



DATE: 2024-07-16

TIME: 7:00 p.m.

MINUTES of the Electoral Area E (Cowichan Station/Sahtlam/Glenora) and Electoral Area D (Cowichan Bay) Advisory Planning Commissions held on the above-noted date and time by Webex.

PRESENT: Chair: Sarah Davies-Long, Area E
Vice Chair: Susan Kaufmann
Secretary:
Members: David Coulson
Parker Jefferson
Lynn Jones
Henry Van Hell
Jesse Vander Schaaf

Chair: Joe Kinrade, Area D
Vice Chair: Cheryl Wirsz
Secretary:
Members: Peter Holmes
Larry Gray

ALSO PRESENT: Director: Hilary Abbott
Guests: Coralie Breen, CVRD
Alison Garnett, CVRD

ABSENT: Susan Whitham, Marianna Terauds, Celina Gold (Area E)
Kelsey Rogers, Julia Balabanowicz, David Slang (Area D)

APPROVAL OF AGENDA:

ORDER OF BUSINESS:

1. Referral Item: Areas D/E Local Area Plan

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

1. The **Area D APC** requests that the CVRD support the draft land use designations mapped for the Area D portion of the LAP.

2. The **Area D and E APCs** request that the CVRD supports a scenario that encourages some densification within the Industrial area, where appropriate, but ultimately support the primary purpose of these lands as employment lands. They are important to the economic health of our respective electoral areas and greater community.

3. The **Area D and E APCs** request that the CVRD ensure development permit areas are reviewed and adhered to.
4. The **Area D and E APCs** request that the CVRD conduct further study of the LAP to understand areas that are appropriate for residential uses.
5. The **Area D and E APCs** request that the CVRD consider removing the uses that are not compatible with aquifer and fish habitat protection.
6. The **Area E APC** requests that the CVRD consider the Eagle Heights for gentle infill through secondary suites or carriage or garden homes if the lot size allows. Some larger properties on Miller Road could possibly allow for two story duplexes or triplexes.
7. The **Area E APC** requests the CVRD support and reaffirm the existing zoning for town homes on lower Koksilah Road. Increasing the height to allow 3 story town homes could allow for an additional small suite within each unit, increasing the affordability.
8. The **Area E APC** requests the CVRD protect existing campground and mobile home parks for tourism and affordable housing.
9. The **Area D and E APCs** request that the CVRD ensure that housing across the spectrum, and for families in particular, is identified as a strong need.
10. The **Area D and E APCs** request that the CVRD engage with both APCs on any planning matters along the Trans Canada Highway.
11. The **Area D and E APCs** request that the CVRD support social housing close to grocery, bakery and other amenities, in particular smaller maximum 3 story units that include greenspace that foster a sense of community. The APCs do not support large scale apartment buildings anywhere within the LAP.
12. The **Area D and E APCs** request that the CVRD advocate to the Ministry of Transportation and Infrastructure to address the challenges with achieving complete communities when it comes to public transit, sidewalks, active transportation and streetlights. This is currently outside of CVRD jurisdiction but trails could possibly be created and funded using amenity contributions through rezoning applications.
13. The **Area D and E APCs** request that the CVRD retain existing institutional designated land, including the Old Koksilah school, Eagles Hall and VIU/SD 79 trades program.
14. The **Area D and E APCs** request that the CVRD protect the sensitive ecosystem on lands identified as Koksilah Road Special Study Area.

CARRIED

ADJOURNMENT

It was moved and seconded that the meeting be adjourned at 8:38 p.m.

CARRIED

Susan Kaufmann

Vice Chair

Sarah Davies-Long

Chair