

AREA I APC REGULAR MEETING

Minutes of the regular meeting of the Area I (Youbou/Meade Creek) Area Planning Commission in the lower Youbou Community Hall 8550 Hemlock Street Youbou B.C. on Tuesday October 14<sup>th</sup> 2014 @ 7:00 P.M.

Present: Chair George deLure

Jeff Abbott

Shawn Carlow

Bill Gibson

Guest: Pat Weaver ( Director Area I )

APPROVAL OF AGENDA: It was moved and seconded that the agenda be approved. MOTION CARRIED

ADOPTION OF THE MINUTES: It was moved and seconded that the minutes of the Tuesday August 12<sup>th</sup> 2014 regular Area I ( Youbou / Meade Creek) Area planning Commission meeting be adopted. Motion carried.

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

Leah Raby : present.

Development Permit Application No. 2-1-14DP/RAR (Cowichan Lake Holdings)

Mark Eraut; present.

Comments on Rezoning Application No.1-1 -14 RS ( James and Shirley Bowen)

1. James Bowen and daughter Leah Rabey submitted written submission regarding their Rezoning Application . See attachment marked Item A. An open discussion regarding the application followed.
2. Concerns were raised by the Area I APC that the only access to the subject property 9110 Meades Creek Road was via a covenant through Crown land, subject covenant should be reviewed by CVRD before making any final decisions on the subject rezoning request.
3. Area I APC recommends that the subject property ( James and Shirley Bowen) be rezoned to R3 Residential and that any future sale beyond immediate family, the CVRD be given first refusal on the property for future potential Park Site with and including the following recommendations be included in the Rezoning Application:
  - A. The Area I APC stresses the importance of recognizing the 200 Year Flood Plain Area on the subject property and under no circumstance what so ever should there be any development in this area, Now or in the Future.

- B. There is a need for a Riparian Zone Protection of 30 Meters for the Eastern perimeter of the property. This would then protect the Meade Creek Side Channel.
- C. The subject property requires a Qualified Environment Profession review of the Meade Creek Side Channel area and the beach area of the subject property prior to any Development or Rezoning Application is considered.

Comments on Development Permit Application No. 2-14DP/RAR ( Cowichan Lake Holdings).

1. Mark Erout of Cowichan Lake Holdings made a comprehensive and in depth report of work preformed and reasoning for performance of work prior to subject application being presented to the Area I APC.
2. The Area I APC accepted and approved Development Permit Application No. 2-1-14DP/RAR (Cowichan Lake Holdings).
3. It was duly noted that Woodland Shores Development has handled their development in a positive manner in following development guide lines.

New Business:

Area I Membership:

It was duly noted that APC membership expires on November 30<sup>th</sup> 2014. Jeff Abbott and Shawn Carlow will stand for re: appointment. Bill Gibson and George deLure will not stand for re appointment.

The current APC has been functioning with only Four members and no secretary for taking of minutes.

Meeting was adjourned at 8:15 P.M.

Minutes by:

George deLure



October 14, 2014

ITEM A

**Area I (Youbou/Meades Creek) APC**

**Re: Rezoning Application No. 1-1-14RS (James & Shirley Bowen)**

**Property Address: 9100 Meades Creek Road, Meades Creek, B.C.**

**Request:** The applicants request to change the zoning of their property to allow a secondary dwelling to accommodate a family member to live on the property.

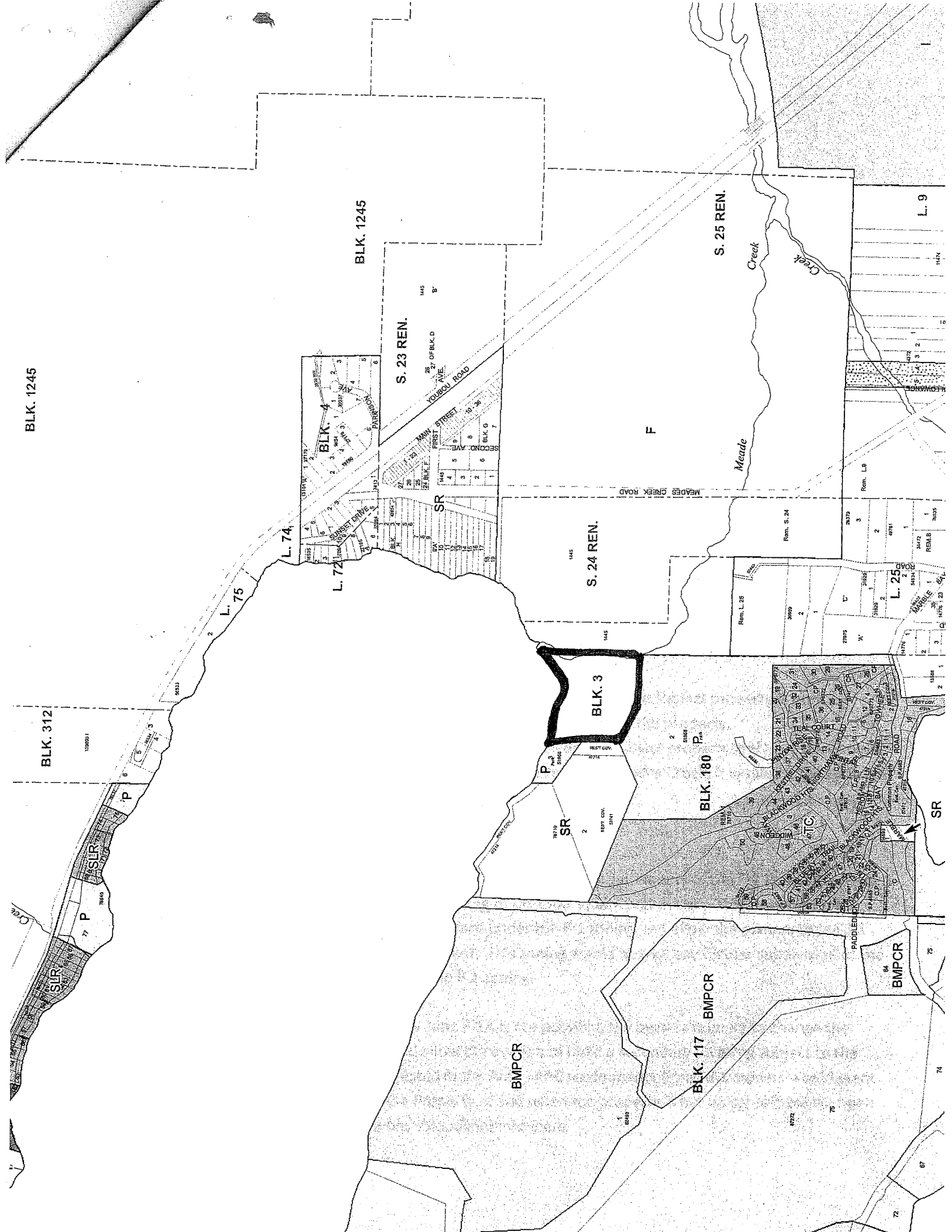
**Background:** James and Shirley Bowen have resided in Lake Cowichan for 50 years and have lived at their current Meades Creek property for 19 years. They have raised their four children in Lake Cowichan and currently two children live in the Cowichan Valley. As James and Shirley enter their seventies they have realized that they may need living assistance and help maintaining the current waterfront property. As a result their daughter, Leah, along with the husband and two children, would like to move onto the property to assist her parents with day to day living and maintaining the upkeep of the property. This in turn created the necessity for a secondary dwelling.

**Response to Area APC Recommendations of August 12, 2014:**

1. It is not the intention of the owners to subdivide the property. The only intention is to build a secondary dwelling.
2. As suggested to convert the property to F2 zoning to create one lot conforming and one lot non-conforming, the owners have investigated this option and believe it does not fit the requirements nor their needs for the following reasons:
  - a. F2 zoning requires the minimum parcel size to be 4 hectares. The subject property is only 3.7 hectares in size, which would eliminate the option to subdivide the property.
  - b. The owners have discovered the possibility to subdivide the subject property and have determined that with the lane/driveway access and the bridge crossing Meades Creek, it would be too difficult and costly to pursue subdividing the subject property.

**Re-zoning Request:**

1. Create a new zone (F-1A) which would include all the current requirements of the F-1 Forest Resource 1 Zone, but would allow for a secondary dwelling of up to 1500 square feet in size. This would keep the current requirements for the property in place under the F-1 zoning, but allow the owners to build a secondary dwelling of up to 1500 square feet. This zoning would restrict any further subdivision of the subject property, as per restrictions of the F-1 zoning.
2. If it is determined that creating a new zone F-1A is not possible, the owners request to change the zoning to R-3 Residential. This would allow the owners to build a secondary dwelling subject to the current bylaw restrictions. As suggested in the Area I APC recommendations, the owners would grant the CVRD an Option to Purchase the Property, if and when the property is put up for sale on the open market, excluding transfers to family (bloodline) members.



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