

Minutes of the Electoral Area Services Committee Meeting held on Tuesday, May 15, 2012 at 3:00 pm in the Regional District Board Room, 175 Ingram Street, Duncan, BC.

PRESENT

Director M. Walker, Chair
Director L. Iannidinardo
Director P. Weaver
Director I. Morrison
Director B. Fraser
Director L. Duncan
Director G. Giles
Director M. Marcotte
Director M. Dorey

CVRD STAFF

Tom Anderson, General Manager
Mike Tippett, Manager
Rob Conway, Manager
Brian Duncan, Manager
Alison Garnett, Planner I
Rob Hutchins, Board Chair
Dana Leitch, Planner II
Ann Kjerulf, Planner III
Ryan Dias, A/Manager
Cathy Allen, Recording Secretary

APPROVAL OF AGENDA

The Chair noted changes to the agenda which included changing the order of agenda item R1 and R2, and adding one new business items plus one closed session new business item.

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

MOTION CARRIED

M1 - Minutes

It was Moved and Seconded that the Minutes of the May 1, 2012, EASC meeting be amended on page 12 by changing "Director Bruce" to "Director Fraser" and that the minutes, as amended, be adopted.

MOTION CARRIED

BUSINESS ARISING

There was no business arising.

STAFF REPORTS

R2 - Lamont

Alison Garnett, Planner I, reviewed staff report dated May 9, 2012, regarding Application No. 2-G-12DP (Lamont/Ethier) to permit construction of a single family home at 3857 Rumble Road.

The Committee directed questions to staff.

It was Moved and Seconded

That Application No. 2-G-12DP be approved, and that a development permit be issued to Bill and Shelley Ethier for Lot 1, District Lot 34, Oyster District, Plan 6940, to permit construction of a single family home, subject to compliance with the Geotechnical Slope Assessment by Lewkowich Engineering, dated December 9, 2011.

MOTION CARRIED

**R1 – Hornick/
Anderson**

Dana Leitch, Planner II, reviewed staff report dated May 15, 2012, regarding Application No. 4-B-11RS (Steve Hornick/Janice Anderson) to rezone property located at 3011 Gregory Road from F-1 to R-2 to permit subdivision into four bare land strata lots.

Steve Hornick and Janice Anderson, applicants, were present and provided further information to the application.

The Committee directed questions to staff and the applicants.

It was Moved and Seconded

1. That the zoning amendment bylaw for Application No. 4-B-011RS (Hornick and Anderson) be forwarded to the Board for consideration of 1st and 2nd reading.
2. That a public hearing be scheduled with Directors Fraser, Walker, and Marcotte as delegates, subject to the following being submitted in an acceptable form:
 - A Wildland Urban Interface Fire Hazard Assessment
 - Draft Parks Covenant.
3. That prior to final adoption of the amendment bylaw that the applicants provide written confirmation to the CVRD that the subject property has been included in the Shawnigan Lake Fire Protection Improvement District so that fire protection is provided to the property.
4. That the Board Chair and Corporate Secretary be authorized to sign a Section 219 covenant to secure park land dedication, with the cost of preparing the covenant to be borne by the applicants.

MOTION CARRIED

R3 - Muir

Alison Garnett, Planner I, reviewed staff report dated May 8, 2012, regarding Application No. 1-G-12 DP (Muir/Neil) to permit removal of existing residence and construct a single family home at 3741 Gardner Road.

Bruce Muir, applicant, was present and provided further information to the application.

The Committee directed questions to staff and the applicant.

It was Moved and Seconded

That Application No. 1-G-12DP be approved, and that a development permit be issued to Deborah and Stephen Neil for Lot 1, District Lot 34, Oyster District, Plan 18197, to permit removal of the existing residence and construction of a single family home, subject to compliance with the Preliminary Geotechnical Assessment by Levelton Consultants, dated March 21, 2012.

MOTION CARRIED

R4 - McKenzie

Alison Garnett, Planner I, reviewed staff report dated May 9, 2012, regarding Application No. 1-E-12DVP (Amanda and Ross McKenzie) to construct a accessory building at 4964 Brenan Court.

There were no questions by Committee members.

It was Moved and Seconded

That Application No. 1-E-12DVP by Amanda and Ross Mackenzie for a variance to Section 5.2(e) of Zoning Bylaw No. 1840 by increasing the size limit of a residential accessory building from 100 m² to 115 m² for Lot 10, Section 8, Range 6, Sahtlam District, Plan 25003 (PID: 002-853-531), be approved.

MOTION CARRIED

**R5 – Cowichan Bay
Float Home Regs**

Ann Kjerulf, Planner III, reviewed staff report dated May 8, 2012, regarding Cowichan Bay float home regulations.

It was Moved and Seconded

That the CVRD solicit a minimum of three quotations from environmental consultants to conduct an environmental study to determine how to minimize the impacts of float homes on the estuarine environment by appropriate siting, setbacks, and dimensions within water lease boundaries, and enter into a contract to complete the work with the value of the contract to not exceed \$8,000.

MOTION CARRIED

R6 – Mill Bay Marina

Rob Conway, Manager, reviewed staff report dated May 8, 2012, regarding Mill Bay Marina subdivision and building permit covenant.

The committee directed questions to staff.

It was Moved and Seconded

That the Board Chair and Corporate Secretary be authorized to execute a Section 219 Covenant to allow the subdivision of Block C, Sections 1&2, Range 9, Shawnigan District, Except Part in plans 29781 and 30142 (Mill Bay Marina) and the issuance of a building permit for 14 townhouse dwellings in advance of a completed sewer connection to the Sentinel Ridge sewer treatment plant.

MOTION CARRIED

R7 – South Cowichan Zoning Bylaw

Mike Tippett, Manager, reviewed staff report dated May 7, 2012, regarding expanded referral list for the South Cowichan zoning bylaw.

Director Giles suggested that Arbutus Ridge Strata Council be added to the list.

It was Moved and Seconded

That in addition to the referral agencies already directed by the Committee in April, that the draft South Cowichan Zoning Bylaw and the complementary South Cowichan Official Community Plan (OCP) amendment bylaw be also forwarded to:

- Capital Regional District
- City of Langford
- Ministry of Community, Sport and Cultural Development
- Garnett Creek Water Users
- Cowichan Bay Waterworks District
- Braithwaite Improvement District
- Meredith Road Improvement District
- Cobble Hill Improvement District
- Wace Creek Water Service
- Carlton Improvement District
- Sylvania Improvement District
- Oceanview Improvement District
- Mill Bay Waterworks District
- Miller Water Supply
- Burnham Water Utility
- Lidstech Holdings Ltd.
- Mill Springs Sewer Utility
- Arbutus Ridge Strata Council

MOTION CARRIED

INFORMATION

IN1 to IN5 - Minutes

It was Moved and Seconded

That the following minutes be received and filed:

- Minutes of Area A Parks & Recreation Commission meeting of March 15, 2012
- Minutes of Area A Parks & Recreation Commission meeting of April 19, 2012
- Minutes of Shawnigan Lake Parks and Recreation Commission meeting of April 19, 2012
- Minutes of Cobble Hill Parks and Recreation Commission meeting of April 26, 2012
- Minutes of Area G – Saltair APC meeting of May 2, 2012

MOTION CARRIED

NEW BUSINESS

NB1 – Contaminated Soil

Director Giles reported on a recent meeting with the Ministry of Environment regarding concerns with depositing of contaminated soil in the CVRD. Ministry staff feels that part of the problem is with zoning and forestry land. Director Giles suggested that loopholes in our zoning bylaws be reviewed.

A general discussion ensued.

It was Moved and Seconded

That staff be directed to investigate existing electoral area zoning bylaws to determine if anything exists that permits soil being deposited and whether there is an effective way to eliminate the dumping of soil deposits in the electoral areas.

MOTION CARRIED

RECESS

The Committee adjourned for a five minute recess.

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 4:55 p.m.

RISE

It was Moved and Seconded

That the Committee rise without report.

MOTION CARRIED

The Committee rose at 6:15 pm.

NEW BUSINESS

NB2 - AVICC

Director Marcotte advised that the priorities for the next AVICC are being established and if anyone needed items to go they should contact her.

NB3 – P-1 Zone, Area E

It was Moved and Seconded

That staff be directed to prepare a report and draft amendment bylaw to remove commercial uses from the P-1 zone in Electoral Area E Zoning Bylaw No. 1840.

MOTION CARRIED

ADJOURNMENT

It was Moved and Seconded
That the meeting be adjourned.

MOTION CARRIED

The meeting adjourned at 6:25 pm.

Chair

Recording Secretary