

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 Monday, May 13, 2013 at 7:15 pm.

**PRESENT:** Vice-Chair Gerald Thom  
Jeff Abbott, George deLure, Bill Gibson

**ALSO**

**PRESENT:** Recording Secretary Tara Daly

**ABSENT:** Shawn Carlow, Mike Marrs

**GUESTS:** Wayne Hopkins, Mark Eraut

#### **APPROVAL OF AGENDA**

**It was moved and seconded that the agenda be amended with the addition of one New Business item and two Old Business items:**

**NB1 Chair and Vice-Chair;**

**OB1 Dhillon Road;**

**OB2 Truck Wash; and**

**that the agenda, as amended, be approved.**

**MOTION CARRIED**

#### **ADOPTION OF MINUTES**

**It was moved and seconded that the minutes of April 10, 2013 Regular Area I (Youbou/Meade Creek) Area Planning Commission meeting be adopted.**

**MOTION CARRIED**

#### **DELEGATION**

**D1**

**Application 1-I-13RS (Wayne Hopkins; Cowichan Lake Holdings) was considered.**

Some members of the Commission checked out the area and have no concerns. A member asked if the desired change in zoning was because waterfront sales are more lucrative than non-waterfront.

The developers explained the changes would indeed have waterfront lots but with half of the shore area being common waterfront available to non-waterfront lots. The developers observed that the initial plans should probably have included a comprehensive zoning. The strategy of development of the waterfront is to create access for all residents, to be functional by including a dock, and to have less impact on the riparian area and shoreline.

A boat launch and mooring slips is still on the table but would be included in a future rezoning application of lot LR9, with parking across the road. The remainder of the commercial component would also be included with that application.

The developers agreed that all set-backs would be 20 metres rather than a

mix of 15 metres and 20 metres.

**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 1-I-13RS (Wayne Hopkins; Cowichan Lake Holdings).**

**MOTION CARRIED**

**BA1** **Application 3-I-12DVP** Concern was raised that new pegs completed with a new survey defining the two new lots, should be at the 164 metre mark, not directly in the lake as suspected they currently are

The Commission asked that CVRD staff provide an update on the progress of the 25 metre lot size motion from last meeting:

“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).”

**OB1** **Dhillon Road** MoTH is coming to this week to meet with Doug Dhillon, G. Thom (as a Cowichan Lake and River Stewardship representative) to reach a conclusion with the squatters on the public access right-of-way. If the outcome is successful, CLRSS would like to pursue installation of a boardwalk, with interpretive signage and viewing platforms, making an excellent pilot project. DFO’s desire is to have the area reclaimed returning the area to a natural state.

G. Thom will keep the Commission informed of the progress.

**OB2** **Truck Wash** Director Weaver informed the Commission that there is nothing new with the status of the truck wash. The Nature and Habitat Fund Advisory Committee hasn’t had another meeting. Director Weaver advised MoTH that the problem seems to be theirs and they should engage in a suitable solution. Coincidentally, logging has stopped therefore the trucks have stopped.

**NB1** M. Marrs is away from the area due to work commitments. By consensus G. deLure was appointed as Chair and G. Thom will continue as Vice-Chair.

**ADJOURNMENT**

**8:20 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 8:20 pm