



DATE: Tuesday, March 13, 2018  
TIME: 19:00-21:00

**MINUTES** of the Electoral Area E Advisory Planning Commission held on the above noted date and time at 175 Ingram Street, Duncan, B.C., CVRD Boardroom.

**PRESENT:**

Chairperson: Susan Kaufmann  
Secretary: Justin Straker  
Members: David Coulson  
Patrick Jackson  
Julia Rylands  
John Salmen  
Ken Smith  
Marianna Terauds

**ALSO present:**

Director: Alison Nicholson

**ABSENT:**

Sarah Davies-Long  
Celina Gold  
Parker Jefferson

**APPROVAL OF AGENDA**

It was moved and seconded that the agenda be approved.

MOTION CARRIED

**ADOPTION OF MINUTES**

It was moved and seconded that the minutes of January 9, 2017 be accepted.

MOTION CARRIED

**BUSINESS ARISING FROM MINUTES**

None.

**REPORTS**

**Chair's report:**  
None.

**Director's report:**

None.

**Planner's report:**

None.

**NEW BUSINESS**

Application 02-F-17RS – Commission discussion of merits and issues with the application.

MOTION: The APC recommends that Application 02-F-17RS not proceed at this time, for the following reasons:

1. A similar application in 2006-2007 was referred back to staff by the EASC several times, and eventually amended to not include the current re-zoning request, due to incompatibility with regulations and a range of concerns raised by the EASC, CVRD planners and APC. The concerns that led to its amendment in 2006-2007 have if anything increased since that time.
2. The application is not compliant with the existing Cowichan-Koksilah OCP<sup>1</sup> and Area F zoning bylaws, and is not consistent with the vision of the 2018 Cowichan-Koksilah OCP currently under review.
3. There are large amounts of undeveloped land and current potential housing stock, including the Paldi CD, that should be reviewed in the context of the Sahtlam Local Area Plan with appropriate community consultation, prior to allowing the current Application to proceed.
4. The need to contain residential growth and reduce urban sprawl into rural areas.
5. The need to protect existing forestry-designated properties for forestry uses, wildlife habitat and corridors, recreation and carbon capture, particularly within the Coastal Douglas-Fir (CDF) biogeoclimatic zones, which is recognized as having endangered ecosystems and is under substantial pressure from development. The proposed property contains productive second-growth CDF forest with substantial future potential for carbon sequestration. The APC estimates that currently less than 25% of the Cowichan-Koksilah OCP area contains CDF forest.
6. Concerns over availability of potable water and appropriate septic disposal – in August 2008 the Vancouver Island Health Authority expressed concern over the lack of suitable area for septic fields on the property.
7. Members of the Cowichan Tribes live in the Plan area, and there are reserves within its boundaries. Cowichan Tribes expressed substantial concerns over the original (2006) application, citing the property as being valuable as wildlife habitat and for traditional land uses by Cowichan Tribe members. At this time the APC understands that the

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<sup>1</sup> e.g., Policy 5.1.14, which states: "Forestry lands will be increasingly important for the continued sequestration of carbon emissions in the Plan area, and the CVRD will strive to protect and enhance forestry lands in partnership with the provincial government and private landowners"; and General Residential Policy 7.1.1, which states: "The Regional Board shall not approve any bylaw which would designate additional land for residential use or increase the permitted density of existing residential lands prior to a review of residential land availability in the planning area."

current Application has been referred to Cowichan Tribes – we have not been able to view their response and believe that there is a need to collaborate more closely with the Cowichan Tribes on decisions affecting the Cowichan-Koksilah OCP area.

Moved and seconded.

MOTION CARRIED.

### ADJOURNMENT

It was moved that the meeting be adjourned at 7:50 pm.

MOTION CARRIED

**NEXT MEETING:** Next APC meeting is Tuesday, April 10, 2018.



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Secretary

  
Chair