



DATE: July 2, 2024

TIME: 7:00 p.m.

MINUTES of the Electoral Area F (Cowichan Lake South/Skutz Falls) Advisory Planning Commission held on the above-noted date and time at Cowichan Lake Recreation, 311 South Shore Road, Lake Cowichan BC

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

ALSO PRESENT:
Director: Ian Morrison
Guests: Richard Buchan, CVRD; Michelle Pressman, CVRD;
Guy Bouchard, Applicant, Davin Reid, Applicant

ABSENT:
Member: Bryce Williams

ACCEPTANCE OF MINUTES

It was moved and seconded that the minutes of the Advisory Planning Commission meeting of March 27, 2023, be accepted.

MOTION CARRIED

ORDER OF BUSINESS

R.1 Election of Chair/Vice-Chair/Secretary

It was moved and seconded that *Stephanie Harper* be appointed to the role of Advisory Planning Commission *Chair*.

It was moved and seconded that *Joe Allan* be appointed to the role of Advisory Planning Commission *Vice-Chair*.

It was moved and seconded that *Sarah Richardson* be appointed to the role of Advisory Planning Commission *Secretary*.

MOTION CARRIED

R.2 Referral Report from the Development Services Division Re: Application No. RZ23E01 for Appaloosa Way (PIDs: 009-845-119; 009-849-637; 009-849-581).

It was moved and seconded that the Electoral Area F Advisory Planning Commission is supportive of the proposed zoning amendment for Application No. RZ23B02, and recommends advancing the application subject to the following:

That the Board consider options for increasing the number of lots where possible.

MOTION CARRIED

R.3 Referral Item R3 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 Area F APC is not supportive of the draft LAP in its present form and recommends alterations. We request a further in-person meeting to have our concerns heard. In the interim, we offer the following comments:

2. We feel that the draft vision does not adequately describe our community; furthermore, it contradicts the Area F APC's vision.

3. We feel any vision needs to have a fulsome plan for the future of Cowichan Lake.

4. We feel that the policies and boundaries are too restrictive; we wish to see a plan that provides an adaptation provision, a plan that to accommodates future transition and promotes sustainable growth.

5. We feel that there is missing information and incorrect data points in the consultant's report. Additionally, some of the data being used may need to be refined from a city perspective to a rural perspective.

6. We feel that the LAP tells us the baseline of the community as it exists today and does not reflect how we see our Area's future and does not empower or promote our area for sustainable growth.

7. We do not see strengths in the proposed draft LAP and are concerned that if the LAP and MOCP proceeds as proposed it will result in; our LOCAL area missing out on future opportunities related to housing options, transitional and alternative jobs, and parkland with lake access. Furthermore, we feel following this plan promotes more non-compliant use of the lake shoreline lands.

8. The APC is feeling frustrated by this process; We feel that we aren't being heard. We have participated in the LAP planning but don't see our input or the residents input being included in the LAP.

9. We understand that growth needs services, and that there are only a few areas that presently have potential for growth based on existing servicing. But why not allow a plan that includes policy for future servicing?

10. We have concerns with the limitations set out by the complete communities' approach, and the options being presented. We feel more data points around housing needs assessment, workforce housing, industrial/commercial. ALR constraints and business land use should be included for consideration in this process.

11. We live in the rural country for a reason, we find that the comments about not having a complete community, not having a healthy lifestyle and being auto-dependent is a city attitude being imposed on the country and lacks consideration related to (ZEV) zero emissions vehicles.

12 We don't wish to be restricted in policy, policy should support & promote growth – taking a Can-Do attitude.

13 Honeymoon Bay wants to remain a viable community, planning for transition, should be reflected in the LAP.

14 We don't wish to provide growth barriers based on arbitrary boundaries that have been set and adjusted despite APC opposition.

15 We need to understand a conceivable future for growth to set a realistic growth boundary; however, there should not be prohibitions for applications that have sound-planning outside of the growth boundaries. Instead policy that promotes viable economic growth existing boundaries.

16 We should have policy that states that the CVRD should consider complete applications for growth and development outside the growth containment boundary.

17. Growth should be focused and provide policy for future 'nodes', with buffers to support the environment and habitat for the flora, fauna and fish. A development node at Caycuse has been recommended. We originally had 2 development nodes, but they were removed somewhere in the process.

18. We see this LAP and MOCP as plans that do not protect Cowichan Lake.

19. We should change the local area plan growth containment strategy to highlight topographic constraints, lake access limits, etc.

20. We don't want tons of hotels, but we do wish to allow for some economic growth related to tourism.

21. We should allow for 'pocket villages' on greenfield areas to allow for density with developer-built servicing. This historically is economical feasible path for housing & community greenspace, and future parks.

22. There should be a 'sub-area' plan for the lake as a whole that crosses the entirety of the lake – AREA F, AREA I, Ts'uubaa-asatx First Nation and Town of Lake Cowichan.

23. Area F needs to be flagged as unique from other electoral areas, we want to be flagged as 'open for business' and 'supportive of sustainable development'.

24. We find that there is a lot of errors or misrepresentation in the LAP that aren't being corrected despite our input.

We would like to see the Plan Your Cowichan survey results for Area F.

ADJOURNMENT

It was moved and seconded that the meeting be adjourned at 8:45 p.m.

MOTION CARRIED

Secretary

Stephanie Harper
Chair