

Minutes of the Electoral Area Services Committee Meeting held on Tuesday, January 18, 2011 at 3:00 pm in the Regional District Board Room, 175 Ingram Street, Duncan, BC.

PRESENT

Director L. Iannidinardo, Chair
Director B. Harrison, Vice-Chair
Director M. Dorey
Director G. Giles
Director I. Morrison
Director K. Kuhn
Director L. Duncan
Director M. Marcotte
ABSENT: Director K. Cossey

CVRD STAFF

Tom R. Anderson, General Manager
Brian Farquhar, Parks and Trails Manager
Mike Tippett, Manager
Rob Conway, Manager
Ron Austen, General Manager
Dave Leitch, Manager
Alison Garnett, Planner II
Rachelle Moreau, Planner I
Cathy Allen, Recording Secretary

APPROVAL OF AGENDA

The Chair noted changes to the agenda which included adding one item of new business, and deleting Staff Report R11.

It was Moved and Seconded
That Application No. 1-B-10RS (Michael Walter) be referred back to staff.

MOTION CARRIED

It was Moved and Seconded
That the agenda, as amended, be approved.

MOTION CARRIED

M1 - MINUTES

It was Moved and Seconded
That the minutes of the December 7, 2010, EASC meeting be adopted.

MOTION CARRIED

M2, M3 – APC Minutes

It was Moved and Seconded
That the minutes of the Area A APC meeting of December 14, 2010 and the minutes of the Area B APC meeting of November 4, 2010, be received and filed.

MOTION CARRIED

M4 – Parks Minutes It was Moved and Seconded
That the minutes of the Area A Parks meeting of November 18, 2010 be received and filed.

MOTION CARRIED

M5 – Parks Minutes It was Moved and Seconded
That the minutes of the Area I Parks meeting of December 14, 2010 be received and filed

MOTION DEFEATED

It was Moved and Seconded
That the minutes of the Area I Parks Commission meeting of December 14, 2010, be referred back to the Commission for correction (delete Director Kuhn being Also Present and list under Regrets).

MOTION CARRIED

BUSINESS ARISING There was no business arising.

DELEGATION

D1 – Scott Mitchell Scott Mitchell and Mathuw Jones were present on behalf of the South Island Mountain Bike Society (SIMBS) regarding Cleasby Bike Park proposed Stewardship Agreement. Mr. Mitchell provided a history of the South Island Mountain Bike Society. The stewardship agreement would allow SIMBS to manage and maintain the bike park under CVRD direction.

The Committee directed questions to the delegates.

Director Giles suggested that the Society meet with the area parks commission.

It was Moved and Seconded
That the proposed Cleasby Bike Park stewardship agreement be referred to the Cobble Hill Parks Commission for input and that the SIMBS be invited to attend.

MOTION CARRIED

Director Giles advised the delegates that she would contact them regarding attendance at the next Area C meeting scheduled for January 27th .

STAFF REPORTS

R1 – Stewardship Agreement

Brian Farquhar, Parks and Trails Manager, reviewed staff report dated January 11, 2011, from Dan Brown, Parks Trails Technician, regarding Cleasby Bike Park Stewardship Agreement.

Director Giles suggested that the agreement be referred to both Cobble Hill and Shawnigan Parks Commission.

It was Moved and Seconded

That the matter respecting the CVRD entering into a Stewardship Agreement with the South Island Mountain Bike Society (SIMBS) to operate the Cleasby Bike Park in Quarry Nature Park, in Cobble Hill, be referred to both the Cobble Hill Parks Commission and the Shawnigan Lake Parks Commission for input, and that the proposed Stewardship Agreement be brought back to a future EASC meeting for further consideration.

MOTION CARRIED

R2 – Application 4-A-07RS

Alison Garnett, Planner II, reviewed Staff Report dated January 10, 2011, regarding reconsideration of Rezoning Application No. 4-A-07RS (Jim Logan) to rezone 2.0 acres located at 841 Ebadora Lane to permit outdoor storage of recreational vehicles. Original approval was given in December 2009 dependent on conditions, which have not been met.

The Committee directed questions to staff and the applicant.

Jim Logan, applicant, was present and provided further information to the application.

It was Moved and Seconded

That rezoning application 4-A-07 RS (Logan) be denied, partial fees refunded, and the file closed, unless the following three conditions are satisfied by June 30, 2011:

1. A letter is received from the Ministry of Transportation and Infrastructure, indicating that the sight distance issue has been resolved or can be resolved to their satisfaction;
2. A landscaping plan is submitted, including cost estimates, for the purpose of screening the RV storage from the perspective of the Trans Canada Highway;
3. A draft covenant is received, which prohibits any signs from being posted along the southern boundary of the property along the Trans Canada Highway.

MOTION CARRIED

R3 – Application 2-D-10RS

Alison Garnett, Planner II, presented Staff Report dated January 11, 2011, regarding Application No. 2-D-10RS (Butler) to rezone 853 sq.m. located at 1721 Pritchard Road from R-3B to new duplex limited height zone.

The Committee directed questions to staff.

Michael Butler, applicant, was present and provided further information to the application.

The Committee directed questions to the applicant, Planning staff and Engineering staff.

It was Moved and Seconded

That Application No. 2-D-10RS (Butler) be denied and that a partial refund of application fees be given.

MOTION DEFEATED

It was Moved and Seconded

That Application No. 2-D-10RS (Michael and Deborah Butler) be tabled until after the Cowichan Bay Official Community Plan process is completed.

MOTION CARRIED

R4 – Application No. 4-A-10RS

Alison Garnett, Planner II, presented staff report dated January 11, 2011, regarding Application No. 4-A-10RS (Braybrooks) to permit a two lot subdivision at 2658 Cameron Taggart Road.

The Committee directed questions to staff.

John Braybrooks, applicant, was present and provided further information to the application.

The Committee directed questions to the applicant.

It was Moved and Seconded

That Application No. 4-A-10RS (John and Mary Braybrooks) be denied and that a partial refund of application fees be given in accordance with CVRD Development Application Procedures and Fees Bylaw No. 3275.

MOTION CARRIED

R5 – Application No. 1-B-10RS

Agenda item R5 (Application 1-B-10RS – Michael Walter) was referred back to staff with the approval of the agenda.

**R6 – Application No.
5-E-10DP**

Rachelle Moreau, Planner I, presented staff report dated January 11, 2011, regarding Application No. 5-E-10DP (Buckerfields) to permit a new greenhouse on the property located at 5410 Trans Canada Highway.

It was Moved and Seconded

That application No. 5-E-10DP be approved, and that a development permit be issued to Buckerfields Ltd. for Lot 3, Section 14, Range 6, Quamichan District, Plan 15507 to permit construction of a new greenhouse.

MOTION CARRIED

**R7 – Application No.
1-A-10ALR**

Rob Conway, Manager, presented staff report dated January 18, 2011 from Maddy Koch, Planning Assistant, regarding Application No. 1-A-10ALR to construct a welcoming centre on property located at 790 Kilmalu Road.

Father Sean Flynn, applicant, was present and provided further information to the application.

The Committee directed questions to staff and the applicant.

It was Moved and Seconded

That Application No. 1-A-10ALR submitted by Father Sean Flynn, made pursuant to Section 20(3) of the *Agricultural Land Commission Act* to construct a welcoming centre be forwarded to the Agricultural Land Commission with a recommendation to approve, subject to:

- the new building complementing the exterior (façade) of the old church
- a legal survey confirming compliance with parcel line setbacks

MOTION CARRIED

**R8 – Application No.
7-B-10DP**

Rob Conway, Manager, presented Staff Report dated January 11, 2011, regarding Application No. 7-B-10DP (Lintaman/McMillan) for a development permit to allow a six lot subdivision at Stebbings Road and ShawniganLake Road.

The Committee directed questions to staff and applicant.

It was Moved and Seconded

That application No. 7-B-10DP be approved, and that a development permit be issued to Pat Lintaman Design Ltd. and Anchorage Projects Ltd. for a six lot subdivision subject to:

1. Strict compliance with RAR report #1467;
2. Registration of a restrictive covenant to protect SPEAs outside of dedicated park and to drainage works on proposed lots;
3. Reforestation of the perimeter buffer as identified in the October 14, 2010 report from Michael Gye and Heidi Krogstad Urban Forestry Ltd. and registration of a restrictive covenant to protect the 5.0 metre wide buffer and to limit signage in the buffer area to a single multi-tenant sign;
4. Completion of a storm water management plan in accordance with the scope of work described in the October 25 and November 19, 2010 letters from Worley Parsons;

5. Installation of underground utilities.

MOTION CARRIED

Note: staff to speak to Director Cossey prior to the next Board meeting regarding requirement to install underground utilities.

R9 – Sentinel Ridge

Tom Anderson, General Manager, presented staff report dated January 12, 2011, regarding Sentinel Ridge and Area Petition from the Citizens Living Along Mill Bay Road, Sentinel Ridge and Adjacent Streets.

Paul Carmichael, Block Watch Captain, provided background to the Petition from Sentinel Ridge area residents respecting traffic issues and proposed developments.

Committee members directed comments and questions to Mr. Carmichael and staff.

It was Moved and Seconded

That staff be directed to arrange a meeting with the Ministry of Transportation and Infrastructure, CVRD staff, and area developers to discuss traffic and safety concerns from developments in the Mill Bay area as well as proposed solutions.

MOTION CARRIED

R10 – BC Meat Inspection Regs

Rachelle Moreau, Planner I, presented Staff Report dated January 11, 2011, regarding amendments to the BC Meat Inspection Regulation.

The Committee directed questions to staff.

It was Moved and Seconded

That staff report dated January 11, 2011, from Rachelle Moreau, Planner I, regarding Amendments to the BC Meat Inspection Regulation, be received and filed.

MOTION CARRIED

R11 – Parks Maintenance Contract

Agenda item R11 (Area H Parks Maintenance Contract) was deleted from the agenda at the Approval of the Agenda.

R12 – Bylaw 3393

It was Moved and Seconded

1. That an annual financial contribution service be created within Electoral Area B – Shawnigan Lake with a maximum requisition limit of \$5,000 to assist the Cowichan Station Area Association with costs associated with the operation and maintenance of the Hub, a community space located at 2375 Koksilah Road (former Cowichan Station School Site) and the delivery of community based programs and services, heritage projects and community events.

2. That CVRD Bylaw No. 3393 – Cowichan Station Area Association Annual Financial Contribution (Area B – Shawnigan Lake) Service Establishment Bylaw, 2011”, be forwarded to the Board for consideration of first three readings, and following provincial and voter approval, be considered for adoption.
3. That voter approval to establish the Cowichan Station Area Association Annual Financial Contribution (Area B – Shawnigan Lake) Service be obtained through an alternative approval process.

MOTION CARRIED

**R13 – AVICC
Resolution**

It was Moved and Seconded

That the following resolution be forwarded to the Regional Board for consideration and submission to AVICC:

“REDUCING THE PRICE OF FARMLAND THROUGH TAXATION:

WHEREAS the price of farmland is escalating beyond the affordability of potential farmers;

AND WHEREAS farmland is being subdivided and being sold to some buyers that have no intention of ever farming the land and thus are competing with real farmers artificially driving the price up of newly subdivided farmland;

THEREFORE BE IT RESOLVED that the government institute a premium level of taxation higher than residential rates as a method of discouraging non farmers from purchasing newly subdivided farmland and using it as a country estate.”

MOTION CARRIED

It was Moved and Seconded

That the proposed AVICC resolution respecting “Reducing the Price of Farmland Through Taxation” be forwarded to the Regional Agricultural Committee as well as the Municipality of North Cowichan for review and comment.

MOTION CARRIED

R14 – EASC Schedule

It was Moved and Seconded
That the following Electoral Area Services Committee meeting schedule for 2011 be approved with meeting start time to be 3:00 pm:

Tuesday, January 18 th	Tuesday, May 31 st
Monday, January 31 st (Special)	Tuesday, June 21 st
Tuesday, February 1 st	Tuesday, July 5 th
Thursday, February 24 th	Tuesday, August 2 nd
Tuesday, March 1 st	Tuesday, September 6 th
Tuesday, March 15 th	Tuesday, September 20 th
Tuesday, April 5 th	Tuesday, October 4 th
Tuesday, April 19 th	Tuesday, October 18 th
Tuesday, May 3 rd	Tuesday, November 1 st
Tuesday, May 17 th	Tuesday, November 15 th

MOTION CARRIED

R15- 2010 BE Report

It was Moved and Seconded
That the 2010 Bylaw Enforcement Report, be received and filed.

MOTION CARRIED

R16 – CV Gun Club

It was Moved and Seconded
That the request by the Cowichan Valley Trap and Skeet Club, located on Cowichan Lake Road in Area E, to hold two (2) “Special Event” Competitive Shoots in 2011 (April 9-10 and April 23-24) as well as one additional weekend shoot in October, be approved.

MOTION CARRIED

CORRESPONDENCE

**C1 – Resignation
parks commission**

It was Moved and Seconded
That the resignation of Trina White from the Shawnigan Lake Parks and Recreation Commission be accepted, and that a letter of appreciation be forwarded to Ms. White.

MOTION CARRIED

**C2 – EA Directors
Meeting**

Mr. Anderson requested confirmation of those Directors planning on attending the Electoral Area Directors meeting February 15-16 in Richmond.

The following Directors noted they plan to attend:
Marcotte; Kuhn; Giles; Duncan; Morrison; Harrison

C3 – 2011 Leadership Forum

Mr. Anderson requested confirmation of those Directors planning on attending the Local Government Leadership Academy 2011 Leadership Forum February 16-18 in Richmond.

The following Directors noted they plan to attend:
Marcotte; Kuhn; Morrison; Duncan; Giles

INFORMATION

IN1 – Building Report

It was Moved and Seconded
That the November 2010 Building Report be received and filed.

MOTION CARRIED

NEW BUSINESS

1 – Bank Erosion, Cowichan Bay

Director Iannidinardo advised of concerns regarding bank erosion and run-off into the ocean resulting from clear cutting/development in Cowichan Bay and showed recent videos of properties and affected areas.

General discussion ensued. For information purposes only.

CLOSED SESSION

It was Moved and Seconded
That the meeting be closed to the public in accordance with the *Community Charter* Part 4, Division 3, Section 90(1), subsections as noted in accordance with each agenda item.

MOTION CARRIED

The Committee moved into Closed Session at 6:20 pm.

RISE

The Committee rose without report.

ADJOURNMENT

It was Moved and Seconded
That the meeting be adjourned.

MOTION CARRIED

The meeting adjourned at 6:23 pm.

Chair

Recording Secretary