

SOUTH COWICHAN APC MEETING

7:00 pm, Thursday, October 03, 2013

Inspire Community Office

MINUTES

ATTENDEES:

Area B APC Members	Present
Ian Caesar, Secretary	Yes
Chris Hennecker	No
Dave Hutchinson, Vice- Chair	Yes
Steve McLeod	Yes
Bruce Stevens	Yes
Grant Treloar, Chair	Yes
Area A APC Members	
Margo Johnston	Yes
Ted Stevens	Yes
Area C APC Members	
Jens Liebgott	Yes
Don Herriott	Yes

Other Attendees:	
Bruce Fraser, Area B Director	Yes
Kelly Musselwhite, Area B Alternate Director	No
Craig Partridge, Applicant	Yes
Ron Sharpe, Applicant	Yes

ORDER OF BUSINESS:

1) Introductions

2) Discussion

Discussion on the role of the APC in assessing the merits of applications when they are not compliant with the OCP. Director Fraser recommended that the APC contact the CVRD Planning Department for follow-up action on recommendations for amending the OCP or improvements to procedures.

3) Application 2-B11RS (Shawnigan Lake Investments)

Applicants reviewed the application and its amendments. Review of Polster Environmental Services Ltd. recommendations for adjustments to highway for natural water movement, covenant for protecting a portion of current forested areas, ground water capacity for wells, etc. Applicant answered questions from the APC. Discussion on the use of Cowichan Community Trust to hold parks or entitlements; use of a covenant for drainage oversight by the CVRD; how will covenants be enforced – discussion of EcoTrust as a way of overseeing covenants.

APC discussion on the application:

- Concern for the enforcement of covenants
- Potential alteration of amenities to increase the net benefit to the water shed instead of the proposed amenities for community organizations or facilities.

- Inclusion of proposed subsidized housing for current occupants is not aligned to principals for low income housing based on income or other criteria. 2.5 acre parcels are not appropriate parcels to be included in such a program.
- Forest land preservation and regeneration is desired.

Motion: Recommend approval subject to the outcome of a joint APC Planning Department meeting to review the nature of the amenities, how covenants are enforced, road base changes, and other related details. **Motion carried.**

4) Discussion on South Cowichan APC Bylaw

Bylaw criteria are not effective in identifying applications that should be considered by a joint APC. Scheduling of joint APC meetings can be difficult for participants. Bylaw imposes inappropriate bureaucratic processes.

Motion: Recommendation to amend South Cowichan APC Bylaw to allow area directors to decide on APC participation in application review and/or joint meetings for agreeing recommendations. **Motion Carried.**

5) Adjournment