

## **Minutes of the APC Meeting – Area D**

**Date: April 19, 2018**

Time: 7:05pm

Location: Nature Centre, Cowichan Bay

Members Attending: Robert Stitt (Chair), Hilary Abbott, Larry Gray, Ken Olive, Peter Holmes

Ex-Officio: Lori Iannidinardo (Director - Area D) & Anne Bomford (Alternate director)

For the applicant: Cam Williams, Cowichan Engineering Services Ltd.

### **Business: Development Permit Application Phase 3 Cowichan Bay Estates**

Topics discussed:

- Past difficulties with water erosion and causes.
- Past overflows and damages, existing retaining pond upgrades, new retaining ponds and related drainage control structures.
- Responsibility for ongoing service of the completed drainage system.
- Soil required for deposit on each lot by owner covered by a covenant.
- Changes in drainage patterns as building takes place.
- Future sloughing in natural drainage ravines caused by increased water flows.
- Drainage system maintenance by the Regional District following the two-year period of maintenance by the Applicant.
- Geotechnical studies for slope stability having been undertaken for Sensitive Lands – Steep Slope Areas not viewed by the APC but submitted to the Regional District.
- Water flows from agricultural fields increasing drainage in the Development having been considered in the drainage design.
- Notice-on-title requirement for geotechnical reports by owners of Steep Slope properties, or all properties prior to construction.

Motion: Area D APC recommends issue of a development permit for Phase 3 of Cowichan Bay Estates.

Motion carried unanimously.

Because of the complex drainage and geotechnical issues on this site, it is recommended that the Applicant:

1. Defines critical project milestones with Regional District staff and contacts staff when these are reached so there is the opportunity for inspection.
2. Works with Regional District staff to develop an ongoing schedule to monitor and maintain key drainage infrastructure during the project and after project completion.

Moved to adjourn the meeting at 8:37pm.