



DATE: 2024-07-22

TIME: 7:00 PM

MINUTES of the Electoral Area H (North Oyster/Diamond) Advisory Planning Commission held on the above-noted date and time at: North Oyster Community Centre, 13467 Cedar Road, Ladysmith, BC.

PRESENT: Chair: Mike Fall
Vice Chair: Absent
Secretary: Ione Brown
Members: John Edwards, Doug Hoare

ALSO PRESENT: Director: Ben Maartman
Guests: Coralie Breen, CVRD
1 Member of the Public

ABSENT: Chris Gerrand, Alison Heikes

APPROVAL OF AGENDA:

It was moved and seconded that the agenda be approved.

MOTION CARRIED

ACCEPTANCE OF MINUTES

It was moved and seconded that the minutes of the Electoral Area H (North Oyster/Diamond) Advisory Planning Commission meeting of 2024-06-21 be accepted.

MOTION CARRIED

ORDER OF BUSINESS

1. Discussion of the two reports re Local Area Plans Step 2 (LAP Area Profile Report and Alternate Futures Report): Planning (complete communities) focused on the Diamond.

MOTION:

It was Moved and Seconded that the Area H APC provide comments on the Local Area Plan to the CVRD.

MOTION CARRIED

COMMENTS and DISCUSSION

The APC offered feedback and comments as follows:

- Proposed Bush Creek Mobile Home Park:
 - Rural setting of this area does not include access to daily needs services, including limited recreation, transportation, schools, grocery stores, other amenities. The area is not within walking distance to any current services.

- **Significant concerns regarding water availability, wildfire hazards and hydrological impacts for this area.**
- Transportation – Area H is very rural services and bus stops not within walking distance of residential areas; roadside bus stops have no designated parking. Trans Canada Highway is the only access from Ladysmith north.
- Recreation – trails difficult to access due to rights of way through private property
- Water – not a clear understanding of the water availability and potential future needs for water in the area with potential growth; also, potentially unidentified wells in the area.
- APC would like to clarify in the Reports that:
 - “Ladysmith Little Theatre” is a separate entity from the Diamond Community Hall.
 - Coffin Point is not in Diamond (end of Yellowpoint Peninsula)
 - Tudor Mill – does it exist?

OTHER BUSINESS

- No other business discussed.

ADJOURNMENT

MOTION:

It was Moved and Seconded that the meeting be adjourned at **8:11 PM.**

MOTION CARRIED

Secretary

Chair