



Report of the Electoral Area G (Saltair)  
Advisory Planning Commission  
December 19, 2017

**PRESENT:** Steve Neil (Chair)  
Tim Godau, Pat Mulcahy, Gerald Porter, John Silins  
Mel Dorey (Electoral Area Director)  
Sean Jonas (Alternate Director)

**ABSENT:** Ruth Blake

**CVRD Staff:** No CVRD staff were present

**APPLICANTS:** Reg Harding (McElhanney Consulting Services)  
Neil Isbister (Owner)

**Item 1: Development Permit No. 01-G-17DP (Reg Harding of McElhanney Consulting for Isbister)**

Reg Harding presented an overview of the project and responded to questions from APC members. Points discussed included the following:

- The location of the two eagle nesting trees appears to be far enough away from lots A, B and C such that building new homes on these lots should not disturb the eagles when they are nesting. It was noted that existing homes abutting the subject property are actually a lot closer to the eagle nesting trees than the new proposed lots are.
- Most of the discussion was about water runoff and how to control it when existing vegetation and trees are removed from the new lots to build homes. It was felt by everyone that it is important to control the runoff and not allow neighbouring properties to be affected or flooded. Rain water needs to remain on these new lots and percolate into the soil instead of running onto neighbouring properties.
- Reg Harding feels that water runoff won't be a problem due to the large size of lots A, B & C (1 acre each) and also due to the percolation properties of the soil on these lots. He also pointed out that lots A, B & C slope towards the large remaining piece of the property which will remain in its current undeveloped and heavily forested state.
- After much discussion, everyone finally agreed that it will have to be the responsibility of the building inspectors to ensure that when new homes are built, water runoff is handled properly and does not impact any of the neighbouring properties.

Following discussion, the following motion was made:

*That the Advisory Planning Commission recommends approval of Development Permit Application No. 01-G-17DP. Carried Unanimously.*

Steve Neil Chair  
Saltair Advisory Planning Commission