

Area F APC Minutes

Date: 5 Nov 2019

Time: 7 PM

MINUTES of the Electoral Area F Advisory Planning Commission held on the above noted date and time at the Curling Lounge of the Lake Cowichan Arena Complex

PRESENT:

Chairperson	Joe Allen
Vice Chairperson	Sharon Devana
Secretary	Peter Devana
Members	Jim Fielding, Thor Repstock

Also present – No others attended

The Chair, Joe Allen called the meeting to order at 7:00 PM

Acceptance of Minutes

Motion 1

It was Moved and Seconded that the minutes of the Area F APC meeting 30 May 2019 be accepted.

Motion 1 Carried.

Order of Business:

Item 1 – Review of Version 3.0 Harmonization Official Community Plan (HOSP)

Discussion

All members had reviewed the HOSP V 3.0 and everyone had points of concern they felt needed to be corrected. Too many to list here. The immediate concern was that if the HOSP was accepted as is before “modernization” is completed our APC would not have a valid OCP to use if called upon to further address current proposals that are pending in Area F, especially the one concerning the Couverdon rezoning proposal and their offer of “free land” for a sewage treatment centre that would resolve Mesachie Lake’s current problem and could also be hooked into Honeymoon Bay’s system in the future. This offer can’t be left in limbo. For that reason primarily, Motion 2 was made and Seconded as follows:

Motion 2

It was Moved and Seconded that the following recommendations be forwarded to the CVRD Planning staff in charge of the HOSP:

- A. Area F APC want to keep our local area plan (OCP#4210) to use as our working tool until “modernization” of the HOSP is finalized;
- B. Area F APC does not accept V3.0 HOSP in its current form until corrected and modernization is completed;
- C. Area F APC believes the 28 page introduction to the HOSP should be reduced in size, redundancies removed, and greatly simplified
- D. Area F APC does not accept the modified version of our original OCP # 4210 as re- written and included in the V 3.0 HOSP; and,
- E. Area F APC invites the CVRD to meet with them in Lake Cowichan to discuss the many points of concern we have found with the V 3.0 draft of the HOSP and the Area F Local OCP with hopes of making the necessary corrections and changes.

Motion 2 Carried

New Business

There was no new business.

Adjournment

There being no new business, a Motion 3 was made for adjournment and Seconded.

Motion 3 Carried

Meeting was adjourned at 8:06 PM Tues 5 Nov 2019

Signed (Certified Authentic)

Peter N Devana

Secretary

Copies to :

Area F APC members

CVRD Planners

coralie.breen@cverd.bc.ca

emily.dixon@cverd.bc.ca

cc to Area F Director Ian Morrison

cc to Alternate Director Dave Darling