

APC MINUTES

DATE: 25 Nov 2013

TIME: 7:05 PM

MINUTES of the Electoral Area F Advisory Planning Commission held on the above noted date and time at the Honeymoon Bay Community Centre Meeting Room

PRESENT:

Chairperson: Sharon Devana

Vice-Chairperson: Joe Allen

Secretary: Peter Devana

Members: Bill Bakken, Mary Lowther, Bob Restall

ALSO PRESENT:

Mark Johnston - Agent for Pebble West Holdings

Ron Cheeke – One of Pebble West Holdings Owners

Guests: Mr Dick Orman & Mr Guy Patten (Honeymoon Bay Residents)

ABSENT: Phil Archbold & Susan Restall

ACCEPTANCE OF MINUTES;

It was Moved and Seconded that the minutes of the Area F APC meeting of 20 Aug 2013 be accepted.

Motion Carried

ORDER OF BUSINESS

1. Application No. File No:2-F-08RS, location 9931 South Shore Road. Purpose to Amend Area F Community Plan and Zoning Bylaw to permit an approximate 68 Lot subdivision, commercial area and boat launch.
2. Other Business (2 announcements)

Mr Ron Cheeke, one of the owners, and his agent Mark Johnston were present

1 File NO: 2-f-08RS

Discussion

Mr Johnston began the discussion by presenting a very detailed outline of the project. Following his presentation the proposal was discussed in detail under the following Items:

Item 1. Is it within Honeymoon Bay's best interest to remove this large piece of property from the Industrial Designation?

After some discussion the consensus of all members was in the affirmative.

Item 2. Is their housing demand for approximately 68 residential units?

This was an interesting discussion where Pebble West Holdings stressed that because of their unique design their product would be very different from other real estate supply in the area and would be very desirable as their units would be of smaller size (1100-1400 sq ft, more affordable, and of 3 different designs) which Pebble West Holdings would personally build at a standard high quality. Basically they are offering a smaller, affordable, high quality product that they will build thereby ensuring quality and design control on this desirable lakefront location.

All members agreed that this was a good idea and that there probably will be a good demand.

Item 3. Is there current or future need for more commercial properties within the area?

The unanimous consensus of all members was that there was no current or future need for commercial properties within the area.

Item 4. Is multi-family housing desired within the community and is it appropriate at the proposed location?

The APC members realized the type of housing will depend on demand and the APC has no preference on which type of housing is built. Yes, multi-family housing is appropriate for the proposed location.

Item 5. How will transportation requirements, particularly in the summer months, be affected?

The consensus of all members was that additional traffic will not create a problem in that area.

Item 6. Is the location and extent of the park and public boat launch adequate?

This item created considerable discussion and several ideas are worthy of consideration:

- a. There should be a swimming area for the buyers who do not buy waterfront lots;
- b. The boat launch should not be part of any Strata;
- c. The boat launch/parking area should be granted to the CVRD; and
- d. Access to the boat launch should be from South Shore Rd on the east side of the property.

Everyone present, including all APC members, guests and the owner in attendance agreed on these ideas.

During the above discussion additional possible issues were also identified and discussed:

Local residents expressed **concern about water availability** as they had been on water restrictions all summer. Would there be enough water for this project?

Mr. Johnston said that the CVRD engineers thought there was plenty for this proposal but this issue **MUST** be resolved before this development proceeds.

There were concerns about **who would pay for the sewage plant**. The answer was Pebble Holdings & Western Forest Products would pay for the initial plant for the development and that Honeymoon Bay could connect to it at a cost to them to cover the costs of extra infrastructure, hook-up and maintenance etc.

The topic of a **public walkway through the property** was also discussed.

Mr. Johnston stated that a Statutory Right of Way could be established across the property.

The topic of **Timeline** was discussed and basically the intention was to sell and build the 13 Lakefront properties first, as Phase 1, then continue as more lots/designs are sold. Timeline will be determined by demand.

The **question of lot size /dwelling size** was again mentioned but all agreed that there should be a good demand for the smaller more affordable properties and homes, especially on this particular site.

In summary, all these extra issues were resolved to the satisfaction of all in attendance.

Motion (S)

Motion 1

It was Moved and Seconded that the APC approves development of this property. In addition, that the CVRD Staff work with the property owners to come up with a Comprehensive Development Zone to include the following uses:

- a. Multi - family dwellings;
- b. Single family dwellings;
- c. Commercial;
- d. Waterfront Commercial; and,
- e. Water Zone.

Motion 1 Carried

Motion 2

It was Moved and Seconded that the number of dwelling units in the Comprehensive Development Zone not exceed 80.

Motion 2 Carried

Motion 3

It was Moved and Seconded that a parcel of the land on the east side of the property be identified as a Park/Boat Launch/ Commercial development and not be part of any proposed Strata. It would be accessed directly from South Shore road and continue to the Boat Launch site on the waterfront.

Motion 3 Carried

Other Business

A. The Director, Ian Morrison, had requested that the following Announcement be made at this meeting:

“There will be a **Volunteer Appreciation Dinner for all APC members** and their partners at the Curling Club lounge, Lake Cowichan, 6 PM Sat 21 2013 .

RSVP to him by 10 Dec.”

B. The Chair, also announced that **the next meeting of Area F APC will be held at the Honeymoon Bay Community Centre Meeting Room 7 PM Monday Dec 9** to discuss another proposal. Proposal details will be sent to all members soon by the CVRD Staff.

ADJOURNMENT

MOTION 4;

It was Moved and Seconded that the meeting be adjourned at 9:25, 25 Nov 2013

MOTION CARRIED

Peter Devana

Secretary

Sharon Devana

Area F APC Chairperson

Send to:

Electoral Area Services Committee via
Administrative Coordinator Planning & Development Department
Cathy Allen <callen@cprd.bc.ca>

Area F APC Chairperson
Sharon Devana <sdevana117@uniserve