



DATE: Tuesday, September 26, 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
Secretary:
Members: David Coulson
Sarah Davies-Long
Michelle Geneau
Celina Gold
Patrick Jackson
Parker Jefferson
Julia Rylands
John Salmen
Ken Smith
Marianna Terauds
REGRETS: Justin Straker

ALSO present:

Director: Alison Nicholson
Staff: Bev Suderman and Rob Conway, CVRD Planners; Kate Miller, Manager, Environmental Services, CVRD
Applicant: Paul Slade, Drillwell Enterprises

Meeting called to order at 7:05 pm.

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 the Area E APC meeting of September 12, 2017 be accepted as amended, with the removal of the information about the member of the public who attended the meeting.

MOTION CARRIED

DELEGATIONS

1. **Kate Miller: Busy Place Creek Watershed**
 - Busy Place Creek is a sub-basin of the co-joined flood plain of the Cowichan and Koksilah Rivers, which are very different types of river systems.

- Because it is small and compact, yet represents a variety of types of land uses, presents a variety development issues, and is governed by a diverse range of agencies, it makes a good case study.
- With the development of the Trans Canada Highway, the watershed now (essentially) terminates at the highway. Historically it would have extended to the Cowichan Bay estuary.
- Hampered by the absence of a regulatory framework to date including updated flood control bylaws the division is exploring a number of policy options and additional background studies to inform further work. Climate change projections indicate that major events are going to be more extreme than they have been to date, so there is a strong need to be able to adapt in a way that builds community resilience, and reduces risk for the most vulnerable residents of the Cowichan region. There are no easy solutions.
- Three projects are underway within the watershed, at different scales and different stages:
 - 1. Watershed level - Developing run-off targets, using a natural capital approach, which should be completed by the end of 2017. Builds on the work started with the Water Balance Model.
 - 2. Mid section - Developing a drainage and stormwater management strategy in the industrial area. With a focus on developing both infrastructure solutions as well as guidance documents for future land use policy.
 - 3. Systems and cross community integrations - Developing overall flood solutions, with a particular focus on properties between Polkey Road and the Koksilah River who are substantially affected by both upstream and downstream inputs. The people at the Trestle Village are particularly vulnerable, and are impacted by water management practices within the industrial properties and Eagle Heights upland areas. Trying to find solutions that will slow water down.

APC Discussion points:

- Look at reinventing the Koksilah Industrial Park as a model “fish-friendly” industrial area. The CVRD’s Environmental Services has explored a standardized certification program in the past and will likely be reexamining it as part of our community based consultations on multiple solutions.
- Important area for groundwater protection; importance of isolating potential contaminants on industrial properties

2. Paul Slade, Drillwell Enterprises: Development Permit Application 06-E-17DP

- Rob Conway provided some context information for the APC regarding Development Permits as a tool to manage development, and the APC’s role in the process.
- Paul Slade identified:
 - Some internal contradictions in the RAR report, based on an assumption that the site would be paved. The site will not be paved. A corrected RAR report was circulated late in the day.
 - Invasive plants to be managed on-site: Himalayan blackberry and Daphne laurel
 - Bob Crandall, Qualified Environmental Professional, will be working with Drillwell during the clearing, staking, and land preparation phases to ensure integrity of the riparian area and management of invasive species.
- APC Discussion points included:
 - Flood levels
 - Permeability of the property, and implications for groundwater
 - Containment measures to be put in place to prevent sheeting of water off the site
 - Whether or not any contaminants are on-site:
 - Trucks are cleaned immediately, and are generally clean when returning to the property
 - Not bringing contaminated soils or other materials to the site
 - No fuel storage on site
 - Clarification re location of parking on-site

- Use of silt fencing pre and post construction, and monitoring throughout – fine silts of concern, need to prevent them from getting into the stream
- Landscaping to improve the functioning of the site, as well as the aesthetics. Suggestion: Dave Polster as a local resource
- Need for clearer, more specific guidelines in the Development Permit Area designations within the OCP

Recommendation:

It was moved and seconded that the Area E Advisory Planning Commission recommends approval of the Development Permit application 06-E-17DP, subject to the following conditions:

1. Development of a system of drainage control and containment of potential contaminants for the site;
2. Development of a landscaping plan prepared by a qualified professional for the riparian boundary of the property, which will improve the aesthetics of the site, enhance the riparian area, and provide for drainage control.

MOTION CARRIED

INFORMATION

- Hols Application – A survey is underway; more information is needed before moving to the EASC.
- Bruce Fraser's book called "Saving Place: Land Stewardship in the Age of Limits" was an excellent read. The APC will send a note of thanks for his generous gift.
- Ross Blackwell unable to attend; Alison will talk with him and bring back a report to a future meeting.
- The Tim Horton's application for a Development Permit for the TCH and Bench Road site is now before the APC. A date will be found soon to consider this application.

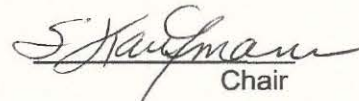
ADJOURNMENT

It was moved that the meeting be adjourned at 9:02 pm.

MOTION CARRIED

NEXT MEETING: October meeting scheduled for 3rd Tuesday, October 17, 2017.

Secretary


Chair