

Minutes of the Electoral Area Services Committee Meeting held on Tuesday, September 18, 2012 at 3:00 p.m. in the Regional District Board Room, 175 Ingram Street, Duncan, B.C.

PRESENT

Director M. Walker, Chair
Director G. Giles
Director L. Iannidinaro
Director L. Duncan
Director I. Morrison
Director M. Marcotte
Director M. Dorey
Director P. Weaver
Director B. Fraser
Director R. Hutchins, Board Chair

ALSO PRESENT

Tom Anderson, General Manager
Mike Tippett, Manager
Brian Dennison, General Manager
Louise Knodel-Joy, Senior Engineering Technologist
Jason Adair, Operations Superintendent
Bob McDonald, Manager
Brian Farquhar, Manager
Warren Jones, Administrator
Alison Garnett, Planner I
Rachelle Rondeau, Planner I
Dana Leitch, Planner II
Cathy Allen, Recording Secretary

APPROVAL OF AGENDA

The Chair noted changes to the agenda which included removing agenda items D1 and R1, adding two listed items of new business, one listed closed session new business item and two non-listed new business closed session items.

It was Moved and Seconded
That the Agenda as amended be approved.

MOTION CARRIED

M1 - Minutes

It was Moved and Seconded that the Minutes of the September 4, 2012, EASC meeting be adopted.

MOTION CARRIED

BUSINESS ARISING

There was no business arising.

DELEGATIONS

D1 - Wyatt

Delegation cancelled.

STAFF REPORTS

R1 – 1-A-11TUP

R1 staff report removed from the agenda.

R2 - McLeod

Dana Leitch, Planner II, reviewed staff report dated September 12, 2012, regarding Application No. 3-B-11RS (Steve and Alexandra McLeod) to rezone property located at 2373 Peterbrook Road from F-1 to R-1 to permit subdivision into seven residential lots.

Applicant Steve McLeod was present and provided further information to the application and distributed written material/maps/photos.

The Committee directed questions to the applicant and staff.

It was Moved and Seconded

That Application No. 3-B-11RS (Steve and Alexandra McLeod) and draft amendment bylaws be presented at a public meeting and that the application and public meeting minutes be reviewed at a future EASC meeting.

MOTION CARRIED

R3 – Makaroff

Dana Leitch, Planner II, reviewed staff report dated September 12, 2012, regarding Application No. 1-B-12RS (Living Forest Consultants Ltd.) that proposes to include the permitted uses of the Hamlet Sub-Zone and Low Density C Sub-Zone within the Agro-Forestry Sub-Zone.

Doug Makaroff, applicant, was present.

The Committee directed questions to staff.

It was Moved and Seconded

That the OCP and Zoning Amendment bylaws for Application No. 1-B-012RS (Living Forest Planning Consultants) be drafted and forwarded to the Board for consideration of 1st and 2nd reading, and that a public hearing be scheduled with Directors Fraser, Walker, and Marcotte appointed as delegates.

MOTION CARRIED

R4 - Conner

Rachelle Rondeau, Planner I, reviewed staff report dated September 12, 2012, regarding Application No. 2-B-10RS (Conner) to rezone property located on Renfrew Road from R-3 to C-2 to allow establishment of a restaurant within the existing building.

The Committee directed questions to staff.

It was Moved and Seconded

That a public hearing be scheduled respecting Application No. 2-B-10RS (Conner) and that Directors Fraser, Giles and Morrison be appointed as delegates of the Board.

MOTION CARRIED

R5 - Ingham

Alison Garnett, Planner I, reviewed staff report dated September 12, 2012, regarding Application No. 4-C-12DP (Ingham/Robbins) to allow a two lot subdivision at 3770 Cobble Hill Road.

Applicant was present.

It was Moved and Seconded

That Application No. 4-C-12DP submitted by Arthur Ingham for George Robbins on Parcel B (DD366161) of Sections 14 and 15, Range 5, Shawnigan District (PID 009-462-333) for subdivision of one new lot be approved subject to subdivision being in substantial compliance with the approved plans and RAR report No. 2506.

MOTION CARRIED

R6 – Camp Creina

Alison Garnett, Planner I, reviewed staff report dated 3-E-08RS (CVRD/Camp Creina/Davies/Girl Guides of Canada) to rezone the existing recreation camp on Shaw Road in Cowichan Station to from A-1 to A-4 to legalize the use.

Property owner/representative present.

The Committee directed questions to the applicant and staff.

It was Moved and Seconded

1. That draft bylaws for Rezoning Application 3-E-08RS (CVRD for Camp Creina) be forwarded to the Board for first and second reading;
2. That a public hearing be scheduled for the amendment bylaws with Directors Duncan, Fraser and Giles appointed as Board delegates;
3. That application referrals to the Ministry of Transportation and Infrastructure, the Vancouver Island Health Authority, Ministry of Community Services, Ministry of Forests, Ministry of Environment, Cowichan Tribes, Cowichan Bay Volunteer Fire Department, and Agricultural Land Commission be accepted.

MOTION CARRIED

R7 – Area E, I-1 amendment

Dana Leitch, Planner II, reviewed staff report dated September 11, 2012, from Rob Conway, Manager, regarding request from Greg's RV to amend the Area E zoning bylaw to permit funeral home in the I-1 zone.

Applicant Greg's RV present.

It was Moved and Seconded

That the appropriate zoning amendment bylaw be prepared that would add "funeral home" to the I-1 Zone of the Electoral Area E Zoning Bylaw, and that the amendment bylaw be forwarded to the Regional Board for consideration of first and second reading; and further, that the public hearing for the zoning amendment be waived.

MOTION CARRIED

R8 – Area E, Bill 27

Kate Miller, Regional Environmental Policy Manager, regarding Area E OCP compliance with Bill 27 (referred from September 4, 2012 EASC meeting).

General discussion ensued.

The Committee directed questions to staff.

It was Moved and Seconded

1. That the Province consider implementing province wide regulation that permits local governments to opt into a modified building code that will require an increased level of energy efficiency in order for the CVRD to comply with provincial energy and greenhouse regulations, OR,
2. That the Cowichan Valley Regional Board request the Province to immediately consider under concurrent authority allowing the CVRD to develop a modified building code that will require an increased level of energy efficiency in order for the CVRD to comply with provincial energy and greenhouse gas regulations.

MOTION CARRIED

**R9 – Curbside
Collection Budget**

Jason Adair, Operations Superintendent, reviewed staff report dated September 7, 2012, regarding 2012 YTD Curbside Collection budget status report and 2013 budget discussion.

The Committee directed questions to staff.

It was Moved and Seconded

That staff report dated September 7, 2012, from Jason Adair, Operations Superintendent, regarding 2012 YTD Curbside Collection budget status report, be received and filed.

MOTION CARRIED

R10 – Utilities Budget

Brian Dennison, General Manager, and Louise Knodel Joy, Senior Engineering Technologist, reviewed staff report dated September 13, 2012, from Dave Leitch, Manager, regarding 2012 YTD and 2013 Budget discussion – utilities and South Cowichan water plan.

The committee directed questions to staff.

It was Moved and Seconded

That staff report dated September 13, 2012 from Dave Leitch, Manager regarding 2012 YTD Utilities and South Cowichan Water Plan budget status report, be received and filed.

MOTION CARRIED

R11 – Parks & Trails budget report

Brian Farquhar, Manager, reviewed staff report dated September 18, 2012, regarding Community parks and trails mid-year budget report.

The committee directed questions to staff.

It was Moved and Seconded

That staff report dated September 18, 2012, from Brian Farquhar, Manager, regarding community parks and trails mid-year budget report, be received and filed.

MOTION CARRIED

R12 – Parks & Trails Program

Brian Farquhar, Manager, reviewed staff report dated September 18, 2012, regarding 2013 community parks and trails program.

The Committee directed questions to staff.

It was Moved and Seconded

That staff report dated September 18, 2012, from Brian Farquhar, Manager, regarding 2013 community parks and trails program, be received and filed.

MOTION CARRIED

INFORMATION

IN1 – Parks Resignation

It was Moved and Seconded

That the resignation of Dave Charney and Gillian Scott from the Area I Parks Commission be accepted, and that a letter of appreciation be forwarded to Mr. Charney and Mrs. Scott.

MOTION CARRIED

IN2-IN3 - Minutes

It was Moved and Seconded

That the minutes of Area G Parks meeting of July 9, 2012 and minutes of Area G Parks meeting of September 10, 2012, be received and filed.

MOTION CARRIED

NB1 – Area H right of way license agreements

It was Moved and Seconded

That the Board Chair and Corporate Secretary be authorized to execute the necessary documents to renew the non-exclusive right-of-way licence agreements with the Ministry of Transportation for Elliot’s Beach Park (PS100800) and the Michael Lake Walkway (PS100801) in Electoral Area H (North Oyster/Diamond) for a further five years (2012-2017).

MOTION CARRIED

**NB2 – Contaminated
Soil application
(Scansa)**

It was Moved and Seconded
That a letter be forwarded to the Ministry of Environment in response to Contaminated Soil Relocation Application referral (Scansa Construction Ltd.), advising of CVRD Board Resolution #12-379 dated August 1, 2012, and noting appreciation for their collaborative approach but reiterating the Board's stance that it is strongly opposed to the deliberate permitting of the use of contaminated soil for land or mine reclamation or other purposes within the public domestic water supply watersheds of the region; and further, that a similar letter be forwarded to the Minister of Environment including a statement that if the Ministry continues to permit movement of contaminated soils into community watersheds in the Regional District they are putting their collaborative arrangement with the CVRD in jeopardy and that the CVRD is willing to work with them on alternate sites but are adamantly opposed to the continued contamination of community watersheds.

MOTION CARRIED

RECESS

The Committee adjourned for a five minute recess.

CLOSED SESSION

It was Moved and Seconded
That the meeting be closed to the public in accordance with the Community Charter Part 4, Division 3, Section 90(1), subsections as noted in accordance with each agenda item.

MOTION CARRIED

The Committee moved into closed session at 6:30 pm

RISE

The Committee rose without report.

ADJOURNMENT

It was Moved and Seconded
That the meeting be adjourned.

MOTION CARRIED

The meeting adjourned at 7:12 pm

Chair

Recording Secretary