



C·V·R·D

ELECTORAL AREA B (SHAWNIGAN) APC MEETING

7pm, Thursday, March 7, 2013

Shawnigan Lake Community Centre

MINUTES

ATTENDEES:

Area B APC Members	Present
Ian Caesar, Secretary	Yes
Chris Hennecker	No
Dave Hutchinson, Vice- Chair	Yes
Steve McLeod	Yes
Jennifer Morros	No
Bruce Stevens	Yes
Grant Treloar, Chair	Yes
Cosette Wurz	No
Bruce Fraser, Area B Director	Yes
Kelly Musselwhite, Area B Alternate Director	No

Other Attendees	
Graham Ross-Smith, Ecological Design Panel	Yes
Dave Polster, Ecological Design Panel	Yes
Barry Gates, Ecological Design Panel	Yes
Ron Wurz, Guest	Yes
Ken Knight, Applicant	Yes
Craig Partridge, Applicant	Yes
Ron Sharpe, Applicant	Yes

ORDER OF BUSINESS:

1) Call to Order

2) Minutes of Last Meeting

- i) Minutes of the February 7 meeting were accepted; moved by Steve McLeod, seconded by Bruce Stevens.

3) Director's Update

- i) Ministry of Environment is expected to give approval for the SIA application shortly.
- ii) CVRD Budget is under review. Current draft shows an 8% increase for Area B. The March 31 CVRD Board meeting will be important to finalizing the budget package.

4) New Business

i) Knight Application (2-B-12ALR)

- Applicant reviewed the rationale for the application and the request for division along Shawnigan Mill-Bay Road. Family inheritance requirements motivate the application for subdivision.
- APC discussion on the application followed and included question about access to the property and building structures that may be required for agricultural use.

- An error is noted in the application: under Property Context the application shows “6.4 hectares” and it should be 9.8 hectares.
 - **Motion Carried:** APC has no objection to the subdivision provided that the property remains viable for agricultural use; moved by Ian Caesar, seconded by Steve McLeod.
- ii) Craig Partridge and Ronald Sharpe Application (2-B-11RS)
- Area Director Fraser overviewed the advisory role of the Ecological Design Panel as a group of domain experts providing advice in their respective domains to the APC when requested by the APC.
 - Application as presented does not meet current or proposed zoning requirements.
 - APC Discussion on the economic and ecologic viability of a development approach that could offer more water shed land control and benefits longer term.
 - Application carried forward for review at next month’s meeting.
 - A development site visit is scheduled for Sunday March 10 at 12:30pm.

5) Adjournment