

Minutes of the Electoral Area Services Committee Meeting held on Tuesday, November 18, 2008 at 5:30 pm in the Regional District Board Room, 175 Ingram Street, Duncan, BC

**PRESENT**

Director M. Marcotte, Chair  
Director J. Allan, Vice-Chair  
Director G. Giles  
Director K. Cossey  
Director B. Hodson  
Director M. Dorey  
Director L. Duncan  
Director M. Walker  
Absent: Director M. Tansley

**CVRD STAFF**

Tom Anderson, Manager  
Mike Tippett, Deputy Manager  
Rob Conway, Assistant Manager  
Cathy Allen, Recording Secretary  
Warren Jones, Administrator

**APPROVAL OF  
AGENDA**

The Chair noted changes to the agenda, which included one add-on item to Delegations, one item to Staff Reports, one item to APC, one item to Information, one item of New Business, and one item to Closed Session.

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

MOTION CARRIED

**M1 - MINUTES**

It was Moved and Seconded  
That the minutes of the November 4, 2008 EASC meeting be accepted.

MOTION CARRIED

**BUSINESS ARISING**

There was no business arising.

**DELEGATIONS**

**D1 – Arthur Kendall**

Arthur Kendall was present regarding Application No. 2-G-08DP to allow subdivision of 2.847 hectares located at 10423 Chemainus Road into three parcels.

There were no questions to the applicant.

It was Moved and Seconded

That Application No. 2-G-08DP be approved, and the Planning Division be authorized to issue a development permit to Art Kendall for a 2-lot strata subdivision on part of Lot F, Section 3, Oyster District, Plan 2512, except part in plan 5496, (PID: 000-007-145).

MOTION CARRIED

**D2 – Mark Johnston**

Mark Johnston, Limona Group Ltd. was present on behalf of Stonebridge Village Residence Ltd., regarding Application No. 3-A-08RS to permit the creation of a shopping centre at 850-900 Shawnigan Mill Bay Road. Mr. Johnston noted that the staff report stated that the sewage disposal field for Lions Cove and commercial area is the same field but in fact they have separate fields.

Mark Johnston presented the proposal to Committee members. Mr. Johnston advised of their commitment to upgrade the existing water system for Mill Bay which will be a benefit to the entire community.

There was a question and answer session.

It was Moved and Seconded

1. That Application No. 3-A-08RS (Limona Group/Johnston) be approved as follows:
  - the eastern two-thirds of Lot 1, Section 3, Range 8, Shawnigan District, Plan VIP77020 and adjacent C-2 Lot B and Part of Lot C, Section 3, Range 8, Shawnigan District, Plan 34171, to be put into a special C-2A zone that allows multiple family residences along with the other C-2 uses;
  - the western one-third of Lot 1 to be given P-1 zoning;
  - the addition of development permit area guidelines to include the provision of public space in a central area of the site, rather than on the fringes of the site;
  - a requirement that the façades of any buildings facing the west side of Barry RD be open, with windows and doors facing Barry Road and no blank building walls being permitted in that direction, no loading spaces or waste/recycling facilities would be permitted adjacent to Barry Road.
2. That the application referral to the Ministries of Community Services, Transportation, Environment (Contaminated Sites Branch), Malahat First Nation, VIHA, Mill Bay VFD, Mill Bay Waterworks District and CVRD Protective Services, be accepted.
3. That draft OCP and Zoning Amendment bylaws be prepared and that the application be forwarded to a Public Meeting.

MOTION CARRIED

**D3 – Michelle Mahovlich**

Director Cossey left the room at this point due to a perceived conflict of interest respecting his present employer.

Ross Tennant was present in place of Michelle Mahovlich on behalf of Bamberton Properties regarding Application No. 4-A-08RS to permit the establishment of an outdoor adventure tourism business on a portion of the property located at 1451 Trowsse Road.

Mr. Tennant stated that they had nothing further to add to the staff report. They showed a power point presentation of the proposal.

Mr. Tennant stated that they would prefer the proposed use was added as a permitted use in the I-2 zone rather than rezone to F-3.

It was Moved and Seconded

1. That Rezoning Application 4-A-08RS (Bamberton - Ecotourism) be approved.
2. That a Zoning Amendment Bylaw to rezone part of District Lot 127, Malahat District, Except Parts in Plans 591RW, 1062RW and 1065RW, and part of District Lot 95, Malahat District, Except Part in Plan 951RW from F-1 to F-3, and to amend the I-2 zone to include Outdoor Recreation as a permitted use, be prepared and forwarded to the Regional Board for consideration of first and second reading.
3. That a public hearing be scheduled and that the Directors from Electoral Areas A, C, and D be delegated to the hearing.

MOTION CARRIED

Director Cossey returned to the meeting at this point.

**STAFF REPORTS**

**SR1 – Release of Covenant – Kapoor Rd.**

It was Moved and Seconded  
That the CVRD release Covenant CA606862 (5886 Kapoor Road – Luke) which has a Letter of Credit value amount of \$5000.

MOTION CARRIED

**APC**

**AP1, AP2, AP3 – Minutes**

It was Moved and Seconded  
That the following minutes be received and filed:

- Minutes of Area A APC meeting of June 4, 2008
- Revised Minutes of Area A APC meeting of October 15, 2008
- Minutes of Area A APC meeting of November 5, 2008

MOTION CARRIED

**AP4 - Minutes**

It was Moved and Seconded  
That the minutes of the Area B APC meeting of November 6, 2008, be received and filed.

MOTION CARRIED

**AP5 – Minutes**

It was Moved and Seconded  
That the minutes of the Area G APC meeting of October 30, 2008, be received and filed.

MOTION CARRIED

**AP6 - Minutes**

It was Moved and Seconded  
That the minutes of the Area C APC meeting of November 6, 2008, be received and filed.

MOTION CARRIED

**PARKS**

**PK1, PK2 - Minutes**

It was Moved and Seconded  
That the minutes of the Area A Parks Commission site meeting of September 9, 2008, and the revised minutes of the Area A Parks Commission meeting of October 2, 2008, be received and filed.

MOTION CARRIED

**PK3, PK4 – Minutes**

It was Moved and Seconded  
That the minutes of the Area C Parks Commission meeting of October 30, 2008, and the minutes of the Area E Parks Commission meeting of September 15, 2008, be received and filed.

MOTION CARRIED

**INFORMATION**

**IN1 – Building Report**

It was Moved and Seconded  
That the October 2008 building report be received and filed.

MOTION CARRIED

**NEW BUSINESS**

**1 – Letter of Thanks**

It was Moved and Seconded

That the Parks Department forward a letter to Gravel Hill Concrete thanking them for their concrete donation to help construct a concrete foundation wall at Maple Grove Park in Cowichan Bay.

MOTION CARRIED

**QUESTION SESSION**

Mark Johnston stated that his question is in regards to a comment that was made from a Director during his presentation to the Committee earlier respecting the Lamona Group and Creekside project. A comment was made that Lamona has signed agreements that they have not fulfilled, and Mr. Johnston asked staff if they are aware of any outstanding agreements that Lamona has not completed. Mr. Johnston added that if the statement is untrue that he would like an apology from the Director who made it.

The Administrator suggested that staff should look into the matter and get back to Mr. Johnston.

The Committee Chair thanked Mr. Johnston for his question and noted that staff will get back to him.

Mr. Johnston stated his appreciation.

**CLOSED SESSION**

It was Moved and Seconded

That the meeting be closed to the public in accordance with the *Community Charter* Part 4, Division 3, Section 90(1), subsections as noted in accordance with each agenda item.

MOTION CARRIED

The Committee moved into Closed Session at 7:07 pm.

**RISE**

The Committee rose without report.

**ADJOURNMENT**

It was Moved and Seconded

That the meeting be adjourned.

MOTION CARRIED

The meeting adjourned at 7:26 pm.

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Chair

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Recording Secretary