Alternate Futures scenario of high growth be developed, given the APC's following comments regarding Local Area Plan Step 2 – Planning to the CVRD:

1. Conduct more in-depth analysis of Area A infrastructure; including security of water supply, sewerage disposal, storm water drainage and transportation based on projected new

development and likely infilling/secondary suites resulting from the impact of Provincial Bill 44;

2. Consider longer term options for amalgamation of Area A, B and C in terms of longer-term planning of infrastructure, including facilitation of more interaction by the three Areas, including by the APCs;
3. Consult with the Malahat Nation vis a vis its planning of major developments and its impact on Area A;
4. Area A LAP to incorporate more public access to the oceanfront through strengthening of foreshore policies;
5. Area A LAP to ensure that new developments incorporate protection of the cultural and environment of Mill Bay/Area A;
6. Explore whether a Master Plan for Areas A, B and C, would assist in better planning of mutually impacted infrastructure and growth;
7. Ensure that new commercial developments be approved commensurate with population growth, to protect viability of new and existing enterprises;
8. Consider to improve/expand existing recreation facilities with contributions from new developments/rezonings and/or taxes in order to accommodate expanding populations, to improve access to sports and other facilities, especially for youth;
9. Improve protection of the environment in general and green/wooded areas in new developments, including retention of existing trees in housing developments where possible;
10. CVRD to review the LAP description of the location of Mill Bay Nature Park and include mention of Kerry Park, as a privately owned park, with public access.

#### **MOTION CARRIED**

#### **ADJOURNMENT**

#### **MOTION:**

Meeting be adjourned at 6:24 p.m.

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Secretary

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Chair

