

SOUTH COWICHAN APC MEETING

7pm, Thursday, Oct 2th, 2014

Shawnigan Watershed Planning Office

MINUTES

ATTENDEES:

Area B APC Members	Present
Ian Caesar, Secretary	Yes
Dave Hutchinson, Vice- Chair	Yes
Kristina Lau	Yes
Steve McLeod	Yes
Bruce Stevens	Yes
Grant Treloar, Chair	Yes
Area A APC Members	
Ron Parsons	Yes
Laurie Vasey	Yes
Area C APC Members	
Don Herriott	Yes
Jens Liebgott	Yes
Bruce Fraser, Area B Director	Yes

Other Attendees:
Fran Alberich, Applicant
Steve Dunton, Applicant
Rob Conway, CVRD
Barry Gates, EDP
Tom Wirkstrom
Lois Morrow
Catherine Dunstan
Brian Dunstan
Barane McCartney
Cliff Evans
Robert Serge Nixon
Bob Starkey
Garry Stewart
Sonia Furstenuau
Blaise Salmon

ORDER OF BUSINESS:

1) **Introductions**

2) **Adoption of Minutes**

Motion to adopt minutes of May 8th 2014 meeting. **Motion carried.**

3) **3-B-14RS Spilker, agent for Lyle Holroyd Sunny Daze Campground**

Applicant reviewed the features of the application. Applicant is investigating ways to reduce sound through barriers. Police comments have been hurtful. Applicant desires to work with neighbour Gary to manage impacts from event sound levels using sound experts. Concerns over stage location related to sound levels. Applicant desires to provide an alternative to squatters camping. No one leaves from the camp ground during an event. Confusion about event dates has

resulted in accusations of many problems. No dogs are allowed on site. If campers choose to leave they may use local business services.

The FARMFEST event was held under temporary permit. DJ lounge has not resulted in complaints, only the main stage sound has been a problem. Applicant desires to do sound tests with Gary to determine acceptable levels. Event attendees leaving after 4:00 pm often use local businesses. Latest sight visit rejected viewing of area to the west of the camp site as this was declared to not be included in the application.

Rob Conway: A custom zoning will be required to allow on-site events to continue.

APC Questions:

- APC question about fire risk. Question about operating outside of the bylaws for three years and now apply because they believe they will be shut down.
- No potable water is provided on site. No showers. The event organizers manage services for participants.
- How will the population of attendees be managed. Applicant may reduce the number of attendees at events.
- International travellers camp and, in exchange for room and board, help at events.
- Do you have financial backing to upgrade facilities to provide proper fire protection equipment? This would be obtained based on the special event opportunities.
- Will the rezoning application actually meet your business need to continue operating special events? Rob Conway: currently zoning does not address the requirements to hold special events. Special permits are used to control and allow events. In this case, it may be possible to create a customized zone to allow certain special events. There is a conflict between the number of campsites proposed and what is required for special events.
- Does anyone in your group have training in firefighting? Events have sober people who provide event security.

Community questions and comments:

- Are there bylaws or regulations that apply in this case. Rob Conway: CVRD would very likely require a fire protection plan to be prepared.
- Is smoking regulated or covered by permits. Rob Conway: To date, smoking has not been regulated for special events.
- Campground Neighbour: why did music carry on to 3:00 AM when the permit allowed music to midnight?
- Cliff Evans: very concerned about watershed. APC has a policy to follow if any Rural Resource or Forestry land is to be rezoned; a net benefit is to result to the watershed. Applicant: I don't know.
- Are you planning any further events? Weddings only but not events. All events have been declared for the purpose of the special permit.
- Are you planning to open for camping next year? Applicant: No.

APC comments:

- APC concern is for bylaw compliance related to fires, use of riparian areas, and noise bylaws.
- Internet blogs communicated event participant concern about cigarette butts and fire risk.
- Page 3 of memorandum describes the riparian area regulations. It is a fairly narrow property and with higher water levels a large part of the property would flood.
- Fire risk is unacceptable. Riparian impacts are not acceptable. Cannot approve the application.

- Almost all campsites are in the riparian area. Likely to lose a lot of property to be compliant with riparian areas.
- Applicant has not learned how to run the campground business in compliance in three years.
- Believe you to be very well intentioned but share the commission's concerns.
- Rezoning to an undefined zone; special events represent a risk.

Motion: Move that the APC strongly recommend against approving the application and further recommend that no further special event permits be issued or existing permits extended. **Motion carried by unanimous vote.**

4) 2-B-14RS Dunton-Friesen

Applicant reviewed the features of the application. The application is left to the community for consideration on what to do. Site has high quality rock and mining it and shipping it through Bamberton is the current plan. The applicant believes that the current application is a generous offer to the community. Applicant proposes a three parcel amenity to the CVRD which includes about \$60K for park allowance. Applicant has a concern about committing park land.

Application only provides residential land use within the application areas. The mine permit applies to both lots. Ground water testing has not been done. Hydrology studies have been completed but not provide to the APC.

Public Questions and Comments:

- Has the basin society studied the run off from the property? Not yet.
- What remediation would be done as a consequence of rezoning? None would be required.

APC comments:

- Not enough net benefit to the watershed is proposed for an exception to OCP policies.
- The terms and focus of the application were not appreciated by the APC.

Motion: Move recommendation to decline the application. **Motion carried by unanimous vote.**

5) Adjournment