

ELECTORAL AREA B (SHAWNIGAN) APC MEETING

7pm, Thursday, April 4, 2013
Shawnigan Lake Community Centre

MINUTES

ATTENDEES:

Area B APC Members	Present
Ian Caesar, Secretary	Yes
Chris Hennecker	Yes
Dave Hutchinson, Vice- Chair	Yes
Steve McLeod	Yes
Bruce Stevens	Yes
Grant Treloar, Chair	Yes
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	No
Barry Gates, Ecological Design Panel	Yes
Rob Conway, Manager, CVRD Development Services Division	Yes
Craig Partridge, Applicant	Yes
Ron Sharpe, Applicant	Yes
Dennis Lowen, Lowen Hydrogeology Consulting Ltd. (for Applicant Team)	Yes

ORDER OF BUSINESS:

- 1) **Call to Order and Introductions**
- 2) **Minutes of Last Meeting**
 - i) Minutes of the March 7 meeting were accepted with the advice of the Director to make a revision to clarify the role of the Ecological Design Panel as advisors to the APC; Acceptance of minutes moved by Dave Hutchinson, seconded by Chris Hennecker.
- 3) **Input from Barry Gates related to Application 2-B-11RS**
 - i) Barry Gates reported on his survey of the property and identified water features
 - ii) Property has been logged by Island Timberlands
 - iii) Review of possible options: 1) status quo with no changes to zoning, 2) development as per proposed plan upper block would be park land and not ecologically restored, 3) apply new parameters for ecologically sound development, restoration and protection.
- 4) **Director's Update**
 - i) SIA Permit Update – Public communication to the Director has increased as community awareness has increased and the deadline for input to the Ministry of Environment draws near. Minister of Environment stays on record as deferring to the statutory decision makers

within the Ministry. Subsequent action may be legal steps to appeal the decision and obtain a stay of operations to prevent dumping until the appeal is heard.

- ii) APC Members – Two APC members have resigned and the Director is working to identify and appoint replacement members.
- iii) Budget Review – Board dismissed most motions to reduce the budget.

5) Craig Partridge and Ronald Sharpe Application (2-B-11RS)

- i) Craig Partridge reviewed the application features and indicated that the application will go to the area directors meeting.
- ii) For the applicant, Dennis Lowen commented on the application as being one of the best applications for the area noting the water management features and sustainability.
- iii) Applicant emphasized the strength of the proposal is in the amenities offered to the community.
- iv) **Motion: APC Recommendation** to reject Rezoning Application 2-B-11RS as written: 5 votes for the motion and 1 against the motion. Motion carried.
- v) **Motion:** Applicant amend the application to revise wording of comprehensive development zone to demonstrate that the application has a net benefit to the ecological integrity of the water shed; moved by Dave Hutchison; seconded by Steve McLean. Motion defeated.
- vi) **Motion: APC Recommendation:** CVRD Planning and Development Department lead development of an amendment to the OCP to set out the framework for development that would allow transformation of Rural Resource and Forestry lands in a manner that yields a net benefit to the ecological integrity of the water shed. Moved by Ian Caesar, seconded by Dave Hutchison. Motion carried.

6) New Business

- i. Shawnigan Road End Issues – action for Chair to consult Mike Tippett on schedule for zoning bylaws and add agenda to next meeting with advisors in attendance.

7) Adjournment