

Area F APC Minutes

Date: Dec 9 2013

Time: 0703PM

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

PRESENT:

Chairperson : Sharon Devana
ViceChairperson: Joe Allen
Secretary: Peter Devana
Members: Phil Archbold, Bill Bakken, Mary Lowther

ALSO present:

Director: Ian Morrison
Alternate Director – Not present
Guests: Norm Maxwell (Applicant)
Absent – Susan Restall, Bob Restall

The Chair, Sharon Devana, called the mtg to Order at 0703PM

ACCEPTANCE OF MINUTES:

There was a concern raised by Joe Allen that Item 3 of the previous meeting minutes recommendation was not correct. (See 25 Nov 2013 minutes of Area F APC)

Item 3 question was, "Is there current or future need for more commercial properties within the area?"

The confusion that led to the incorrect recommendation was caused by members misinterpretation of "area". Some thought it meant the development proposal area; others thought it meant the entire area of Mesachie Lake/Honeymoon Bay.

After some discussion the following motion was made:

Motion 1

That the previous minutes be changed to read under Item 3:

The unanimous consensus of all members was that there could be a future need for more commercial zoning in the general Mesachie Lake/Honeymoon Bay area.

Motion 1 Carried

Motion 2

It was further Moved and Seconded that the "amended" minutes of the Area F APC meeting of 25 Nov 2013 be accepted.

Motion 2 Carried

ORDER OF BUSINESS:

Item 1 - Application No. File No: 2F-13DP Maxwell/Warren

Item 2 - Smoke Control Legislation Bylaw 3716 (Discussion)

Item 1

Mr. Norm Maxwell (the Applicant) briefly described his proposal to all present. Several of the members had travelled to the site on Sat 7 Dec therefore became very familiar with the details of the application and the location and proximity of the Cowichan River.

After a short discussion the members could not see why this application should not go forward. Some members wondered why it had even come to our APC for study & recommendation as it seemed very straightforward. Director Morrison stated that he preferred to keep his APC "in the loop" as there were not one but 2 permits required in this area so it was unique.

Motion 3

It is recommended that the Application 2F-13DP be approved.

Motion 3 Carried.

Item 2

Smoke Control Regulation Bylaw 3716

Discussion:

After a lengthy discussion on the merits and problems concerning this Bylaw as it might pertain to Area F the following Motion was made and seconded:

Motion 3

It is recommended that Director Morrison liaise with CVRD Planning and Engineering Staff for the purpose of scheduling a combined working session with Area F APC in early 2014 to discuss possible amendments to the current Bylaw 3716 that would satisfy the requirements of Area F.

Motion 3 : Carried

New Business: There was no new business introduced.

Adjournment

There being no further business a motion was made for adjournment and seconded.

Motion 4: Carried

Meeting adjourned at 8:07 PM

Signed (Certified Authentic),
Peter N Devana
Secretary

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

Area F APC Chairperson
Sharon Devana <sdevana117@uniserve.com>