

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 Wednesday, April 10, 2013 at 7:00 pm.

PRESENT: Vice-Chair Gerald Thom
Jeff Abbott, Bill Gibson, Mike Marrs

ALSO

PRESENT: Recording Secretary Tara Daly

ABSENT: Shawn Carlow, George deLure,

GUESTS: Alison Garnett, Planner 1, Development Services Division
Applicants Rebecca and Bill Warburton, Isobel Mackenzie,
and Geoff Young

**APPROVAL OF
AGENDA**

It was moved and seconded that the agenda be approved.

MOTION CARRIED

**ADOPTION OF
MINUTES**

It was moved and seconded that the minutes of October 2, 2012 Regular Area I (Youbou/Meade Creek) Area Planning Commission meeting be adopted.

MOTION CARRIED

DELEGATION

D1

Application 3-I-12DVP (Warburton/Young/Mackenzie) was considered.

A. Garnett gave an overview of the application, a development variance permit application to consider the relaxation of the setbacks;

I. Mackenzie, on behalf of the applicants, gave some background: a new septic system has been installed, there has been a start on native plant species plantings with more to come, currently the title has and must have all four names on it in order to obtain a mortgage, insurance coverage is complicated, neighbours haven't voiced any concerns with the proposed changes, nothing is changing as to current structures, an easement is in place covering the shared septic – the boundary adjustment seems to be an appropriate way to alleviate most problems; it doesn't make the current situation worse but improves it in terms of management allowing independent decisions rather than the requirement of all four owners;

Comments from APC members: thanks for installation of septic; looking to the future there is concern that the proposed realignment of the boundary could make the future sale of the property problematic with the back of the lot being extremely narrow; it creates an additional lot on the lake with riparian rights legally attached to the property; possible additional dock; blackberries don't stabilize bank; suggest a re-vegetation plan with stewardship group providing a more aesthetic and functioning foreshore.

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-12DVP (Warburton/Young/Mackenzie) for the boundary adjustment and development variance permit with the condition that there is an agreement by the owners of both properties to register a covenant on the titles of the properties allowing for only one shared dock.

MOTION CARRIED

It was moved and seconded that the Area I (Youbou/Meade Creek) Area Planning Commission recommend to the Electoral Area Services Committee that staff review the Area I (Youbou/Meade Creek) Zoning Bylaw by amending it to include a minimum lakefront lot width of 25m (80 feet).

MOTION CARRIED

ADJOURNMENT

8:32 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 8:32 pm