

Area F APC Minutes

Date: 15 Jan 2018

Time 7 PM

MINUTES of the Electoral Area F Advisory Planning Commission held on the above noted date and time in the Lower Meeting Room of the Centennial Hall in Lake Cowichan

PRESENT:

Chairperson -	Sharon Devana
Vice Chairperson -	Joe Allan
Secretary -	Peter Devana
Members -	Jim Fielding, Mary Lowther

ALSO present:

Director -	Ian Morrison
Guests -	Applicant Paul Cooper

Absent - Thor Repstock APC Member

The Chair, Sharon Devana called the Meeting to order at 7 PM

ACCEPTANCE OF MINUTES:

Motion 1

It was Moved and Seconded that the minutes of the Area F APC meeting 11 Sept 2017 be accepted.

Motion 1 Carried

ORDER OF BUSINESS:

Item 1 – Election of Area F APC officers for 2018.

Director Ian Morrison took over the Chair for the process of this election.

Sharon Devana was nominated for position of Chair. There were no further nominations and Sharon Devana was acclaimed Chair for 2018.

Joe Allan was nominated for position of Assistant Chair. There were no further nominations and Joe Allen was acclaimed Assistant Chair for 2018.

Peter Devana was nominated for position of Secretary. There were no further nominations and Peter Devana was acclaimed Secretary for 2018.

Director Morrison then turned the Meeting over to the Chair Sharon Devana

Item 2 – CVRD File No.02-F-17RS-Rezoning application.

The Chair asked the applicant to explain his Rezoning Proposal to the APC and to explain why he wanted the Zoning to be changed to R2 .

Discussion

Following his presentation the Members discussed all aspects in great detail taking the CVRD's Staff recommendations into consideration. When all their concerns had been satisfactorily addressed, the following motion was made:

Motion 2 – It was Moved and Seconded that “ Subject Rezoning be Approved to R2 in accordance with Area F Zoning Bylaw 5.11 with the following considerations:

1. That current Forest stock be retained as much as possible;
2. That public access from the road, through the park to the Hydro Right of Way be guaranteed and maintained; and
3. That the Applicant should not have to adhere to the Area E OCP policies outlined in 7.1.1, 7.1.6, and 7.3.1.”

Motion Seconded

Motion 2 Carried

Item 3 - Proposed Dates for Next Working Group Meeting for the re-write of Area F OCP.

After a short discussion it was decided that our next Working Group Meeting would be held Tues 23 Jan 2018 and /or Tues 30 Jan 2018.

These dates would be forwarded to Mike Tippet for his approval and arrangements for the meeting or meetings would be arranged depending on his approval of these dates.

Item 4- Joe Allan, our representative on the Sahtlam Local Area Plan (Slap) committee gave us an update and written report concerning progress being made on this Local Area Plan. He said things were going well and his only concern was that the plan, when adopted, could be overlaid with ideas contained in the Area E updated OCP.

New Business - No New Business

Adjournment

There being no further business, a motion was made for adjournment and seconded.

Carried

Meeting adjourned at 0832 hrs 15 Jan 2018

Signed (Certified Authentic),

Peter N Devana

Secretary

Copies to:
Area F APC members
Electoral Area Services committee ds@cverd.bc.ca

cc to CVRD Planner Sheila Herrera
cc to Area F Director Ian Morrison
cc to Alternate Director Dave Darling



DATE: Tuesday, March 13, 2018

TIME: 19:00-21:00

MINUTES of the Electoral Area E Advisory Planning Commission held on the above noted date and time at 175 Ingram Street, Duncan, B.C., CVRD Boardroom.

PRESENT:

Chairperson: Susan Kaufmann
Secretary: Justin Straker
Members: David Coulson
Patrick Jackson
Julia Rylands
John Salmen
Ken Smith
Marianna Terauds

ALSO present:

Director: Alison Nicholson

ABSENT:

Sarah Davies-Long
Celina Gold
Parker Jefferson

APPROVAL OF AGENDA

It was moved and seconded that the agenda be approved.

MOTION CARRIED

ADOPTION OF MINUTES

It was moved and seconded that the minutes of January 9, 2017 be accepted.

MOTION CARRIED

BUSINESS ARISING FROM MINUTES

None.

REPORTS

Chair's report:
None.

Director's report:

None.

Planner's report:

None.

NEW BUSINESS

Application 02-F-17RS – Commission discussion of merits and issues with the application.

MOTION: The APC recommends that Application 02-F-17RS not proceed at this time, for the following reasons:

1. A similar application in 2006-2007 was referred back to staff by the EASC several times, and eventually amended to not include the current re-zoning request, due to incompatibility with regulations and a range of concerns raised by the EASC, CVRD planners and APC. The concerns that led to its amendment in 2006-2007 have if anything increased since that time.
2. The application is not compliant with the existing Cowichan-Koksilah OCP¹ and Area F zoning bylaws, and is not consistent with the vision of the 2018 Cowichan-Koksilah OCP currently under review.
3. There are large amounts of undeveloped land and current potential housing stock, including the Paldi CD, that should be reviewed in the context of the Sahtlam Local Area Plan with appropriate community consultation, prior to allowing the current Application to proceed.
4. The need to contain residential growth and reduce urban sprawl into rural areas.
5. The need to protect existing forestry-designated properties for forestry uses, wildlife habitat and corridors, recreation and carbon capture, particularly within the Coastal Douglas-Fir (CDF) biogeoclimatic zones, which is recognized as having endangered ecosystems and is under substantial pressure from development. The proposed property contains productive second-growth CDF forest with substantial future potential for carbon sequestration. The APC estimates that currently less than 25% of the Cowichan-Koksilah OCP area contains CDF forest.
6. Concerns over availability of potable water and appropriate septic disposal – in August 2008 the Vancouver Island Health Authority expressed concern over the lack of suitable area for septic fields on the property.
7. Members of the Cowichan Tribes live in the Plan area, and there are reserves within its boundaries. Cowichan Tribes expressed substantial concerns over the original (2006) application, citing the property as being valuable as wildlife habitat and for traditional land uses by Cowichan Tribe members. At this time the APC understands that the

¹ e.g., Policy 5.1.14, which states: "Forestry lands will be increasingly important for the continued sequestration of carbon emissions in the Plan area, and the CVRD will strive to protect and enhance forestry lands in partnership with the provincial government and private landowners"; and General Residential Policy 7.1.1, which states: "The Regional Board shall not approve any bylaw which would designate additional land for residential use or increase the permitted density of existing residential lands prior to a review of residential land availability in the planning area."

current Application has been referred to Cowichan Tribes – we have not been able to view their response and believe that there is a need to collaborate more closely with the Cowichan Tribes on decisions affecting the Cowichan-Koksilah OCP area.

Moved and seconded.

MOTION CARRIED.

ADJOURNMENT

It was moved that the meeting be adjourned at 7:50 pm.

MOTION CARRIED

NEXT MEETING: Next APC meeting is Tuesday, April 10, 2018.



Secretary



Chair