



## ELECTORAL AREA B (SHAWNIGAN) APC MEETING

7pm, Thursday, June 4, 2015  
Shawnigan Lake Community Centre

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### MINUTES

(Prepared by Dave Hutchinson)

#### PRESENT:

Grant Treloar	APC Chair		
Dave Hutchinson	APC Vice-Chair		
Reed Boulter	APC Member		
Kristina Lau	APC Member		
Sonia Furstenau	Area B Director		
Ian Caesar	Area B Alternate Director		
Rob Conway	CVRD Manager, Planning & Development		
Tim Beaumont	Potential Applicant re Owl Rd.		
Dale & Teresa Erb	Potential Applicants re Sooke Lake Rd.		
Bill Thomson	Applicant re 2735 W Shawnigan Lake Rd.		
Steve McLeod	APC Advisor		
Mike Hennessy	APC Advisor		
Sally Davies	Guest	Barane McCartney	Guest
Peter Devries	Guest	Cliff Evans	Guest

#### ABSENT:

Bruce Stevens	APC Member
Kelly Musselwhite	APC Secretary

#### ORDER OF BUSINESS:

1. CALL TO ORDER AND INTRODUCTIONS
2. ADOPTION OF MINUTES

It was Moved, Seconded and Carried "that the Minutes from May 7, 2015 be approved."

3. CORRESPONDENCE

None

4. DIRECTOR'S REPORT

Sonia reported on the community meeting concerned with Steve McLeod's application for rezoning his property at 2373 Peterbrook Road. The concept of a "Neighbourhood Plan" involving a vision for the surrounding area was put forward. Rob Conway mentioned that there would be further workshops and discussion.

5. BUSINESS ARISING FROM MINUTES

- a) Watershed Land Conversion Evaluation Framework (update)

Mike Hennessy provided an update on this project. In progress for over a year, this is an important undertaking intended to create a tool for the APC to employ when evaluating rezoning applications

watershed integrity. Mike has made significant headway in shaping the draft document. The longer term objective is that it will form the basis for corresponding amendments to associated OCP policy.

**b) Owl Road Manufactured Home Park – Introductory Discussion**

The property at the end of Owl Road includes a quarry and an adjacent parcel that was used as a dump site. Dennis Madsen is the current owner. Tim Beaumont, a realtor representing the owner, had previously provided a concept sketch outlining a proposal for a 300 unit “manufactured home” park and was hoping to receive some feedback. Concerns were expressed about prerequisite remediation of both properties. It was suggested that the proponents host a Public Meeting or Open House. Advertisements in the Shawnigan Focus newspaper and also the Shawnigan Events Facebook page would help achieve a representative and meaningful turnout. It was suggested that timing the event to occur after Labour Day would also result in better participation.

**6. NEW BUSINESS**

**a) Development Permit Application 04-B-15DP – Thomson – 2735 W Shawnigan Lake Rd.**

The applicant wishes to take advantage of Section 14.4 of Zoning Bylaw 985 which allows for a parcel to be subdivided where a portion is separated from the remainder by a public road. The proposed lots are 0.2 ha and 0.09 ha, much smaller than the 1.0 ha minimum specified for the R-2 zone. The proposed tiny lot (900m<sup>2</sup>) is located on steep topography and is next to a small stream which flows into the far end of the West Arm (an area already challenged with water quality). The APC has serious concerns about increased septic pollution. Traffic along this road can be heavy and it is difficult to see how a driveway could be placed which would not be hazardous.

There are several other properties along this strip which are also split by the road. It would be a serious mistake to allow any of them to be subdivided. There would be a significant ecological impact. The new parcels would be both inappropriate and hazardous. It is also completely out of character with OCP designations.

**It was Moved, Seconded and Carried**

“that the APC strongly recommends that the CVRD deny this Development Permit; also that the Area Director and the Electoral Area Services Committee use any and all means possible to prevent this subdivision; and finally that the CVRD makes it a priority to amend Section 14.4 of Bylaw 985 so that there is a minimum parcel size - similar to Section 6.8 of South Cowichan Zoning Bylaw 3520.

**b) Dale Erb: Possible plans for some of his F1 property off of Sooke Lake Rd.**

Dale requested preliminary feedback on the possibility of subdividing some of his F1 land in return for donating another section of F1 land along a portion of South Shawnigan Creek. The APC response was that we need more information and specific details. A site visit was also proposed.

**7. NEXT MEETING**

Thursday July 2, 2015 7pm.

**8. PUBLIC QUESTIONS**

None not already asked.

**9. ADJOURNMENT**