

SOUTH COWICHAN APC MEETING

7pm, Thursday, May 8th, 2014

Shawnigan Watershed Planning Office

MINUTES

ATTENDEES:

Area B APC Members	Present
Ian Caesar, Secretary	Yes
Dave Hutchinson, Vice- Chair	Yes
Steve McLeod	No
Bruce Stevens	No
Grant Treloar, Chair	Yes
Max Whiffin	No
Area A APC Members	
Ron Parsons	Yes
Area C APC Members	
Jens Liebgott	No
Don Herriott	Yes
Bruce Fraser, Area B Director	No
Kelly Musselwhite, Area B Alternate Director	No

Other Attendees:
Steve McLeod, Applicant
William Bakker, Resident
Joanne Bakker, Resident
Dave Polster, EDP
Paul Letter, Resident
Dean Addison, Resident

ORDER OF BUSINESS:

1) **Introductions**

2) **Adoption of Minutes**

Motion to adopt minutes of March 6th 2014 meeting. Motion carried.

3) **Application 1-B-14RS McLeod**

Applicant reviewed the features of the application. Questions and discussion from the APC followed: financing is in place with two lots presold; parcel is included in the fire protection zone; road will be a paved strata road including the Peterbrook access road which is acceptable to Ministry of Transportation and Highways; easement is provided at south end of the property for future access through Peterbrook Road; if required, fire access to Gregory Road is possible with an additional easement beside the trail in lot 6. Discussion on neighbourhood petition expressed concern for the preference for two acre lot sizes if the rezoning were to be approved; lack of neighbourhood plans in the OCP are a community concern for approving development plans. Questions and discussion followed from resident attendees on easements and features of properties in the area; the subject parcel size is not suited to larger lot sizes; the proposed plan preserves wetlands and existing features and makes the best use of the area on a parcel unsuitable for forestry.

APC comments:

- Application is viewed as a very good proposal.
- Parcel is outside the watershed boundary and is unsuitable for forestry.
- Ownership on adjacent parcels was explored to find that the plan encapsulates the boundary between mixed parcels and forestry land and is a very reasonable plan for the location and adjacent parcels.
- Allowing this parcel to be rezoned could create future pressure for similar proposals for F-1 parcels contrary to the objectives of OCP Policy 7.5 concerning forest lands.
- Additional residential development may negatively impact other F1 lands by potentially restricting the owner's ability to manage for forestry.
- Development is proposed to be a model for how sustainability can be done.
- Fire hydrants provide a benefit in the forestry buffer.
- Concerns from a neighbourhood petition which shows many neighbours do not support the development especially with smaller lot sizes. Attending residents spoke to petition and their rationale and raised concerns for the need for a neighbourhood plan in the OCP.
- The OCP Village Containment Boundary was set to encompass the Shawnigan Village and immediately adjacent areas while high density development surrounds the whole lake. The subject parcel borders the Village Containment Boundary.
- OCP improvements are required to address neighbourhood plans; such plans are not going to be developed in the near term.

Motion: Move to recommend approving the application to the Board. **Motion Carried.**

4) Adjournment