

Minutes of the Electoral Area Services Committee Meeting held on Tuesday, November 20, 2012 at 3:00 p.m. in the Regional District Board Room, 175 Ingram Street, Duncan, B.C.

PRESENT

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

ALSO PRESENT

Tom Anderson, General Manager
Warren Jones, Administrator
Rob Conway, Manager
Mike Tippett, Manager
Brian Duncan, Manager
Rachelle Rondeau, Planner I
Alison Garnett, Planner I
Cathy Allen, Recording Secretary

APPROVAL OF AGENDA

The Chair noted changes to the agenda which included adding six items of listed New Business and two items of listed 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 November 6, 2012, EASC meeting be amended by moving "was Moved and Seconded" to the beginning of the motion under item R-3 on page 3, and that the minutes, as amended be adopted.

MOTION CARRIED

R1 - Inglis

Rachelle Rondeau, Planner I, reviewed staff report dated November 14, 2012, regarding Application No. 17-B-12DP/VAR (Lorin Inglis) to reduce the required setback from a watercourse from 15 metres to 2.0 metres to allow replacement of a cabin on its existing footprint at 2721 West Shawnigan Lake Road.

Lorin Inglis, applicant, was present.

The Committee directed questions to staff and the applicant.

It was Moved and Seconded

That Application No. 17-B-12 DP/RAR/VAR by Lorin Inglis on behalf of owners Trent Abbott and Moira Baird for a variance to Section 5.14 of Bylaw No. 985 to reduce the required setback from a watercourse from 15 metres down to 2.0 metres on Parcel A (DD A36174) of Lot 2, Shawnigan Lake Suburban Lots, Shawnigan District, Plan 7889 (PID: 002-516-152) be approved subject to:

- a) Submission of a letter of credit or other security in a form acceptable to the CVRD in the amount of 125% of the costs of the riparian restoration;
- b) Compliance with the recommendations in Riparian Areas Regulation Assessment No. 2591 prepared by Justin Lange, A.Sc.T September 28, 2012.

MOTION CARRIED

R2 - Logan

Rachelle Rondeau, Planner I, reviewed staff report dated November 14, 2012, regarding Application No. 16-B-12DP (Logan/Hayes) to subdivide property at 1714 Thain Road into two parcels.

The applicant was present.

There were no questions from Committee members.

It was Moved and Seconded

That Application No. 16-B-12DP by Jacqueline Logan and William Hayes to subdivide Lot B, Section, 15, Range 4, Shawnigan District, Plan VIP58126 (PID: 018-606-300) be approved subject to:

- a) Tree removal being limited to the general building site and driveway locations;
- b) Ongoing invasive species removal; and
- c) All rainwater to be managed on site, with confirmation at the time of building permit that post-development rainwater runoff does not exceed pre-development runoff.

MOTION CARRIED

R3 - Matthews

Rachelle Rondeau, Planner I, reviewed staff report dated November 15, 2012, regarding Application No. 3-E12ALR (Matthews) that was referred back to Committee for further discussion at the October 16th EASC meeting.

It was Moved and Seconded

That the October 16th 2012 EASC resolution respecting Application No. 3-E-12ALR (Lawrence and Jane Matthews), be rescinded.

MOTION CARRIED

R4 - Dix

Rob Conway, Manager, reviewed staff report dated November 14, 2012, regarding Application No. 4-I-12DP/RAR/VAR (Michael Dix) to locate an approximately 2,400 sq. ft. family dwelling on Billy Goat Island #4 on Cowichan Lake six metres from the high water mark.

Michael Dix, applicant, was present.

The Committee directed questions to staff and the applicant.

It was Moved and Seconded

That application 4-I-12DP/RAR/VAR by Michael Dix for a single family dwelling and associated development at Island #4, Cowichan Lake (Block 1455, Cowichan Lake District, as shown on Plan 40413) be approved, subject to the following conditions:

1. Re-submission of an RAR assessment report based on the revised dwelling location confirming compliance with the Riparian Area Regulation prior to issuance of the development permit;
2. Strict compliance with the recommendations of the revised RAR Assessment Report;
3. Submission of a post-development report prepared by a Qualified Environmental Professional confirming compliance with the recommendations of the revised RAR Assessment Report and development permit conditions prior to issuance of a certificate of completion by the CVRD's Planning and Development Department;
4. Installation of a "Type 3" or better sewage disposal system, authorized by the Vancouver Island Health Authority;
5. Procurement all necessary approvals from Fisheries and Oceans Canada and the Ministry of Environment for the proposed dock.

MOTION CARRIED

R5 - Partridge

Agenda item R5 (Application No. 2-B-11RS, Shawnigan Lake Investments) was removed from the agenda at the request of the applicant.

R6 – Rainwater Management

Alison Garnett, Planner I, reviewed staff report dated November 14, 2012, regarding rainwater management guideline amendments.

It was Moved and Seconded

That staff be directed to research ways to amend the South Cowichan OCP guidelines relating to rainwater management.

MOTION CARRIED

R7 – Landscape Security Resolution

That the following Landscape Security resolution be accepted and forwarded to AVICC:

“LANDSCAPE SECURITY

WHEREAS Section 925 of the *Local Government Act* permits the collection of security for the performance of specified development permit conditions;

AND WHEREAS it is administratively costly for local governments to pursue compliance and impractical to use security to undertake required works or construction on private land;

THEREFORE BE IT RESOLVED that the provincial government amend Section 925 of the *Local Government Act* to allow local governments to collect a 5 percent per month administrative fee on conditions of a development permit that are deemed to be in default in order to provide further incentive for the developer to satisfy the conditions of a Development Permit.”

MOTION CARRIED

CORRESPONDENCE

C1 – FCM membership

It was Moved and Seconded
That the annual FCM membership be renewed and that the 2013-2013 renewal fee of \$5,088 be approved for payment.

MOTION CARRIED

INFORMATION

IN1 to IN4 - Minutes

It was Moved and Seconded
That the following minutes be received and filed:

- Minutes of Area F Parks meeting of October 4, 2012
- Minutes of Area G Parks meeting of November 5, 2012
- Minutes of Area A Parks meeting of October 18, 2012
- Minutes of Area F Parks meeting of November 1, 2012

MOTION CARRIED

NEW BUSINESS

NB1 – R1 add-on

Add on material regarding Application No. 17-B-12DP/VAR (agenda item R1) was received as information.

NB2 – R1 add-on

Add on material regarding Application No. 17-B-12DP/VAR (agenda item R1) was received as information.

NB3 – R3 add-on

Add on material regarding Application No. 3-E-12ALR (agenda item R3) was received as information.

NB4 – Building Report

It was Moved and Seconded
That the October 2012 building report be received and filed.

MOTION CARRIED

NB5 – Grant in Aid

It was Moved and Seconded
That a grant in aid, Area F – Cowichan Lake South/Skutz Falls, in the amount of \$900 be given to Honeymoon Bay Lawn Bowling Society to assist with society start up costs and to purchase fencing to secure lawn bowling green area.

MOTION CARRIED

NB6 – Grant in Aid

It was Moved and Seconded
That a grant in aid, Area I – Youbou/Meade Creek, in the amount of \$250 be given to LCSS Dry Grad to assist with costs associated with their 2013 dry grad.

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 4:30 p.m.

RISE

The Committee rose without report.

ADJOURNMENT

It was Moved and Seconded
That the meeting be adjourned.

MOTION CARRIED

The meeting adjourned at 5:05 p.m.

Chair

Recording Secretary