



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 B.C, on Tuesday July 1st 2014 at 7:00 pm.

PRESENT: Chair Gerald Thom
Shawn Carlow
Bill Gibson
George deLure

ABSENT: Mike Marrs
Jeff Abbott

GUEST: Carolyn Fisher

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 the February 4th 2014 Regular Area I (Youbou/Meade Creek) Area Planning Commission meeting be adopted. MOTION CARRIED.

DELEGATION: Development Permit Application : 1-1-14DP/RAR (Fisher)

Discussion of application with applicant Carolyn Fisher present. It was pointed out that the QEP report was dated but thought not to be a problem. The septic tank and field are to the rear of house which is a positive situation. Re viewed the site visit of June 29th 2014 where: Gerald Thom; Bill Gibson , George deLure and Carolyn Fisher had preformed a walk about of the property and have reviewed the application and site. Site visit was deemed satisfactory for the development permit.

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 No. 1-1-14DP/RAR (Fisher). MOTION CARRIED

SITE VISIT REMARKS: Reviewed again with Carolyn Fisher observation from the July 29th 2014 site visit as above noted. There were two items of concern viewed upon the site visit: 1. Cottage on wheels and its location with reference to the set back from Cowichan Lake , is its location far enough removed from Lake shore. Easily corrected. 2. Boat House, Dock and Wharf have been updated. The question arose: Are they conforming to current By-Laws? The Area I APC requests the CVRD By Law Officer review this situation. NOTE: These are separate issues from the Development Permit Application and should not affect the subject application.

NEW BUSINESS: Question to the CVRD: When is the AREA I (Youbou/ Meade Creek) Official Community Plan up for review ? There is a growing concern regarding : Dock sizes; Dock Locations and Dock Structures. This situation requires a comprehensive review .

ADJOURNMENT: It was moved and seconded that the Regular Area I (Youbou/ Meade Creek) Area Planning Commission meeting be adjourned. MOTION CARRIE

cc: Rachelle Rondeau, MCIP, RPP, Planner I, Development Services Division , Planning & Development Department CVRD

Scribe: George deLure.