

Minutes of the Regular meeting of the Area I (Youbou/Meade Creek) Area Planning Commission held in the Upper Community Hall, 8550 Hemlock Street, Youbou BC, on Tuesday, August 7, 2012 at 7:03 pm.

PRESENT: Co-Chair George deLure
Co-Chair Gerald Thom
Jeff Abbott, Shawn Carlow, Bill Gibson

ALSO PRESENT: Recording Secretary Tara Daly

ABSENT: Mike Marrs

GUESTS: Allan and Suzanne Thom; Jean Atkinson; Doug Dillon;
Greg Allen

APPROVAL OF AGENDA

It was moved and seconded that the agenda be amended with the addition of three New Business items:

NB1 Dillon Road Access Gift;

NB2 Boat Launch at the Bottom of Coon Creek Road;

NB3 Lot Behind Church; and

that the agenda, as amended, be approved.

MOTION CARRIED

ADOPTION OF MINUTES

It was moved and seconded that the minutes of July 3, 2012 Regular Area I (Youbou/Meade Creek) Area Planning Commission meeting be adopted.

MOTION CARRIED

DELEGATIONS

D1

Application 2-I-12DP/RAR (Brydon/Vinnels) was considered.

It was moved and seconded that the Area I (Youbou/Meade Creek) Area Planning Commission recommend to the Electoral Area Services Committee to support Application 2-I-12DP/RAR (Brydon/Vinnels) with the following conditions:

- That the old ramp, the mill felt, and the periwinkle be removed from the beach; and
- That the existing pathway routing to the beach will be the only access.

MOTION CARRIED

D2

Application 3-1-12DP/RAR (Allen) was considered.

It was moved and seconded that the Area I (Youbou/Meade Creek) Area Planning Commission recommend to the Electoral Area Services Committee to support Application 3-I-12DP/RAR (Allen) by following the plan laid out in the staff report dated June 27, 2012 and to approve

the Development Permit.

MOTION CARRIED

NEW BUSINESS

NB1 Dillon Road Access Gift was considered. Attached to the minutes is a submission and map of the subject property from Doug Dillon.

It was moved and seconded that the Area I (Youbou/Meade Creek) Area Planning Commission recommend to staff that letters be written to MoTI and Bill Routley, MLA, asking that the gift of Dillon Road be investigated; that the trespassers be removed; that the damage to the riparian area be repaired; and that the land be made available to the public for access to the lake as was the original intension of the Dillon family.

MOTION CARRIED

NB2 Boat Launch at the Bottom of Coon Creek Road was considered. Attached to the minutes is a submission from Jeff Abbott.

It was moved and seconded that the Area I (Youbou/Meade Creek) Area Planning Commission recommend that CVRD write a letter to MoTI asking that bollards or a gate be installed to deter larger boats from using the access as a boat launch; and that keys be given to the Youbou Volunteer Fire Department and Area I (Youbou/Meade Creek) Parks.

MOTION CARRIED

NB3 The Lot Behind Church was received for information. J. Abbott noted that the private residence at the east end of Lake Boulevard is using an access off of Youbou Road rather than coming off of Lake Boulevard. The lot has seemingly disappeared. J. Abbott will investigate further.

ADJOURNMENT

8:44 pm It was moved and seconded that the Regular Area I (Youbou/Meade Creek) Area Planning Commission meeting be adjourned.

MOTION CARRIED

The meeting adjourned at 8:44 pm

DILLON ROAD

-hello, I'm Doug Dillon and I have recently moved here to Youbou from Victoria a few months ago and live at Youbou Road

I'm dismayed at what has happened to my parents former property, the old motel which is now a co-op, and in particular, what has happened to the public road access to lake which was donated to the community by them.

-as a brief history--my parents, Larry and Yvonne Dillon, moved to Youbou in the 1980s and bought what was then the Saseenos Bay Motel at 8405 Bremner Road

-they then bought the two properties beside it

-one of those properties had the large septic field for the motel

-my father, who was a civil engineer by profession, surveyed all three properties, then divided them into two, putting the lot with the septic field with the motel's property to make one large property

-at that time my parents realized that they was very little public access to lake as people would often drop by the motel and ask if they could use the motel's docks to get on the lake

-so during the time my father was surveying the three properties, he also surveyed a 20 ft wide roadway from the top of the second property up near Youbou highway, all the way down to the lakefront with sole intention of giving this land to the Youbou community for public lake access.

-after the surveying was completed and accepted by the district, the highways department named the road in their honour

-this road is now public land and is part of the road system of Youbou as can be seen on the official map found on the Cowichan Regional District website

-unfortunately, my father developed cancer before the road could be put in and they were unable to continue running the motel and sold it to the people who now run it as some sort of co-op

-these people have completely taken over the road as if it were part of their property by putting in boats and boat sheds, as well as year-round mobile homes (two which have extensive fencing) along where Dillon Road is, giving the impression of some sort of trailer park.



-as well, they have built a large extension onto the end of the main building itself.

-all of these things encroach on Dillon Road in one way or another, giving the impression that this road does not exist

-as an aside, one of these mobile home owners has built a substantial cement and gravel foundation which extends to about 25 feet from a salmon bearing stream which winds its way through several other properties along the lake before heading up the mountainside

-I have been told by my brother-in-law that a fisheries officer came out to the co-op's property last year and told this particular mobile homeowner that he had built both the foundation and a large wooden deck too close to the stream

-this owner then added more decking even closer to the stream

-as well, the co-op property owners have cut down a number of tree along the stream shoreline and have placed large underwater tarps along the lake shore water which includes the front of the stream's entrance to the lake

-we, along with several neighbours along the lake who all have sent reports to the fisheries department in Duncan, would like to see the regulations concerning the salmon stream be upheld, particularly the underwater tarps which likely hinder the stream's entrance for the fish

-Both of my mother and father have since passed on, but it is my family's intention to see that their generous donation for Dillon Road to be built and for the co-op to stop their encroachment to this public lake access. It's our belief that what they have done with the mobile homes, trailers, boats, boat houses, and the extension to the co-op building are all illegal and we hope that the Youbou community will recognise the value of this lake access road and take possession of it as they are legally entitled to and as my parents had wanted.



DOUGLAS DILLON



**Cowichan
Valley
Regional
District**

This map is compiled from various sources for internal use and is designed for reference purposes only.

The Regional District does not warrant the accuracy.

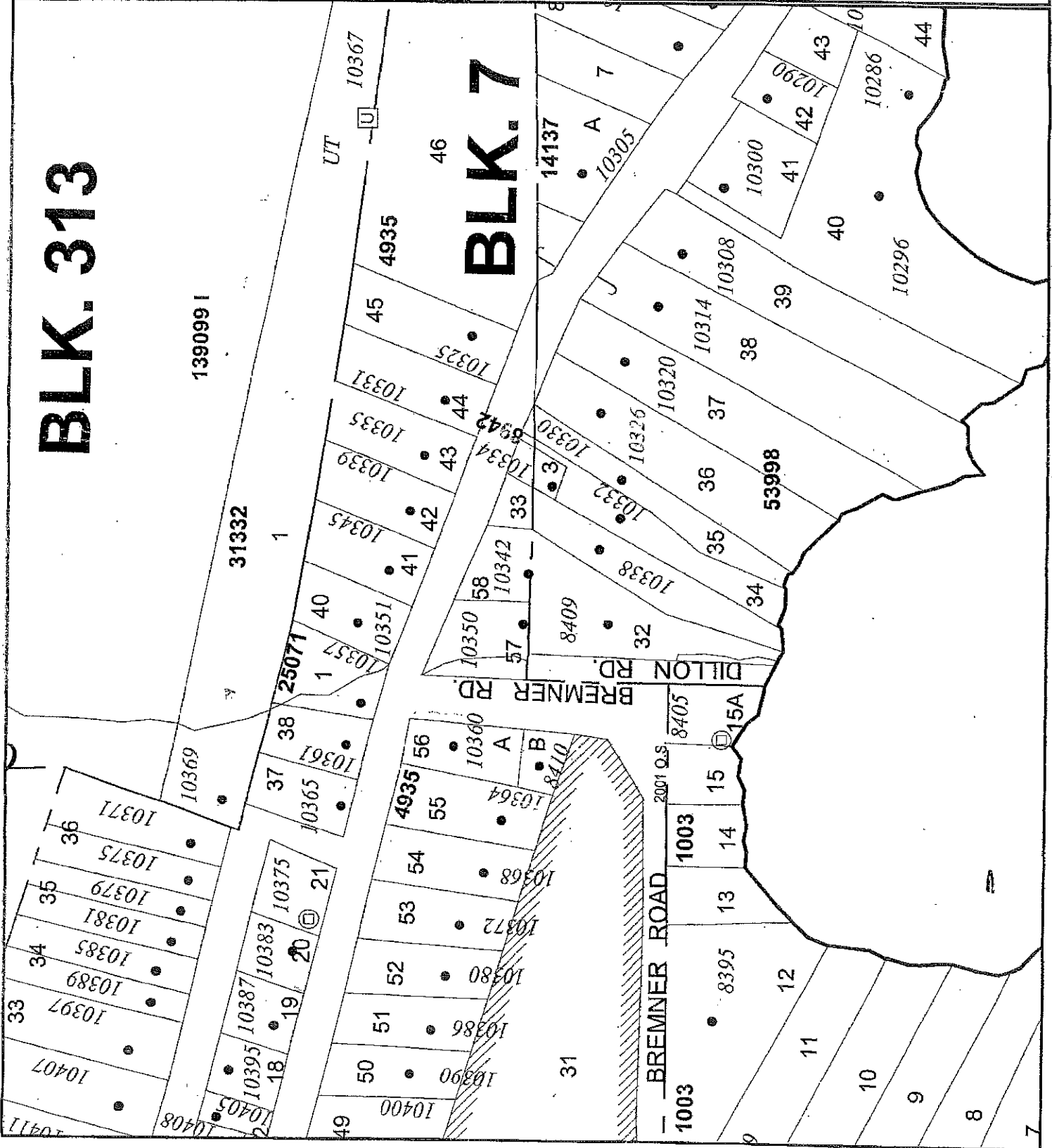
All persons making use of this compilation are advised that amendments have been consolidated for convenience purposes only and that boundaries are representational.

The original Bylaws should be consulted for all purposes of interpretation and application of the Bylaws.

Printed: August 21, 2006



Scale: 1:2,582



Cowichan Valley Regional District
Cowichan
 Community Parks

Youbou Little League Park

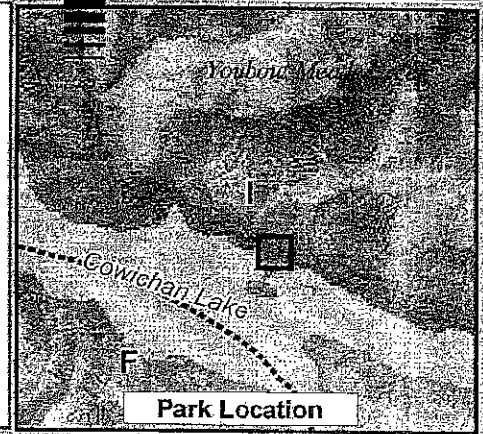
Electoral Area I
Cowichan
 Youbou/ Meade Creek



Park revision date:
 August 24, 2009

Community Park Legend

- | | | |
|-----------------------|-----------------------------|-----------------|
| Baseball Diamond | Handicap Accessible | Running Water |
| Biking | Hiking Trails | Scenic Lookout |
| Boat Launch | Horseback Riding | Showers |
| Camping | Mountain Biking | Sport Court |
| Canoeing | Picnic Area | Sport Field |
| Dogs off Leash | Picnic Area Shelter | Swimming |
| Fishing | Playground Area | Toilet Facility |
| | Community Park | |
| Cowichan Valley Trail | Kinsol Trestle Bypass Route | Park Trails |



Subject: Youbou boat launch
From: Jeff Abbot
Date: 01/08/2012 10:21 AM
To: <anne.burns@gov.bc.ca>
CC: Pat Weaver, George Delure, Mike Marrs
, Tara Daly, Casda Thomas
, Brooke Hodson

To whom it may concern, good morning I am a member of the area planning committee (APC) under Area I of the Cowichan Valley Regional District. (CVRD) property owner since 1976. Since the commercial closure of the boat launch at what was known as "Bens Marina" on Sa-see-nos Point Road, the tourist faction has now taken to using the bottom of Coon Creek Rd. which runs between the pub and the Gas station as a place to launch their water crafts then leaving their vehicles and trailers in the neighbouring streets (Willow and Coon Creek) . Originally this was a fire lane but since the placement of fire hydrants in town is now basically redundant. The zoning is not in place for boat launch and the increased traffic is disruptive to the mostly senior residents living in that area. The subject of a public boat launch in Youbou has been on the agenda of the last four or five area directors so this is not something new. The rezoning of the old mill site promised a boat launch at the proposed marina which has not happened so far due to a downturn in the economy and realty sales. Thus leaving a kind of free for all as to where to get a boat into this 22 mile long lake ! What is needed is a small metal gate with padlock key to be kept with both fire dept. and Youbou parks and rec chairperson or delegate so if needed for water rescue or perceived need at the time to be able to open the gate. The staff at CVRD felt this fell under the jurisdiction of Ministry of Highways.

*Kindest Regards
Jeff Abbott*

Youbou B.C.

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2012.0.2197 / Virus Database: 2437/5168 - Release Date: 07/31/12

