



Electoral Area B (Shawnigan) APC Minutes
7 pm, Thursday, August 6, 2015
Shawnigan Lake Watershed Planning Office

Present:

Grant Treloar Chair
Dave Hutchinson Vice-Chair
Kelly Musselwhite Secretary
Steven McLeod Member
Pieter Devries Member
Reid Boulter Member
Bruce Stevens Member

Absent:

Mike Hennessy Member

Guests:

Ian Caesar Alternate Area Director
Barane McCartney
Cliff Evans
Mr. and Mrs. Crowley (02-8-DP)

- 1) **Introductions**
- 2) **Approval of Agenda** – moved and carried
- 3) **Adoption of Minutes**
 - a) Minutes of the meeting of July 2015 – moved and carried
- 4) **Business Arising From Minutes**
 - a) Crowley (02-15DP) – motion moved and carried
 “ The APC sees no reason to object to the Crowley development”

4799 Goldstream Heights – comments

Dave – CVRD requested rationale/clarification doubling of density for such a lot at cost of \$10K – agreement made between the residents and the CVRD

Grant – property across the street has been approved as development has already begun – where is the money from the sale of those at this time?

Pieter – amenity – money to be donated to Elsie Miles on lots across the street

Dave – is the amount able to be increased over time or is this grandfathered

Logic – the residents want more density, they are approved as long as they pay more money

APC – please see attached concerns as pointed out by two members of the Ecological Design Panel who attended the site visit on Sunday, July 26, 2015

b) Grandfathering issues on Bylaw Infractions – no new information (Grant)

Ian – MoTH heard back from and is awaiting a meeting next week to discuss (Ryan Evanoff, Senior Development Approvals Technician)

- Purpose is to verify there have not been any prior permits issued by MoTH
- Using Millicent Rd as a good example for road end abuse
- Clarify jurisdictional authority between MoTH and CVRD
- The problem has gotten worse – disruptive to other residents
- A site visit would be a good idea (of the APC members)
- Hoping for a letter that confirms the history and policy of the road end issue
- What do we do next that will produce a change
- CVRD rezoning has been done
- Compliance issue where our CVRD Bylaw officers have no authority at this point



- Stop the CVRD from using the word grandfather when talking about road ends
 - Work methodically to influence change
 - CVRD has control over water surface and road ends
 - Road ends ought to be used as an access to the lake from local residents
 - Parking personal properties and floats and the other uses (shift from public to private property)
 - Parks Commission were given approval of “development” for three road ends (Bell-Irving and Worthington and May)
 - Already have three major parks at the Lake’s edge already for public use
 - Combine with public awareness of intended use (neighbourhood access) along with foreshore best practices policy development
- 5) **Delegations** – Cliff – aware of implications of Cowichan Bay rezoning
- 6) **Correspondence** - none
- 7) **Information** – there will be a new protocol for meetings outlined soon
- 8) **Reports**
- a) **Director’s Report** – Ian – concern/sensitivity of new residential/recreation zone on Lake Cowichan (Youbou) and how that would impact the Shawnigan Lake area re this particular zone
- They are moving in the direction of trailer park (R2)
 - Cliff: in a flood zone
 - Some residents do not want to see recreational vehicles (some year round) with problems with sewage, etc
 - Comes back to grandfathering Local Government Act 9116 – siting and conforming rights of people
 - Lots were registered in Youbou before 1976
 - People ought to have legal nonconforming support and leave the CVRD out of this kind of zoning
 - Ian: will come to APC to provide feedback
 - Barane: 1:45 – 2:06 from last EASC from July 28
 - Why is Shawnigan Lake being brought into this?
 - Is this not simply a Bylaw Infraction?
 - Ian: Background – very far from anything we’ve talked about for Shawnigan
 - Issue of noncompliance with properties under water for many months of the year
 - They want to bring rezoning to bring compliance for up to four RV’s per parcel
 - Barane: had four community meetings in Youbou but none at this point here
 - LR11 – Lake Residential (new zone)
 - Ian – there is no application or free land to do this in Shawnigan
 - 2) Next SRA Court Hearing – August 14 in Victoria
 - 3) CVRD Case for land use jurisdiction is proceeding on either Sept 4 or 8th (subject to change based on legal progress)
 - 4) Cliff: it was passed with a strong letter from planning in disagreement for subdivision
 - Still has to go to the next Board of Directors Meeting
 - This does not allow for a development permit, only an approved parcel division
 - This Bylaw loophole has been closed
 - 5) CVRD will signed a 20 years agreement with the Province for operating of Parks (Memory Island and West Shawnigan Lake Park)



CVRD

- CVRD could make changes but they need agreement from the Province, but are required to set up an operating plan i.e. changing boat launch from Government Park to West Shawnigan Lake Park

9) Unfinished Business – no unfinished business

10) New Business

- a) Site visit: Cliff/McVie – 08-B-15DP – site visit Wed 12 at 6:30 pm at the site of Renfrew Rd and Worthington (northwest corner) followed up with a visit to Worthington and Millicent road ends

11) Public Questions – no questions

12) Adjournment – 7:46 pm, next mtg. Sept 3