



DATE: 2024-07-11

TIME: 7 p.m.

MINUTES of the Electoral Area D (Cowichan Bay) Advisory Planning Commission held on the above-noted date and time at the Cowichan Community Centre, Koksilah Room, 2687 James Street, Duncan BC.

PRESENT: Chair: Joe Kinrade
Vice Chair: Cheryl Wirsz
Secretary:
Members: Larry Gray, David Slang

ALSO PRESENT: Director: Hilary Abbott, Area D
Guests: Alison Garnett, CVRD

ABSENT: Peter Holmes, Julia Balabanowicz, Kelsey Rogers

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 be accepted.

CARRIED

ORDER OF BUSINESS:

Referral Item: Area D Cowichan Bay Local Area Plan

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

1. Water

- Until more certainty is achieved in regards to water resource quality and quantity, there should be limits on growth.
- Desalination technology could be explored.
- Infrastructure needs to be enhanced to allow fire flows for multi-unit development.
- A water study should be completed for all South Cowichan, south of the Koksilah River.

2. Sewer

- Explore recycled wastewater for reuse for agriculture.

3. Drainage

- Stormwater management in Cowichan Bay is a challenge due to clay soils, and appropriate stormwater management planning is needed.
- Drainage infrastructure is needed to reduce flood risk.

4. Climate Change

- Geotechnical engineering is important to new development given slope stability concerns.

5. Housing

- Encourage multi unit housing to increase the net unit of housing in the community, subject to first addressing concerns about water, sewer, drainage.

6. Growth Containment Boundary

- In the future, further infill development could occur along Cowichan Bay Road from Hecate Park to the bridge over Koksilah River, for those parcels not in the ALR and where servicing is available.

7. Character

- Encourage the seaside village concept, with an elevated boardwalk (e.g. Telegraph Cove) and increased access to the sea.
- Enhance public access and swimming opportunities at Botwood Park.

8. Transportation

- Re-establish a 4-way stop at the 4-ways intersection to improve safety.
- Support the East Connector of the Active Transportation Plan
- Create a trail connector route along Koksilah Road connecting Cowichan Bay with Cowichan Station.

9. Growth

- Growth should be supported broadly as opposed to directed into a local area.

10. Next Steps

- We look forward to the next steps to review the development of the local area plan and the development of a vibrant future.

CARRIED

ADJOURNMENT

It was moved and seconded that the meeting be adjourned at 8:50 p.m.

CARRIED

Secretary

Joe Kinrade
Chair