

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 Tuesday, February 4, 2014 at 7:00 pm.

**PRESENT:** Chair George deLure  
Jeff Abbott  
Shawn Carlow  
Bill Gibson

**ALSO PRESENT:** Director Weaver  
Recording Secretary Tara Daly

**ABSENT:** Mike Marrs, Gerald Thom

**GUESTS:** Dean Woods  
Theresa Vincent  
Richard Neva  
Lance Lingren  
Vicki Marrs

#### **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 May 13, 2013 Regular Area I (Youbou/Meade Creek) Area Planning Commission meeting be adopted.

**MOTION CARRIED**

The Commission has asked again to be advised of any of the actions taken from the recommendations made at APC meetings. Director Weaver stated that she has spoken with staff.

#### **DELEGATION**

##### **D1**

**Development Permit Application 1-I-12DP/RAR/VAR (Woods) was considered.**

Mr. Woods provided a brief overview of the plans to replace an existing residence. Time frame: planning to begin in May, expecting to be finished, including plantings, by October. Mr. Woods hopes that the improvements will be looked on as a "flagship" development.

**It was moved and seconded that the Area I (Youbou/Meade Creek) Area Planning Commission recommend to the Electoral Area Services Committee to support Development Permit Application 1-I-12DS/RAR/VAR (Woods), as proposed.**

**MOTION CARRIED**

**It was moved and seconded that the Area I (Youbou/Meade Creek) Area Planning Commission would like to qualify the acceptance of the Development Permit Application No. 1-I-12DP/RAR/VAR (Woods)**

application with further comments:

- Appreciate the applicant's approach to the encroachment into the SPEA and setbacks from the property lines and their demeanor in attempting to solve;
- Appreciate that the applicants worked with the Cowichan Lake and River Stewardship Society arriving at a plan to remediate the site with natural plantings; and
- Appreciate that the applicants wish to proceed with more than what is required in improving the property.

**MOTION CARRIED**

**NEW  
BUSINESS**

**NB1**

Rod Tipton/ Richard Neva Re: Recreation Property

Property is currently zoned R2 and situated at PID: 000-711-578 Lot 3, Block 488, Cowichan Lake District, Plan 22758; property has been owned by the current owners for the past 28 years; used as a recreational property as the previous owners also had; currently have three trailers hooked up to power and water on site.

G. deLure and B. Gibson completed a walkabout of the site – looked at grade of land; inspected the ditching for run-off and believe that due diligence has been followed with a clean-out catchment in place; a porta-potty is set up properly with easy access for cleaning; consider an excellent job as been done in mitigating soil erosion – members of the APC strongly believe that the owners should be allowed to continue to use their property as they have been since purchasing. The APC, however, feel that if the zoning remains as is, there should be a caveat on the property that new owners must use the property as currently zoned.

**It was moved and seconded that the Area I (Youbou/Meade Creek) Planning Commission recommend that the owners (Lance & Sylvia Lingren, Rod & Diane Tipton, Richard & Ellen Neva, and Harbhey & Phyllis Sunga, as a group or designates) work with CVRD staff to pursue a grandfathering or historical use clause on the property situate at Lot 3, Block 488. Cowichan Lake District, Plan 22758 allowing them to enjoy it recreationally with a comparable example being the decision made at Camp Andy on the north shore of Cowichan Lake.**

**MOTION CARRIED**

**ADJOURNMENT**

**8:11 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 8:11 pm.