



DATE: Tuesday, June 13, 2017  
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  
Vice chair: John Salmen  
Secretary: Justin Straker  
Members: David Coulson  
Sarah Davies-Long  
Celina Gold  
Patrick Jackson  
Parker Jefferson  
Julia Rylands  
Marianna Terauds

**ALSO present:**

Director: Alison Nicholson  
Staff: Bev Suderman, CVRD Planner, Community and Regional Planning Division  
Darren Lucas, Shirley Humes – summer students

**ABSENT:** Michelle Geneau  
Bruce Fraser

**APPROVAL OF AGENDA**

It was moved and seconded that the agenda be approved.

Amendment to include OCP/APC role discussion

MOTION CARRIED

**ADOPTION OF MINUTES**

Corrections to minutes of the Area E APC meeting of May 23, 2017:

- Spelling of Marianna Terauds name to be corrected
- Item 2 – minutes refer to a meeting on April 19, 2017 – correct date is March 16, 2017
- Item 3 – the statement “Covenants cannot be tied to a person but can establish a time limit” should be amended to read, “Covenants cannot be tied to a person, but can establish a timeline.”

It was moved that the minutes of the Area E APC meeting of May 23, 2017 be accepted with the above corrections.

MOTION CARRIED

**BUSINESS ARISING FROM MINUTES**

**Director's Report:**

None.

**REPORTS:**

**Planner's Report:**

**OCP Discussion:**

Facilitated by Patrick Jackson, focused on draft Chapter 2. See discussion notes in Attachment A.

**INFORMATION**

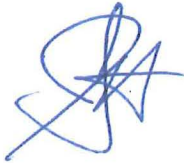
- Marianna Terauds joining the APC as a member, Bruce Fraser leaving.
- Dual roles of APC and OCP functions were discussed. Patrick Jackson has volunteered to facilitate the OCP portions of the meetings.

**ADJOURNMENT**

It was moved that the meeting be adjourned at 9:10 pm.

**MOTION CARRIED**

**NEXT MEETING:** September 12, 2017, at 7:00 pm, to be confirmed.



Secretary



Chair

## **Attachment A: Discussion Notes re OCP**

### **Goal 1: Preserve Integrity of the Ecosystem**

NOTE: Discussion was less about the specifics of the content of this goal area, than about the purpose and realistic outcomes of an OCP process and document.

- What is our benchmark for determining current integrity of ecosystem? How will the plan be structured to prevent platitudes or advertising language?
- Expectation that vision and goals would be aspirational
  - Need to develop benchmarks and more specifics within each goal area
  - Need basis to be able to set objectives and policy
- Lack of current or specific information is an issue
- Primary purpose of OCP is to manage development: where it goes, how it is done
- Lack of support from senior levels of government
- Lack of jurisdiction for private forest lands, ALR lands, and mining ... but policy framework still important.

Specific to ecological information:

- Water resources need to be improved: e-coli issues
- Cowichan River is pretty good from a water quality perspective, but the Koksilah River is a different challenge with big water quality issues

### **Goal 2: Encourage economic opportunities**

- 3 resource based economic activities: forestry, agriculture, and mining – discussion about leaving them out of the OCP altogether – mining is a mandatory element, as is agriculture. Policy around forestry can prevent conversion into residential.
- Where are the industrial lands in the plan area?
- Highway Commercial uses – visual corridor is very important, part of our heritage
  - Importance of tree canopy and signage
  - Avoid strip malls
  - Setbacks from the road
  - No drive-through restaurants
  - Examples from Europe: long forested berms for highway pullouts
  - Highway 18 current has no development along it (a gem!)
- Highway corridor to reflect the community as much as possible, and conversion to highway commercial should be limited as much as possible
  - Tractor dealership is preferable to a Tim Horton's
- Opportunities coupled with responsibility and appropriate economic development
- Add a focus on food security; not conversion of all food lands into vineyards
- Avoid turning the communities into “retirement villages” as an economic development strategy
- Focus on “greening” of Vancouver Island, by reclaiming and making it better.
  - Solar farm idea

- Other types of economic activity to be included:
  - Arts and artisans ... could be part of home-based businesses
  - Education
  - Tech industry
  - Service industry for retirement community
- Tourism, including eco-tourism
- Localisation of the economy a good concept to emphasize (move from Goal 3)
- Encourage/support sustainable forestry practices: selective logging; harvesting every 80-100 years
- Encourage value-added production
- Need to be open to considering new types of business, that may not have been thought of yet, assuming they are in accordance with community values
- Design guidelines
- Koksilah Industrial Park: live/work/play – needs nuanced zoning
- Check with Amy regarding alternative forms of tenure for encouraging appropriate economic opportunities
- Need to take care about language ... Lots of emphasis on sustainable forestry; need to treat agriculture with equal rigour, because it is also problematic.

**Goal 3: Encourage (or support) resilience**

- Need to emphasize the theme/concept of resilience throughout the OCP:
  - Goal 1: Resilient Ecosystems
  - Goal 3: Resilient and Healthy Communities
- Diversity makes for more resilience/ essential for climate change adaptation
- Infrastructure (green infrastructure)
- Stacking functions (increased functionality) when investing in infrastructure, i.e. build a school, which can also serve as an emergency shelter or other form of necessary infrastructure
- Emergency response: need proper supplies at community facilities (power can be out for a long time)
- Travel safely within neighbourhoods and between communities (alongside roads, but off-road)
- Shock/rapidly changing conditions: emphasize food security, water security, and energy security
  - Distributed grid

**Goal 4: Build strong communities while preserving community character**

- Add:
  - Heritage
  - Scenic roads
  - Duncan Bypass policy
  - Transportation, especially safe alternate routes for cycling, walking, riding to destinations (not just for recreation)
  - Each individual community will have a section, addressing their issues and policies/implementation
- “Strong” = racist – need a better word

**Sahtlam Local Area Plan**

- Need to identify a person to serve as liaison between Sahtlam LAP committee and the APC
- Very ambitious workplan presented by the students; suggestions:
  - Rather than saying “relaxing”, use the word “review” when talking about home-based business regulations
  - Concerns re ecological sensitivity/wildlife corridors/elk
  - Suggestion to focus on Goals 2 and 3