



Area F APC Minutes

Date: 13 March 2019

Time: 7:04

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

PRESENT:

Chairperson: Joe Allan

Vice-Chairperson: Sharon Devana

Secretary: Peter Devana

Members: Jim Fielding

ALSO present:

Bryan Cofsky, Agent for the Ditidaht First Nation

ABSENT: Mary Lowther and Thor Repstock

Chair Joe Allan called the meeting to order at 7:04 PM and introduced all in attendance.

ACCEPTANCE OF MINUTES:

Motion 1

It was Moved and Seconded that the minutes of the Area F APC meeting of 31 Jan 2019 be accepted.

Motion 1 carried

ORDER OF BUSINESS:

Item 1 - Rezoning Application for Nitinat Lake recreation campground expansion

CVRD FILE NO: RZ19F01

Mr. Bryan Cofsky, who has been the agent for the Ditidaht nation since 1993, gave a detailed explanation on their proposal and answered all questions to the satisfaction of our members. When queried on the availability of potable water to service the proposed campground he presented the members with a copy of a water report provided by the Ditidaht First Nation Public Works Department and signed by their director Terry Edgar. Everything was deemed in order.

In answer to the questions posed to the APC by planner Alison Garnett:

When questioned on whether the proposal was appropriate for the site we all agreed it was appropriate.

When questioned whether the proposal complied with the OCP Forestry policy 4.6 we all agreed it did, i.e. "Rustic campgrounds shall be encouraged to locate in the vicinity of clean recreational waters" and this proposal met that description perfectly.

When questioned on what impact this proposal might have on the natural environment the only probable impact recognized was the impact of having more tourists to the area which has to be expected in any similar development. All members agreed that the benefits to the area outweighed the minor impact that this campsite would have on the environment as all the rules regarding sewage, garbage removal, riparian area protection etc were all covered perfectly in the applicant's well written plan.

There being no further discussion:

Motion 2 - It was moved that the application be approved.
Motion carried.

Motion 3 - It was moved that, if necessary, a new F1a zone be added to the Area F bylaws which would add "Rustic camping" to the accessory uses.
Motion carried.

Motion 4 – It was moved that Forestry Policy 4.6 in the current Area F OCP be amended to include the requirement that rustic campgrounds be open to the public. (This requirement is included in the new Area F draft OCP.) Motion carried.

Following these motions Mr.Cofsky left the meeting.

OTHER BUSINESS.

Joe Allan then gave a detailed briefing on the progress being made regarding the Harmonization of the CVRD OCPs.

The salient points were:

1. The Staff had done a great job so far in reducing the size of the proposed new document by reducing the Objectives and Policy numbers to a fraction of what they had previously been;
2. That this Harmonized OCP was scheduled to be completed by July/Aug 2019; and
3. That his only fear was that some electoral areas might be reluctant to give up some of their previous OCP content and that the new Harmonized plans could again grow to their current unwieldy formats.

ADJOURNMENT

There being no further business a motion was made for adjournment

Motion 5

It was Moved and Seconded that the meeting be adjourned
Carried

Meeting was adjourned at 8:40 PM 13 Mar 2019

Signed(Certified Authentic)

Peter N Devana
Secretary

Copies to:

Area F APC members

Electoral Areas Service Committee ds@cvr.bc.ca

cc to Area F Director Ian Morrison cc to Alternate

Director Dave Darling

cc to Alison Garnet CVRD Planner