

Minutes of the Cowichan Station/Sahtlam/Glenora Parks and Recreation Commission Meeting, held on April 20th, 2009 at 6:00 p.m. at Sahtlam

Present: Director Loren Duncan, Paul Slade, Howard Heyd, Irene Evans, Phil Gates, John Ramsey, Larry Whetstone, Ron Smith, Frank McCorkell and Tanya Soroka, CVRD Parks Planning Technician.

On-site Tour: Prior to holding the Commission meeting an on-site tour was made of the potential re-zoning of Inwood Creek Development—Phase 2. This 89 hectare parcel is owned by 3L Developments and owner Kabel Atwall accompanied the Commission.

Call to Order: The meeting resumed at the Sahtlam Fire Hall at 7:20 p.m.

Following the on-site the Chair asked Mr Atwall to provide the Commission with any additional background information that would assist with its deliberation regarding the parkland dedication within the development. Mr. Atwall indicated that at this time there was going to be approximately 45% of the land dedicated to park although this would likely raise a little as he was planning to ask this staff to eliminate some of the lots in one area and possibly include some in another portion of the property. Furthermore servicing of the lots would be wells on each lot, septic on each lot, and above ground hydro. Access to the top section of the property would be from the Currie Creek Forest Road off Highway 18 and this road would have to be brought up to highway standards and then become a public road. This would be done at the developer's expense. Likely the development would be done in two phases.

At this point there were questions by members of the Commission with respect to the possible access off Highway 18 and why the road would not be connected and join Highway 18 with Old Lake Cowichan Road. It was pointed out by both the developer and Director Duncan that the Sahtlam community was quite opposed to this idea.

In addition there was further discussion on one particular area (lots 6-10 and 19, 20) of the most recent plan. Mr. Atwall indicated a new plan of subdivision was being developed and he would try and get it to the parks staff in a week or so and would likely show some lots within this cluster eliminated.

At this point Mr. Atwall and Ms. Soroka left the meeting.

Minutes

The Minutes of the March 5th, 2009 meeting were distributed and reviewed by the Commission members.

Business Arising

There was some discussion regarding the Glenora Staging Area Community Park and the Commission requested that the Parks Department contract to have the park road graded and dust abatement measures be initiated right away. It was requested that the material to control the dust be administered from the east end of the east parking lot through to the far end of the west parking lot near the new washrooms. In addition that the Department publish a request for tenders to contract for snow plowing the road very soon.

A memorandum from Brian Farquhar Parks and Trails Manager, regarding the insurance coverage for CVRD Volunteers was distributed to each member for their information.

Minutes of the Parks and Recreation Commission meeting of April 20, 2009 continued:

New Business

3L Developments Inc. Proposal:

There were additional input from all members of the Commission regarding this proposed subdivision as it pertains to the size and location of park land to be dedicated. Because the owner was aware of the concerns some Commission members held he is planning to draft a new plan which will be distributed to all members as soon as it is made available to the Parks Department—in approximately a week.

With this in mind there was a general consensus that the Commission could not made a definitive recommendation regarding the park dedication at this time.

The Chair suggested that if there was agreement he would request the Parks Department to send out the new map to each member by e-mail or mail once it is available. Each Commission member would then send their comments to the Chair, via e-mail or phone at which time the comments would be compiled and sent to the Department so it can be included in any information package to be provided to the Development Services Committee.

Upcoming Meeting At Cowichan Station

Director Duncan distributed information regarding the meeting to be held on May 4th at 7p.m. regarding the future use of the Cowichan Station School Site. He requested as many members of the Commission as possible attend the meeting.

Next Meeting

The next meeting will be held in mid May and will include an on-site tour with members of the horse riding fraternity of the Cowichan Valley at the Glenora Staging Area Park. The Chair will establish the exact date in consultation with Director Duncan and the horse club members.

Adjournment

The meeting adjourned at 8:50 p.m.