

AREA I APC REGULAR MEETING

Minutes of the regular meeting of the area I (Youbou/ Meade Creek) area planning Commission in the upper Community hall 8550 Hemlock Street Youbou B.C.on Tuesday August 12th 2014

PRESENT: Chair George deLure

Jeff Abbott

Shawn Carlow

Bill Gibson

Absent: Mike Marrs

Guest:: none

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 Tuesday July 1st 2014 Regular Area I (Youbou/ Meade Creek) Area Planning commission meeting be adopted. Motion Carried.

DELEGATION: Rezoning Application No. 1-1-14RS (James and Shirley Bowen)

Bill Gibson and George deLure visited the site on Monday August 11th 2014 and met with the owner Mr. James Bowen. We walked the part of the site which is applicable to the Rezoning Application. Pictures were taken by Bill Gibson which will go with report to the CVRD.

Comments on Application:

1. Area I APC recommends rejection of the subject application as proposed and wish to make the following recommendations for the applicant going forward. During the next OCP review this subject property should be reconsidered with the following comments in mind:

A. Move the subject property to F2 zoning with one lot conforming and one lot non- conforming with this zoning change the CVRD shall have the right of first refusal to purchase the properties once the properties are sold by the original owners . The future intended use of property would be Parkland.

B. The Area I APC stresses the importance of recognizing the 200 year Flood Plain area on this subject property and in no circumstance what so ever should there be any development in this area now or in the Future.

C. There is a need for Riparian Zone Protection of 30 meters for the East perimeter of property. This would then protect the Meade Creek side channel.

D. Property requires a QEP review of the Meade Creek side channel area and beach area of property prior to any development or re zoning application is considered.

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NEW BUSINESS:

1.The Area I APC has on going concern with the Development on Lot 27- Block 5 Cowichan Lake District Plan 51348 Regarding infringement of sensitive Riparian Fish Habitant in Swordfern Creek. Note: Swordfern Creek is a productive Salmon and Trout nursery. The development has compromised the integrity of Swordfern Creek.

Meeting was adjourned at 8:30 P.M.

Note: Photos of Rezoning Application No. 1-1-14RS are being forwarded to CVRD with meeting minutes.

A handwritten signature in black ink, appearing to be "J. Adams" with a large flourish on the left side and a small mark below the name.







