



Electoral Area F – Cowichan Lake/Skutz Falls APC Minutes

Date: 11-9-2017

Time 7:00 p.m.

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

PRESENT:

Chairperson: Sharon Devana

Vice Chairperson: Joe Allan

Secretary: Peter Devana

Members: Jim Fielding, Mary Lowther and Thor Repstock

ALSO present:

Director: Ian Morrison

Alternate Director : Not

Present

Guests: Rachelle Rondeau (CVRD Planner), Richard Buckles (Applicant Spokesperson), Don Doore (Owner/Developer) and Russ Munroe (Owner/Strata President)

The Chair, Sharon Devana Called the Meeting to order at 7 p.m.

ACCEPTANCE OF MINUTES:

The Secretary read the Minutes of the last meeting (21 August 2017) in detail.

It was Moved and Seconded that the minutes of the Area F APC meeting of August 21, 2017, be accepted.

Motion 1 Carried

ORDER OF BUSINESS:

Item 1 – Rezoning Application for Lots 1-12 Plan SP6392 (Subdivision known as Stin-Qua)

Prior to proceeding with Item 1 the Chair introduced Rachelle Rondeau and thanked her for providing all the necessary documents pertaining to this Application, that we did not have during our first meeting, to both the APC members and to Richard Buckles. These documents included:

1. Initial Minutes of Approval by the Area F APC May 10, 2004;
2. EASC Report;
3. Fishery's Reports;
4. SERC Report; and,
5. Applicable Covenant documents.

Mr. Buckles began by reiterating his position regarding the Application outlining all the difficulties and explaining how things were done regarding the building of the docks and why they did not conform with the directions that had been given throughout the Approval Process. He was reminded that throughout the approval process only 6 docks were being considered, one to service each 2 of the 12 waterfront lots.

Bylaw 527 does allow for one dock per owner but they must be located side by side along the property line and have a total size no larger than the size of one shared dock. Although the applicants assured everyone throughout the approval process that the directions would be followed, those directions were not followed and there now exists 8 individually owned docks most of which are not placed as directed.

A lively discussion ensued between the Applicant, Guest owners and APC members. The Applicants repeated the reasons they were unable to build docks the size and location as approved. It was the opinion of the APC that the docks should have been constructed according to the size and location specified by original approved application. In all of the documents that we studied, it was emphasized that Watson Bay is an important fish habitat and that only 6 docks are appropriate. If the owners were unable to abide by the directives in the 2004 approval for the subdivision, they should have requested a revision of Bylaw 527 (W5 zone) at that time.

The Chair then asked all APC Members to comment based on further documentation they had received from Rachelle Rondeau. All came to basically the same conclusion that 6 shared docks were approved and that, after approval, the direction given was not followed, resulting in the Non Conforming situation that now exists.

The Chair next asked for a motion regarding this application.

Motion 2

Motion 2 was made: "To Deny the application in its entirety"

Seconded; and

Motion 2 Carried

Item 2 - Sahtlam Local Area Plan (SLAP) presentation by Joe Allan.

Mr. Allan, our Area F representative on the SLAP committee reported that he had attended all the meetings and they had been very productive so far. His main objective, on our behalf, was to ensure that the best interests of Area F residents living in this new Local Area Plan would be well represented.

New Business

None

Adjournment

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

Motion 3 Carried

Meeting adjourned at

Signed (Certified Authentic),
Peter N Devana
Secretary

Copies to:

Area F APC members
Electoral Area Services committee ds@cvrd.bc.ca

cc to CVRD Planner Rachelle Rondeau
cc to Applicant Agent Richard Buckles
cc to Area F Director Ian Morrison
cc to Alternate Director Dave Darling