

AREA A APC - MINUTES OF MEETING

DATE: May 7, 2015

PRESENT: Brian Clark, Margo Johnston, David Knott, Archie Staats, Laurie Vasey, Jennifer Young, Roger Burgess, Jens Liebgott (Area C)

REGRETS: Glenn Terrell

CVRD BOARD: Kerry Davis

STAFF: None

GUESTS: None

NOTE: *MSC* means a motion was proposed, seconded and carried. *MSD* means a motion was proposed, seconded and defeated.

APPROVAL OF MINUTES OF PREVIOUS MEETING: *MSC* to accept the minutes of April 2, 2015 with the following corrections:

- Identify separately CVRD board and staff members,
- Change from Blair to Blaise Salmon on page 3.

BUSINESS ARISING FROM THE MINUTES: *MSC* to continue review of application 2-A-14RS (J S Hoel). Noted this is a joint S Cowichan APC discussion. Several members and Director Davis who did not know the area went by boat to the location of the proposed dock. Members expressed thanks to Alternate Director Salmon for providing transportation. Further concerns beyond those in the minutes of APC meeting April 2<sup>nd</sup> (paragraph 2, page 2) about this application were identified:

- This is a pristine shoreline with views of the Gowlland-Tod Park. A concrete dock sticking out about 80 feet into the water would be totally inappropriate to the unspoiled nature of the area.
- If the application were successful and it triggered a development application (see page 3 of staff report November 5, 2014) there would need to be extensive rock blasting and opening up of the land as there is an approximate 15 foot high cliff at the water's edge. This too would be inappropriate.
- The Saanich Inlet study recommended the area remain undeveloped and we understand the Federal government may designate the Inlet as a marine park.

*MSC: The joint S. Cowichan areas APC recommends to the CVRD board that application 2-A-14RS be rejected.*

DIRECTOR'S REPORT: Director Davis reported that the APC's recommendation regarding the signage application (1-A-14DP/S/VAR) for the Mill Bay Centre had been reviewed by staff. He advised us that some of our recommendations about lighting levels could not be enforced. Members expressed concern about this and remarked that they would likely not have recommended the application for approval if they had known this. Several developments are being planned and are now in the public realm:

- Unsworth vineyards tasting room expansion of services
- Limona/Garnett lands major development
- New RCMP HQ on Mill Bay/Shawnigan Lake Road
- 4 lot subdivision and park allowance on Whitaker Road

AREA A APC - MINUTES OF MEETING

- 10 lot subdivision on Lodgepole Road

NEW BUSINESS: We have an opportunity to move our meetings to the Kerry Park Arena curling lounge. This will provide much more room than the community hall board room for presentations, guests and the public.

*MSC: To move our meeting location to the curling lounge at the Kerry Park Arena effective the next meeting, June 4, 2015.*

NEXT MEETING: The regular meeting of June 4, 2015 7pm will be held pending further information. There are no applications at present and our director will be absent. The Alternate Director may be able to provide a report. Will be advised if we are meeting.

ADJOURNED: 8:03pm