



Area F APC Minutes

Date: 20 June 2016

Time: 7 PM

MINUTES of the Electoral Area F Advisory Planning Commission held on the above noted date and time at the Upper Meeting Room of the Lake Cowichan Arena Complex

PRESENT:

Chairperson - Sharon
Devana Vice Chairperson -
Joe Allan Secretary - Peter
Devana

Members - Jim Fielding, Mary Lowther, and Thor Repstock

ALSO present:

Alison Garnett - CVRD Planning
Heather Kauer - CVRD Planning
Mark Johnstone - Pebbles West Holdings Spokesperson
Mike Achtem - Engineer for Active Earth Engineering Ltd

Absent - N/A

The Chair, Sharon Devana called the meeting to order at 7:03 PM , welcomed everyone, and asked them to introduce themselves.

ACCEPTANCE OF MINUTES:

It was Moved and Seconded that the minutes of the Area F APC meeting of 8 Feb 2016 be accepted.

Motion1 carried

ORDER OF BUSINESS:

Item 1 – To Revisit and make further Recommendations on the Rezoning Application # 02-F-08 RS located at 9931 South Shore Rd.

Alison Garnett made a short presentation explaining why the APC had been asked to revisit this application. Basically it was because the CVRD had received further information on problems with Soil Contamination and Remediation of same on subject property and the Electoral Area Service Commission had asked that it be referred back to the APC before they made their final decision on recommending approval or denial. The CVRD had written a report on the perceived problems, which all APC members had received for their background information along with other pertinent Maps and Documents.

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Following Ms Garnett's presentation, Mark Johnstone, Pebble West's Delegate Spokesperson, was asked to make his presentation stating their points of view and explanations of their plans to rectify the concerns of the CVRD. At the very beginning of his presentation he asked the APC whether we had read Pebble West's Rebuttal letter to the CVRD Report. This rebuttal letter was dated 13 June 2016. Since the APC had not received this important document, Mark read it to us verbatim. In this letter Pebble West's Provincially approved Environmental Consultant Firm, Active Earth Engineering Limited, representing Pebbles West, disagreed with the majority of conclusions that were made in the CVRD Report. This rebuttal letter was written by David Mitchell, P.Eng., CSAP Principal, Senior Engineer. Active Earth Engineering Ltd.

During the ensuing discussion, Mr. Mike Achtem, representing Active Earth Engineering, commented that he worked on the Area I Youbou development proposal which had the same, but more extensive, soil contamination problems which were remediated to a standard that met CVRD approval. He stated that this application is the same, only miniscule in comparison, and he did not understand the objections and concerns this time. After further discussion between all in attendance, the APC came to a consensus that we did not have the Technical Expertise to enable us to make any decision regarding Soil Contamination or Remediation and that we would only make recommendations on our normal mandate which is Land Usage. As a result the following Motion was made:

Motion 2

It was moved and seconded by Area F APC that we re-approve the Pebble West Rezoning Application and that the APC does not have the expertise to deal with the technical aspects of the contaminated soil issue.

Motion 2 - Carried

New Business

There was no new business.

Adjournment

Motion 3

There being no further business, a motion was made for adjournment and seconded.

Motion 3 - Carried

Meeting adjourned at 0853PM

Signed (Certified Authentic),

Peter N. Devana

Secretary

Copies to:

Area F APC members

Electoral Area Services Committee ds@cvr.bc.ca

cc to CVRD Planner Alison Garnett

cc to Area F Director Ian Morrison

cc to Alternate Director Dave Darling