

Area "H" Advisory Planning Commission Minutes

Date: January 10, 2013

Location: North Oyster Community Hall

Time: 7:03 PM

Members Present: Mike Fall, Chris Gerrand, Jan Tukham, John Hawthorn, Alison Heikes, Myfanwy Plecas

Members Absent: Alt. Director Rob Waters, Jody Shupe, Gord Wyndlow & Ted Kaesse

Also Present: Director Marcotte

Members of Public Present: 3

Approval of Agenda: It was moved and seconded that the agenda be approved.

Motion: Carried

Adoption of the Minutes: At the request of the chair, the minutes of March 8, 2012 Advisory Planning Commission meeting be reviewed. It was moved and seconded that the minutes of the March 8, 2012 Advisory Planning Commission meeting be approved, as circulated. Seconded.

Motion: Carried

Old Business: None

New Business:

A. Application No. 7-H-12DP/RAR (McElhanney for Timberwest Forest 1Ltd.)

Purpose: To consider a Development Permit for a subdivision application respecting ten subject properties, which would result in six remainders and five, new lots (eleven lots total). This application is primarily considering a boundary adjustment between parent parcels, as only one additional lot is proposed.

Representatives for applicant present: -
MJ (Mike) Taylor – McElhanney Associates Land Surveying Ltd
Russ Irish – McElhanney Consulting Services Ltd
Frank Limshue – Couverdon Real Estate

The CVRD APC of Area H is very disappointed and feels disrespected in the way that the owners & developers (Couverdon/Timberwest) excluded the community of Area H, of which this land is, by not approaching them with this proposed development prior to meeting with the Town of Ladysmith and the Chemainus FN reserve.

A discussion was had, Mike Fall pointed out a boundary error on the map that excluded part of some land that should be included in Area H. Mike Taylor said this was a survey plan error and will be corrected.

It was also stated that the size of parcels, the soil conditions of the area of the sites will be developed as is. The smallest parcel size is approximately 67 acres.

Motion: That we recommend the Development Permit be approved.

Seconded. 5 approved, 1 opposed

Motion: Carried.

B. Election of 2013 of Area H Advisory Planning Commission Chairman, Vice Chairman and Secretary

Director Marcotte conducted these elections. Nominations for Chairman were called, Mike Fall was nominated after 3 requests for any other nominations, and with no other nominations Mike Fall was declared the Chairman.

Nominations for Vice Chairman were called, Chris Gerrand was nominated. After 3 requests for any other nominations, and with no other nominations, Chris Gerrand was declared the Vice Chairman.

Nominations for Secretary were called, Jan Tukham was nominated. After 3 requests for any other nominations, and with no other nominations, Jan Tukham was declared the Secretary.

Discussion Items:

A. 1-H-ALR (Ray Smith); ALC decision?

The Advisory Planning Commission was advised that Mr. Richard Bullock from the Agricultural Land Commission has not completed his review, but has stated that 'if you buy farmland you are going to sell this land as farmland'.

Director's Report: Director Marcotte updated the commission on past and present issues that have been brought forward at the CVRD.

Next Meeting: The next regular meeting will be held; March 14, 2013 @ 7:00 pm, North Oyster Community Hall

Adjournment: Moved and seconded @ 8:00 pm *Motion:* Carried.

Jan Tukham- Secretary