

Minutes of the Electoral Area Services Committee Meeting held on Tuesday, February 17, 2009 at 3:00 pm in the Regional District Board Room, 175 Ingram Street, Duncan, BC

PRESENT

Director B. Harrison, Chair
Director M. Marcotte
Director L. Iannidinardo
Director G. Giles
Director M. Dorey
Director L. Duncan
Director I. Morrison
Director K. Kuhn
Director K. Cossey
Alt. Director J. Krug

CVRD STAFF

Mike Tippett, Manager, Community & Regional Planning
Rob Conway, Manager, Development Services Division
Brian Duncan, Chief Building Inspector
Brian Farquhar, Parks and Trails Manager
Nino Morano, Bylaw Enforcement Officer
Mark Kueber, General Manager, Corporate Services
Warren Jones, Administrator
Cathy Allen, Recording Secretary

**APPROVAL OF
AGENDA**

The Chair noted changes to the agenda which included add-on item to D1, Add-on Item to SR2, add-on item to Closed Session item CSSR1.

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 February 3, 2009 EASC meeting be accepted.

MOTION CARRIED

BUSINESS ARISING

Director Giles reported that the Agricultural Plan being developed in the Cowichan Valley was discussed at the recent Strategic Planning Committee meeting and felt that the resolution passed at the February 3rd EASC meeting (item SR4 – AAC) should be forwarded to Mr. Millar at the EDC office. Mr. Tippett stated that he would forward that resolution to Mr. Millar.

DELEGATIONS

D1 – Lucy & Doug Denham

Rob Conway, Manager, Development Services, presented Application No. 8-I-08DP (Lucy and Doug Denham) to permit reconstruction of the principal residence located at 11626 Cowan Road.

Lucy Denham, applicant, was present and stated that she had nothing further to add to the Staff Report.

A question and answer session ensued.

It was Moved and Seconded

That Application No. 8-I-08DP be approved, and the Development Services Division be authorized to issue a development permit to Lucy and Doug Denham for the reconstruction of the principal residence on Lot 1, Section 45, Renfrew District, (situate in Cowichan Lake District), Plan VIP19229, subject to:

- Strict compliance with RAR Report # 840 by Harry Williams, RP Bio, and
- The 15 m Streamside Protection and Enhancement Area is flagged by a surveyor prior to construction and snow fencing is established separating the construction area from the SPEA;
- The reconstruction is to be located outside the 15 metre Streamside Protection and Enhancement Area, measured from the 164 metre high water mark.

MOTION CARRIED

D2 – Brant Weninger

Leslie Clarke, Planning Technician, Planning and Development Department, presented Application No. 4-E-08ALR (Weninger/Siciliano) to allow subdivision within the ALR of a 2.27 hectare parcel from the subject property located at 4475 Koksilah Road.

Ms. Clarke responded to questions from Committee members.

Brant Weninger and Gwen Siciliano, applicants, were present. Mr. Weninger provided further information to the application and handed out new information from the ALC to Committee members.

The applicant responded to questions from Committee members.

It was Moved and Seconded

That Application No. 4-E-08ALR (Brant Raymond Weninger & Gwen Anne Siciliano) for a subdivision within the Agricultural Land Reserve, be forwarded to the Agricultural Land Commission with a recommendation to deny.

MOTION CARRIED

STAFF REPORTS

**SR1 – Relocated
Modular Homes**

It was Moved and Seconded

That the following Regional Board Policy be adopted:

“That relocated modular and mobile homes must be manufactured under the CSA Z-240 Standard for Mobile Homes, or A-277 Standard for Manufactured Homes. Further, that homes manufactured under the A-277 Standard, when relocated within the CVRD, must be placed on a permanent foundation. Z-240 mobile homes, single and doublewide, are permitted to be placed on strip footings and blocking.”

MOTION CARRIED

Note: Director Marcotte arrived to the meeting at this point.

SR2 – 2009 Budget

It was Moved and Seconded

That a Part Time position in Bylaw Enforcement Function 328 be re-affirmed, and that \$25,000 be added to General Expenditures/Salaries/Part Time Regular.

MOTION CARRIED

It was Moved and Seconded

That the GIS summer student and Parks Planning summer student be added back into the 2009 Annual Budget.

MOTION DEFEATED

It was Moved and Seconded

That the proposed 2009 Area C Community Parks Budget Function 233 be amended by increasing the Revenue by \$365,000 with \$150,000 included as a bank loan and \$215,000 included as a transfer from reserve fund, and that the General Capital Fund under Expenditures be increased by \$365,000.

MOTION CARRIED

It was Moved and Seconded

That the proposed 2009 Area H Community Parks Budget Function 238 be amended to reduce the Miscellaneous Equipment Budget Expenditures by \$9,884 and to increase the Transfer to Reserve by \$9,884.

MOTION CARRIED

It was Moved and Seconded

That the proposed 2009 Area B Community Parks Budget Function 232 be amended by increasing the requisition by \$152,000 to \$372,000 and that the General Capital Fund under Expenditures be increased by \$152,000.

MOTION CARRIED

It was Moved and Seconded
That a Reserve Fund be established for Bright Angel Park Function 281.

MOTION CARRIED

It was Moved and Seconded
That further discussion respecting the 2009 Annual Budget be tabled.

MOTION CARRIED

**SR3 – Communi-
cation Options**

It was Moved and Seconded
That a monthly stipend of \$100 be provided to each Director to help compensate them for the cost of communicating with staff and the public.

MOTION DEFEATED

**SR4 –Green Mapping
Project**

Discussion ensued respecting Staff Report dated February 10, 2009, from Tom Anderson, General Manager, regarding request for support from the Cowichan Land Trust for their Green Mapping Project. It was noted that the Regional Board passed a motion at their February 11, 2009 meeting to approve the request.

**SR5 – Livestock
Compensation**

It was Moved and Seconded
That the CVRD compensate Ian & Kelli Anderson \$450 for their loss of livestock due to an attack by unknown dog(s).

MOTION CARRIED

**SR6 – SPEA
Covenant**

It was Moved and Seconded
That the CVRD enter into a restrictive covenant with 613711 BC Ltd; T.A. Williams; P.A. Faganello, and D.J. Preston, which would protect the Streamside Protection and Enhancement Area of Strata Lots 1 through 11, Block 488, Cowichan Lake District, Plan VIS6095 in accordance with RAR Report No. 159 and establish a rent charge in the favour of the CVRD for the ongoing monitoring of the SPEA and related matters, and that the rent charge monies be directed to the *Protection of Waters and Riparian Areas on Cowichan Lake Fund*, established under CVRD Bylaw No. 2805.

MOTION CARRIED

SR7 – Greenhouse Gas Targets

It was Moved and Seconded
That staff conduct an internal review of the Official Community Plans for Electoral Areas A, D, E, F, G, H and I respecting plan policies that would indirectly support Provincial GHG emission reduction targets and develop an electoral area-specific proposed policy response for GHG reduction targets, and that the findings of this review be reported back to this Committee for further direction.

MOTION CARRIED

SR8 – Bylaws 3139/3140 (Kaelble)

It was Moved and Seconded
That the matter respecting Amendment Bylaws No. 3139 and No. 3140 (Kaelble) be lifted from the table.

MOTION CARRIED

It was Moved and Seconded
That Official Community Plan Amendment Bylaw No. 3139 (Kaelble) be amended by adding Lot 4, Section 14, Range 6, Quamichan District, Plan 1275, except parts in Plans 9717 and 28381 to the Koksilah Development Permit Area, AND FURTHER, that both Bylaw 3139 and 3140 be referred back to a second public hearing, with Directors Duncan, Cossey and Giles as delegates.

MOTION DEFEATED

It was Moved and Seconded
That Official Community Plan Amendment Bylaw No. 3139 (Kaelble) and Zoning Amendment Bylaw 3140 (Kaelble) be referred back to the Board for consideration of third reading in their present form, with a recommendation to defeat, AND FURTHER that the question of the land use designation and zoning on this property be examined at the time of the Cowichan-Koksilah Official Community Plan review, presently scheduled to commence in 2010.

MOTION CARRIED

Note: Director Giles left the meeting at this point and her position was assumed by Alternate Director J. Krug.

SR9 – Youbou Lands

Rob Conway, Manager, Development Services Division, and Mike Tippett, Manager, Community and Regional Planning Division, presented an overview of OCP Bylaw No. 3213, Zoning Amendment Bylaw No. 3214, and Phased Development Agreement Authorization Bylaw No. 3242 (Application No. 2-I-07RS/Youbou Lands).

The representative from Youbou Lands company was present.?’

A question and answer session ensued.

The staff report and presentation was received as information only.

**CORRESPOND-
ENCE**

C1 – Grant in Aid

It was Moved and Seconded

That a grant-in-aid (Electoral Area E – Cowichan Station/Sahtlam/Glenora) in the amount of \$250 be given to The Cowichan Spirit of Women to assist with funding their programs and projects.

MOTION CARRIED

**C2 to C5 - Grants in
Aid**

It was Moved and Seconded

That the following grants in aid be approved:

1. That a grant-in-aid (Electoral Area B – Shawnigan Lake) in the amount of \$1,500 be given to Cowichan Secondary School to provide two bursaries (\$750 each) to students living in Area B.
2. That a grant-in-aid (Electoral Area B – Shawnigan Lake) in the amount of \$1,800 be given to the Cowichan Family Caregivers Support Society to assist with the operation of the various Society Caregiver programs.
3. That a grant-in-aid (Electoral Area B – Shawnigan Lake) in the amount of \$1,000 be given to Frances Kelsey School to provide one bursary to a student living in Area B.
4. That a grant-in-aid (Electoral Area B – Shawnigan Lake) in the amount of \$250 be given to The Cowichan Spirit of Women to assist with funding their programs and projects.

MOTION CARRIED

APC

AP1 - 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

AP2 - Minutes

It was Moved and Seconded

That the minutes of the Area B APC meeting of January 26, 2009, be received and filed.

MOTION CARRIED

AP3 - Minutes

It was Moved and Seconded
That the minutes of the Area F APC meeting of February 23, 2009, be received and filed.

MOTION CARRIED

PARKS

PK1 - Minutes

It was Moved and Seconded
That the minutes of the Area E Parks Commission AGM of January 29, 2009, be received and filed.

MOTION CARRIED

PK2 - Minutes

It was Moved and Seconded
That the minutes of the Area E Parks Commission meeting of January 29, 2009, be received and filed.

MOTION CARRIED

**PK3 – Area B Parks
Bylaw amendment**

It was Moved and Seconded
That CVRD Bylaw No. 2057, Electoral Area B - Shawnigan Lake Parks and Recreation Commission Establishment Bylaw, 2000 be amended to increase the membership from seven (7) to nine (9) members and that the amendment bylaw be forwarded to the Board for three readings and adoption.

MOTION CARRIED

INFORMATION

IN1 – Building Bylaw

It was Moved and Seconded
That the January 2009 Building Report be received and filed.

MOTION CARRIED

**QUESTION AND
ANSWER SESSION**

Ian Graeme, Professional Forester, asked why Phased Development Agreement Authorization Bylaw No. 3242 (Application No. 2-I-07RS/Youbou Lands) was discussed today when that bylaw has already received 1st and 2nd reading at the December 10, 2008 Board meeting?

Mr. Tippett advised that the purpose of bringing the bylaw to today's meeting was to bring the four new Directors up to speed on the project and also to provide a refresher to returning Directors. The EASC Chairperson confirmed that the bylaw was on the agenda merely as a follow up and that the application was fully presented at a previous Board meeting.

Mr. Graeme asked if Directors have done an analysis on green house gases respecting this project? Mr. Tippett stated that a specific green house gas analysis has not been done, but noted that Planners have addressed the issue in relation to good planning principles in their Staff Report

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 6:45 pm.

RISE

The Committee rose without report.

2009 Annual Budget

It was Moved and Seconded
That the matter of the 2009 Annual Budget be lifted from the table.

MOTION CARRIED

It was Moved and Seconded
That a *Special* EASC meeting be scheduled to discuss Electoral Area budget matters.

MOTION CARRIED

ADJOURNMENT

It was Moved and Seconded
That the meeting be adjourned.

MOTION CARRIED

The meeting adjourned at 7:12 pm.

Chair

Recording Secretary