

Minutes of the Special Electoral Area Services Committee Meeting held on Monday, January 31, 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  
Alt. Director B. Bandhar  
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  
Brian Dennison, General Manager  
Brian Duncan, Chief Building Inspector  
Warren Jones, Administrator  
Cathy Allen, Recording Secretary

**APPROVAL OF AGENDA**

The Chair introduced and welcomed Chief Michael Harry from the Malahat First Nation.

The Chair introduced and welcomed Alternate Director Buddy Bandhar, new alternate director for Shawnigan Lake.

The Chair noted changes to the agenda which included adding one item of new business.

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

MOTION CARRIED

**STAFF REPORT**

**R1 – 4-A-06RS**

Rob Conway, Manager, presented Staff Report dated January 25, 2011, regarding Application No. 4-A-06RS (Bamberton/Three Point Properties) to build a community at Bamberton.

Mr. Conway advised that the staff report is in response to direction given at the November 23<sup>rd</sup> EASC meeting as to whether the material provided by the applicants is sufficient to proceed with preparing amendment bylaws. It was noted that the material submitted by the applicants at the November 23<sup>rd</sup> EASC meeting is available on the CVRD website.

Mr. Conway stated that staff feels that draft bylaws and a phased development agreement would not be acceptable to the EASC or the public, therefore cannot recommend proceeding based on what has been received to date. The application has many unresolved issues and has had several changes since the last review.

Mike Tippett, Manager, reviewed letter received from applicants dated January 30, 2011. He stated that staff met with the applicants and explored aspects of the application that could be supported. An option could be to move forward with a business park element near the Bamberton interchange, west of the highway. Another option would be to expand current light industrial uses on the upper and lower village area. If there is direction to move forward with the limited industrial use options, the Committee would have to reject the other elements of the application or the applicants would have to withdraw those elements of the application.

Ross Tenant, applicant, was present. Mr. Tenant reviewed his letter dated January 30<sup>th</sup>. He stated that given the recommendation of staff, it is difficult to move forward on the overall application. Mr. Tenant requested that the EASC instruct staff to move forward with the job creation aspect of the proposal. Mr. Tenant further requested that the future residential use, which they are proposing to withdraw from this application, be re-considered in the future OCP re-write. Mr. Tenant thanked the community, committee, and various groups who have given their time to the proposal, and gave special acknowledgement for the cooperation from the Malahat First Nations.

The Committee directed questions to staff and the applicant.

The Committee members provided individual comments. Director Harrison stated he felt that staff did a thorough job in their staff report. Director Harrison suggested that, at this time, the Committee proceed according to what the applicant has suggested, as he believes that to be in the best interest of the community.

It was Moved and Seconded

That appropriate amendment bylaws be prepared, in an expedient manner, regarding Application No. 4-A-06RS (Bamberton/Three Point Properties) with respect to the light industrial permitted uses proposed in the vicinity of the waterfront areas and also with respect to the proposed business park (lower northlands) to the west of the Bamberton interchange, and further, that the draft bylaws be referred to the Area A - Mill Bay/Malahat Advisory Planning Commission for review and comment.

MOTION CARRIED

**INFORMATION**

**IN1 – Parks Minutes**

It was Moved and Seconded

That the minutes of the Area A Parks Commission meeting of January 7, 2011, be received and filed.

MOTION CARRIED

**NEW BUSINESS**

**NB1 – Bamberton  
letter**

It was Moved and Seconded  
That the letter dated January 30, 2011 from Bamberton Properties regarding  
January 25<sup>th</sup> staff report, be received and filed.

MOTION CARRIED

**PUBLIC QUESTION  
PERIOD**

Public question period ensued.

**ADJOURNMENT**

It was Moved and Seconded  
That the meeting be adjourned

MOTION CARRIED

The meeting adjourned at 5:00 pm.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Recording Secretary