

# ELECTORAL AREA B (SHAWNIGAN) APC MEETING

7pm, Thursday, June 5th, 2014

Shawnigan Watershed Planning Office

## MINUTES

### ATTENDEES:

Area B APC Members	Present
Ian Caesar, Secretary	Yes
Dave Hutchinson, Vice- Chair	Yes
Kristina Lau	No
Steve McLeod	Yes
Bruce Stevens	Yes
Grant Treloar, Chair	Yes
Max Whiffin	No
Bruce Fraser, Area B Director	Yes
Kelly Musselwhite, Area B Alternate Director	No

Other Attendees:
Lyle Holroyd, Applicant
Fran Holroyd, Applicant
Rob Conner, CVRD Planning
Bill Savage, Parks Commission
Heinrich Spilker, Applicant
Bob Starky, Resident
Jim McCreesh, Resident
Gary Stewart, Resident
Brett Robertson, Resident
Rick and Avril Yetman, Resident
Cheryl Mueler, Resident

### ORDER OF BUSINESS:

- 1) **Introductions**
- 2) **Adoption of Minutes**  
Minutes of the meeting of May 8th 2013. **Motion to adopt minutes was carried.**
- 3) **Sunny Daze Application**

Applicant reviewed application:

- Sunny Daze is primarily a camp ground.
- four events each year related to music and arts performances; primarily organized for a known group of people.
- Never had a medical emergency. Had one group last year that had an incident.
- Everyone is the same age.
- Medical staff and security on board.
- Everyone one stays [camps] for an event and leaves the following day.
- Kindle Arts Society and Luminosity are event organizers that lease the property for events. Tickets are only sold to person 19 years and older primarily because of alcohol consumption.
- Sunny Daze has been operating as a camp ground not in compliance with zoning. Applicant has intention to apply for rezoning in Fall 2014.
- Owner desires to address all issues that the community has with the use of the property.

- Event organizers have alternative plans for any scheduled events.
- Application has been presented following a bylaw enforcement issue.
- Weddings and events were planned a number of years ago and cannot be cancelled.
- Everyone is welcome to attend an event and see how they are run.
- Septic is provided by seven portable potties.
- Camp ground has been in operation for six years. Events have been scheduled only in the last three years.
- There is a nudist colony in the area. Owner has owned the property for 24 years and has not been aware of land use constraints for Forestry zoned land.
- Kindle Arts Society has a telephone number to confirm permission for having a fire. Owners have fire hoses and pumps to address fire risk on the property.
- A woman from save the rivers society came to inspect the use of the river and said she loved the way the river boundary area was used.
- Persons staying in the building on blocks use bathroom facilities in the permanent residence.
- Four music events and three weddings are scheduled for the summer. No dogs are allowed on the camp site.

Resident: observed public nudity in the river area at an event.

Rob Conway: Temporary use permits have not been used extensively in the past. Certain bylaws apply to regulate camp grounds.

APC Comments:

Property is not in fire protection zone. Use of riparian area is in violation of regulations. Drums and other containers are a potential environmental risk. So much is already going on at the property. Three dwellings are on the property. There are 383 participants (based on advertised tickets sold for a noted event) potentially camping in 25 existing sites and tent sites. Application intent is good but understanding of zoning regulations is the owner's responsibility.

**Motion:** Move to recommend not approving the application for temporary use. **Motion Carried**

Rob Conway: Suggests submitting a letter to request specific approval for weddings that cannot be canceled.

#### 4) Evaluation Framework

There has not been any progress on the framework other than input from Bruce and Dave Polster. Bruce reports that CVRD is willing to work with the evaluation framework to develop changes to bylaws. Ian to incorporate input and develop a new draft and circulate to APC prior to scheduling another meeting.

#### 5) Adjournment