

Minutes of APC Meeting – Area D

Date: March 30, 2017

Time: 7:06 PM

Location: Cowichan Estuary Nature Centre

Members Attending: Robert Stitt (Chair), Joe Kinrade (Vice-Chair), Hilary Abbott, Larry Gray, Kevin Maher, Kerrie Talbot, Peter Holmes, David Slang, Ken Olive (Minutes)

Ex-Officio: Anne Bomford (Alternate Director)

Applicants: Mark H. Johnson, M.H. Johnson & Associates Inc., Agent; Mike Kelly, Owner

Business: Development Permit Application – Lot 2, Plan 70020, Lochmanetz Rd.

Presentation by the Applicants APC members' questions & discussion

Motion:

Moved and seconded that the Application – Development Permit Application – Lot 2, Plan 70020, Lochmanetz Road – be recommended to the Board for Approval with a number of recommendations.

Motion Carried: Eight in favour, one against.

Recommendations:

1. OCP: Application supports the growth of tourism through low-impact activities (7.6, Objective 1)
2. As supported by the applicant, a covenant be placed on title to limit occupancy for any recreational vehicle unit to 120 days in any calendar year. (To avoid long-term occupancy and facility degradation).
3. A Landscape Architect be retained to plan the planting of the proposed buffer, with particular attention to blending with the surrounding landscape. The buffer zone should continue to the end of the drainage swale and recreation area. (Proposed trimmed cedar buffer out of character with surrounding environment).

4. The applicant should be guided to consider all environmental considerations noted in the OCP and bylaws for this sensitive area adjoining Cowichan Bay. (Overarching concern for health of Cowichan Bay).
5. The CVRD should review any permits for the existing deposited fill and the quality of that fill as well as any future permits for fill with the Agricultural Land Commission. (Concern about contaminants).
6. The requirements for a geotechnical review of the proposed development within Sensitive Lands Permit Area SL.5 – Floodplains, should be met. (Requirement).
7. The applicant should work through CVRD staff to address any First Nations' concerns.
8. Consideration should be given by the CVRD to amend the current Campground Bylaw to limit the number of days that a camper can stay in the park. (To preserve the intended temporary duration).

Motion to Adjourn: Moved and seconded at 8:45 PM