



DATE: 2024-07-19

TIME: 9:00 a.m.

MINUTES of the Electoral Area I (Youbou/Meade Creek) Advisory Planning Commission held on the above-noted date and time on Webex.

PRESENT: Chair: Joelle Belanger
Vice Chair: Stephanie Harper
Secretary:
Members: Cheryl Morgan, Larry Leischner

ALSO PRESENT: Director: Karen Deck
Guests: Alison Garnett, CVRD

ABSENT: Staci Nelson, Shawn Carlow

APPROVAL OF AGENDA:

MOTION CARRIED

ORDER OF BUSINESS:

1. Referral Item: Area I Youbou/Meade Creek Local Area Plan

MOTION:

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

1. The desire is to have a thriving community, with more affordable housing, including rental housing and housing for families.
2. Supports Scenario 1 growth rate and overall increase in development for the community.
3. Development of the Youbou Lands PDA is seen as a positive contributor to the community, providing greenspace, diverse housing, infrastructure. If the PDA lapses, the APC supports the language in the Youbou Lands Special Study Area: *that the land use designation be reviewed in consultation with the community's vision.*
4. Transportation as a Complete Community lens is not considered the most important of the lenses, as it is a rural area that assumes personal vehicle and investment in public transit is not justified due to population. This may change should development of Youbou Lands PDA occur.
5. Desire for active transportation routes throughout the community and connecting parts of the community.
6. Encourage cooperation with Ts'uubaa-asatx and Town of Lake Cowichan.
7. Growth in population is needed in order to increase access to daily needs (daycare, school).

8. Supports attracting private school or arts and culture facilities to the area, to encourage future growth.
9. Recommends to the CVRD to encourage development of the Youbou Lands PDA.
10. That the LAP vision be revised to include such things as a desire in the future for:
 - housing diversity
 - thriving families
 - aging in place
 - arts & culture
 - tourism

MOTION CARRIED

ADJOURNMENT

MOTION:

It was Moved and Seconded that the meeting be adjourned at 10:44 a.m.

Secretary

Chair